

HISTORIC PRESERVATION COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	February 3, 2016
PROJECT:	39 Bridge Street – Renovations
APPLICANT:	Anna Painter & Fran Oropeta, Owners
PROJECT MANAGER:	Erin Schumacher, AICP, Senior Planner

APPLICATION REQUEST: The Applicants, Anna Painter & Fran Oropeta, request that the Historic Preservation Commission approve the following application:

- 1. Site Feature Permit-HD.** A request by Anna Painter and Fran Oropeta, for the approval of a Site Feature Permit-HD to renovate the existing structure to include reroofing, removing an existing sliding door and replacing it with a window to match existing, and the addition of new porch posts located on the property identified as 39 Bridge Street in the Old Town Historic District and zoned Neighborhood Conservation-HD (SFHD-1-16-8674).

INTRODUCTION: Section 3.19 of the Unified Development Ordinance (UDO) authorizes Staff to review and approve Site Feature proposals, provided the application is in conformance with Article 5. Although Site Features are typically reviewed and approved at Staff level, the Applicant is requesting a deviation from the standards. Deviations are permitted from strict compliance when it is determined that:

- A. The particular nature of the property - its location, setting, size, shape, or physical characteristics, or other aspect of the property or its proposed use - substantially justifies some adjustment in the standards;
- B. The intent of the specific standard can be achieved on the site through alternative means or special design approaches; or
- C. Methods volunteered by the applicant will effectively remediate or mitigate any potential adverse impacts.

The proposed renovations include reroofing the house, painting the exterior, replacing the doors, installing two posts under the front entry, and removing an existing sliding door and replacing it with a window and shutters to match those existing in the house. The window and shutters to replace the existing sliding door has been proposed in a similar style as the other windows, incorporating horizontal siding beneath, and meets all of the requirements of the UDO with the exception of the proposed operation. The proposed window is a horizontal sliding window to match the others in the building.

Per Section 5.15.6.I.3.b. of the UDO, windows can have the following operations: single- and double-hung, casement, industrial, and fixed frame (36 SF max). The proposed shutters are inoperable, raised panel vinyl exterior shutters. Per Section 5.15.6.M. shutters must be sized to match openings, be hinged and operable, and be constructed of a durable wood.

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.

REVIEW CRITERIA & ANALYSIS: Town Staff are required to consider the criteria set forth in Section 3.19.3 of the Unified Development Ordinance in assessing an application for a Site Feature – Historic District (HD). These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.19.3.A. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.

Finding. As proposed, the window operation is a horizontal slider. As such, this application does not meet the requirement per UDO Section 5.15.6.I.3.a. which requires the operation to be single- and double-hung, casement, industrial, or fixed frame. The proposed shutters are designed to match the existing configuration (vinyl, fixed, and smaller than the opening) which does not meet the requirements per UDO Section 5.15.6.M. This section requires that the shutters must be sized to match openings, be hinged and operable, and be constructed of a durable wood.

