



MEMORANDUM

TO: Historic Preservation Commissioners
FROM: Katie Peterson, AICP, Senior Planner
RE: Resubmission of COFA-09-21-015852 (1301 May River Road)
DATE: 1/5/2022
CC: Heather C. Colin, AICP, Assistant Town Manager
Kevin P. Icard, AICP, Director of Growth Management

A request has been presented by James Atkins, on behalf of the owner, Ryan Williamson for approval of the following application:

1. **COFA-09-21-015852.** A Certificate of Appropriateness to allow the addition of a standing seam metal roof over two existing stairways on the building identified as The Farm located at 1301 May River Road, identified as Building 11A in the Promenade development, in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD.

BACKGROUND: This application was presented to the Historic Preservation Commission at the December 1, 2021 meeting where it was tabled by the request of the applicant to address the conditions listed in the Staff Report (See Attachment 1), most notably the need to revise the roof on the side elevation to have a better relationship with the architecture of the existing structure and how the proposed roof would address the area near the porch. At the meeting, the members of the HPC voted unanimously to table the application until revised drawings had been submitted.

In response to the HPC's request, the applicant has modified the roof and added six (6) inch tube steel supports at the landing adjacent to the colonnade (See Attachment 2).

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2.

Town Staff requests that the HPC consider the requirements of Section 3.18.3. of the Unified Development Ordinance, specifically Section 3.18.3.C., conformance with the applicable provisions provide in Article 5, Design Standards, and Sec. 3.18.3.H., compliance with the applicable requirements in the Applications Manual. Town Staff has identified the following areas which must be addressed:

1. Per the Applications Manual, scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building where work is proposed are required. Elevations must describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relate to adjacent grade, existing and finish grades for each elevation.
2. Per the Applications Manual, provide scaled and dimensioned drawings to show the configuration and dimensional information for columns and porch posts, gutters and downspouts, stairs, and railings.
3. Per Section 5.15.6.H. of the UDO, the columns must be increased to be a minimum of 6 inches in width.
4. Per Section 5.15.5.F.2.b. and 5.15.6.J. of the UDO, the roof must be revised to be simple, utilizing gables, hips, and sheds or combinations of these basic forms.
5. Per Section 5.15.5.F.4. of the UDO, the proposed roof addition must be restudied to create a more proportional relationship with the existing structure, specifically the area adjacent to the colonnade.

ATTACHMENTS:

1. December 1, 2021 Staff Report with Attachments
2. Revised Final Submittal (12-16-2021)