2. Section 3.19.3.B. The application must comply with applicable requirements in the Applications Manual.

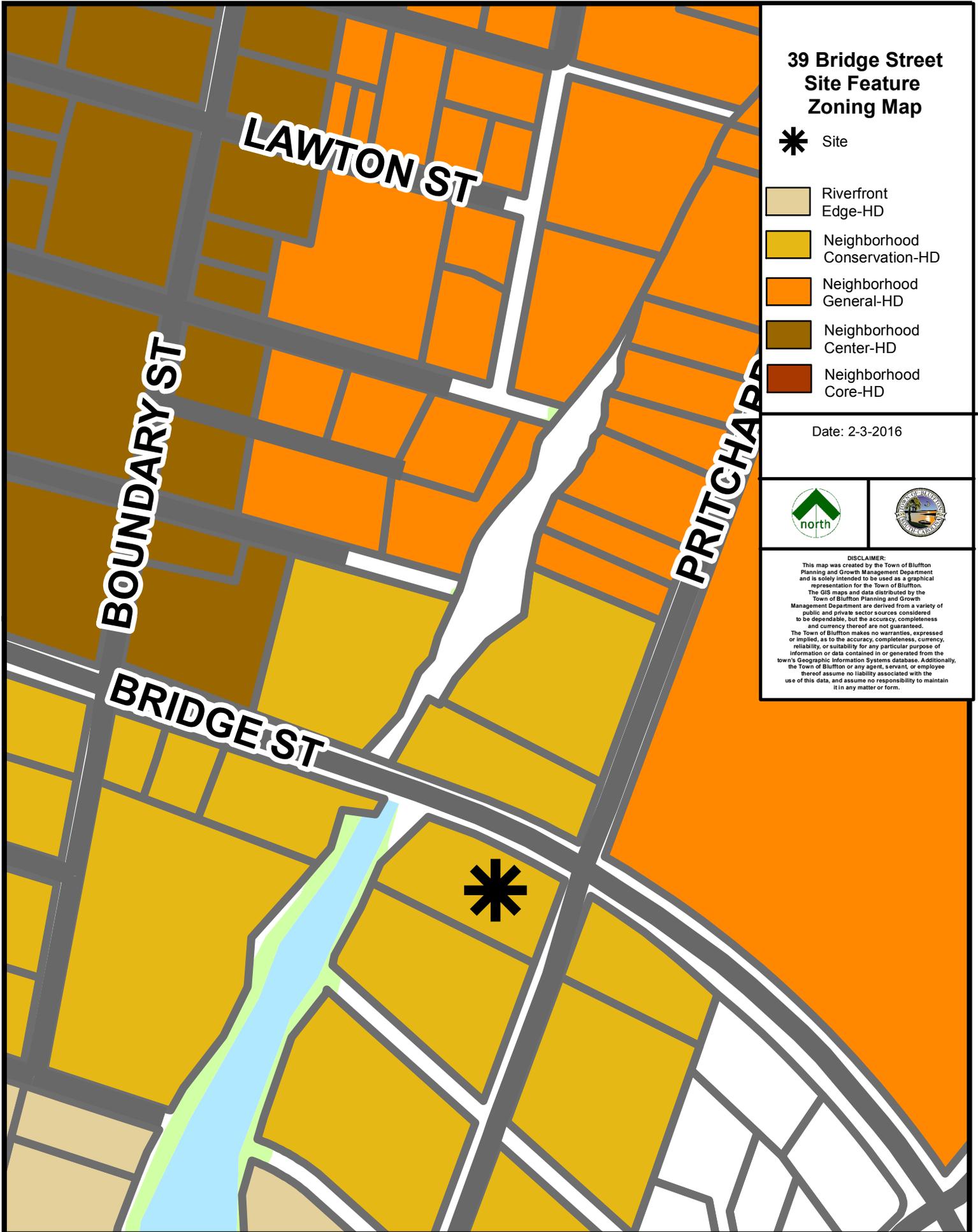
Finding. The application has been reviewed by Town Staff and has been determined to be complete, meeting all requirements of the Applications Manual.

STAFF RECOMMENDATION: The Town Staff requests a determination from HPC regarding the appropriateness of the proposed windows and shutters and if a deviation from the requirements is justified based on the criteria noted above.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Applicant Narrative
4. Materials and Plans





Required Submissions:

1. Two copies of the Site and or Architectural Plans
Attached.
2. Material samples and color swatches for all proposed materials.
Attached.
3. Project Narrative describing reasons for application and compliance with the criteria in Article 3 of the UDO.

We are seeking approval to do home renovations at 39 Bridge Street in Bluffton, South Carolina. In discussions with Erin Schumacher it appears these efforts will not alter the appearance of the home any in significant way, and the proposed minor modifications are similar in architectural character to what currently exists.

We are seeking approval to:

- A) - Re-roof the home, changing the shingles from brown to black.
- B) - Paint the exterior wooden surfaces of the home, changing the color from light gray to beige. The trim will be painted white.

In association with the painting we are seeking approval to:

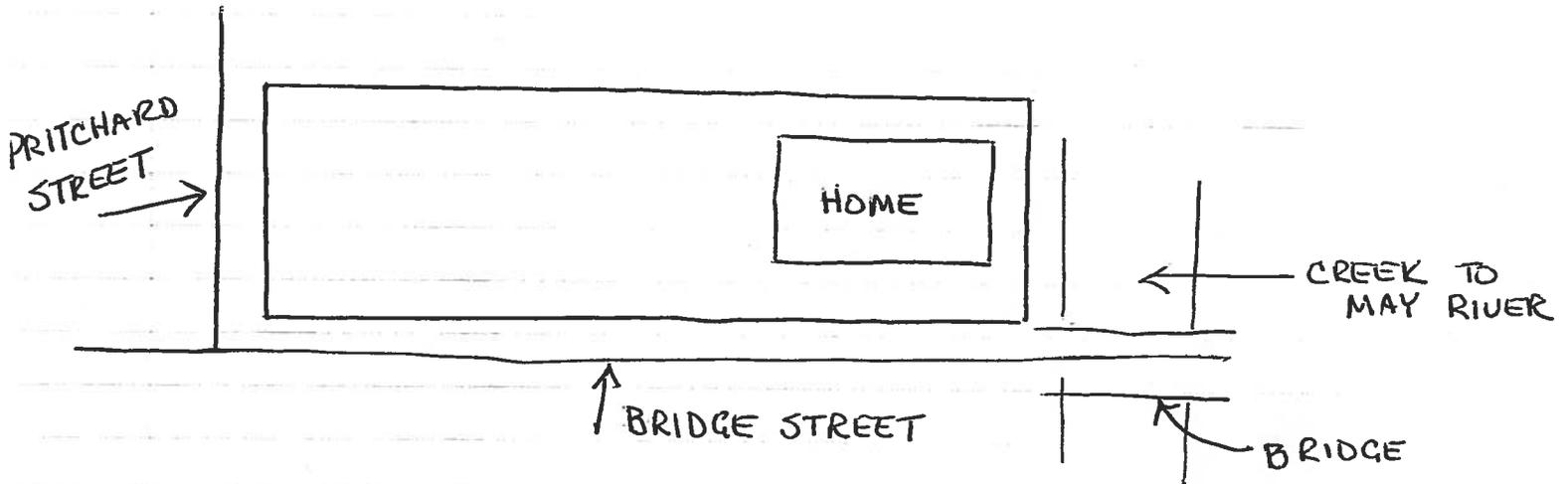
- Repair /replace damaged wood as needed.
- Remove the second floor sliding glass door and associated minimal balcony, and put a window in this location similar to the other two large windows on the front of the house. The boards surrounding this new window, and filling in the space left by the removed door, will be installed in a pattern used around the other large windows on the front of the house.
- Paint the external front and back door, changing the color from gray to black.
- Replace the front and back screen doors, changing the color from white to black.
- Replace the shutters on the home, changing the color from white to black.
- Install two posts, one at each corner at the front of the front porch roof to support the porch roof.

4. An application review Fee
Attached.

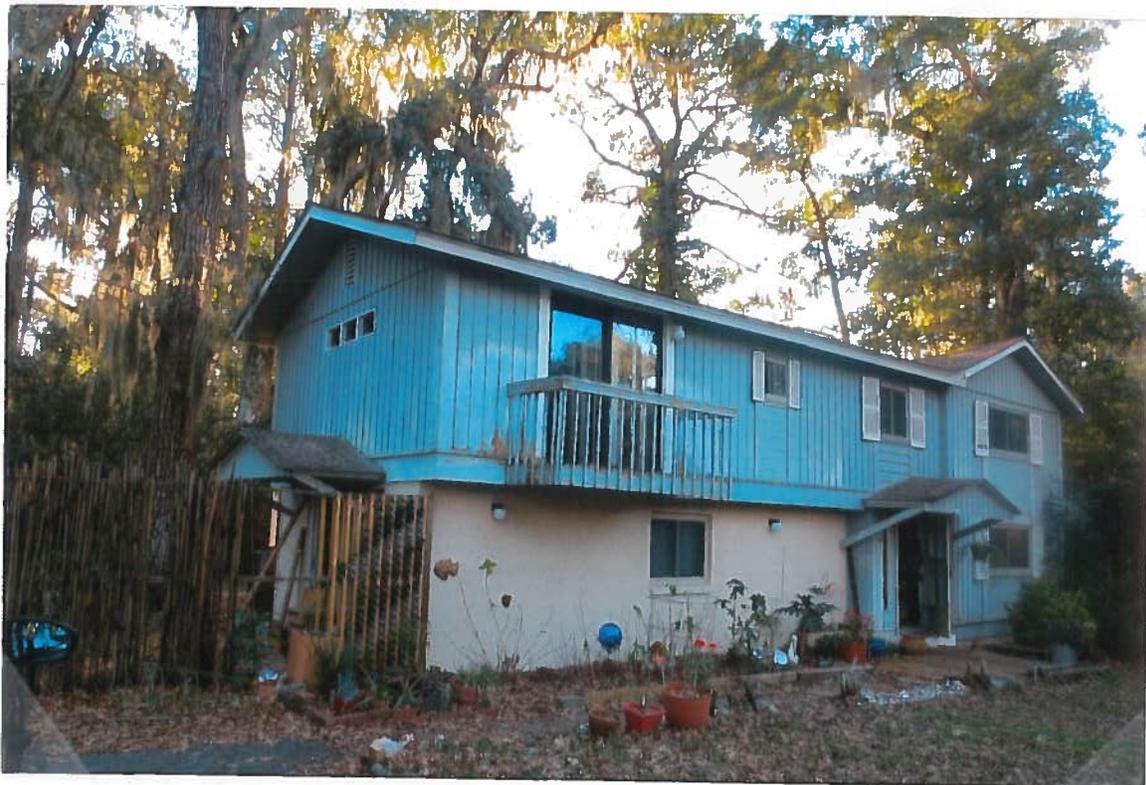
2/11

1. AND 2.

SITE AT 39 BRIDGE STREET



A)



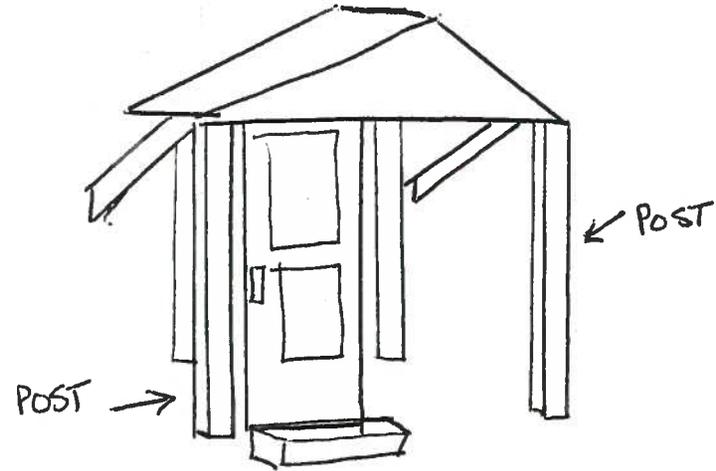
GENERALLY, WE WANT TO RE-ROOF AND RE-PAINT THIS HOME
-THE NEXT PAGES SHOW THE MORE DETAILED PORTIONS
OF THE REQUESTED APPROVAL



BALCONY (~ 3FT x 8FT) TO BE
REMOVED, SLIDING GLASS DOOR
TO BE REMOVED AND NEW
WINDOW INSTALLED.



SHOWS THE APPROXIMATE SIZE
OF THE REPLACEMENT WINDOW
AND THE PATTERN TO BE
USED FOR THE REPLACEMENT WOOD.



NEW PORCH CONFIGURATION
INCLUDING TWO NEW
4x4 POSTS

APPROXIMATELY 40 INCH BY 9 FOOT
PORCH TO WHICH TWO POSTS
WILL BE ADDED

5/11

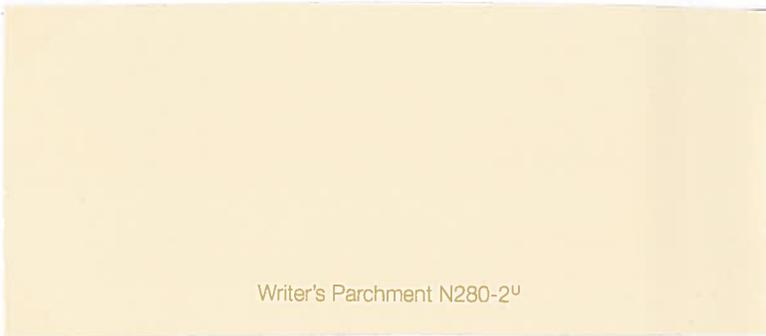
BEHR PAINT

COLORS



FRONT AND
BACK DOOR

"CARBON"



MAIN HOUSE
COLOR

"WRITER'S
PARCHMENT"



TRIM COLOR

"WHITE VEIL"



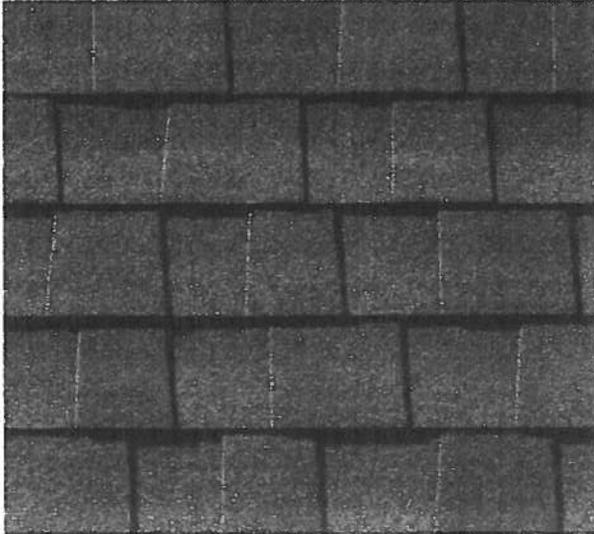
More saving.
More doing.

Your Store: **Hilton Head #1115**
Use Current Location or find store

GAF Model # 0601180 Internet # 100658149 Store SKU # 775276

Timberline Natural Shadow Charcoal Lifetime Shingles (33.3 sq. ft. per Bundle)

☆☆☆☆ (34) Write a Review Questions & Answers (21)



\$25.50 /bundle

Bulk Price Discount Available

- Lifetime Limited Warranty
- Features the classic Natural Shadow® effect
- Shingles warranted to withstand winds up to 130 mph

IN STOCK AT YOUR SELECTED STORE

Hilton Head #1115
Bluffton, SC 29910

In Stock
Aisle 15, Bay 011
Text Product Location

[Open Expanded View](#)

[Click Image to Zoom](#)

PRODUCT OVERVIEW Model # 0601180 Internet # 100658149 Store SKU # 775276

Professional installers have long preferred the rugged, dependable performance that only a timberline roof can offer. That's why timberline shingles with Advanced Protection Technology are the #1-selling shingles in all of North America. But performance is only half the story. Since your roof can represent 40% or more of your home's curb appeal, you can improve its resale value with timberline natural shadow shingles from gaf. They'll give you the upscale, architectural look you want, at a price you can afford.

- Great value: architecturally stylish, but practically priced—with a lifetime ltd. warranty
- Attractive appearance: features the classic natural shadow effect, lends any home a subtle, even-toned look with the warmth of wood
- Safer: class A fire rating from underwriter's laboratories, the highest rating possible
- High performance: designed with Advanced Protection Technology, which minimizes the use of natural resources while providing superior protection for your home
- Stays in place: dura grip adhesive seals each shingle tightly and reduces the risk of shingle blow-off
- Style Guide:



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TAFCO WINDOWS Model # VUSI4836OP Internet # 203426835
48 in. x 36 in. Utility Left-Hand Sliding Vinyl Window - White

☆☆☆☆ (94) Write a Review Questions & Answers (19)



\$104.00 /each

PRODUCT NOT SOLD IN STORES

Open Expanded View

Click Image to Zoom



PRODUCT OVERVIEW Model # VUSI4836OP Internet # 203426835 Store SO SKU # 356998

The TAFCO vinyl slider vinyl window, 48 in. x 36 in. is white with insulated, dual pane, glass and screen. This window perfect choice for use in garages, porches, barns and steel buildings. An easy to operate large sliding panel will let in fresh air and light.

- Solid welded main frame and sash construction
- Rigid vinyl mounting flange
- Interlocking panels provide a weather-tight seal
- Built-in hollow vinyl J-channel accepts all types of sidings
- Insulated glass
- Solid welded main frame and sash construction
- Rigid Vinyl mounting flange

SPECIFICATIONS

DIMENSIONS

Grid Width (in.)	None	Product Width (in.)	48
Jamb Depth (in.)	3	Rough Opening Height	36
Product Depth (in.)	3	Rough Opening Width	48
Product Height (in.)	36		



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CrossOver Model # 61109090 Internet # 203896283
4 in. x 4 in. x 108 in. Post Sleeve

☆☆☆☆☆ (5) Write a Review Questions & Answers (3)



\$21.94 /each

PRODUCT NOT SOLD IN STORES

Open Expanded View

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PRODUCT OVERVIEW Model # 61109090 Internet # 203896283

Original Rail is the cornerstone of the Endurance product line. A complete railing system with options including square, turned, round metal, belly, glass balusters, and glass panel. All may be coupled with a variety of accessory bracket kits that allow installation to any surface at any angle. Simple form and dependable function unite these rail designs to maintain safety without sacrificing the elegant presentation of your home or commercial space. No detail is too small, and we've considered them all, down to the tamper-proof screw head covers. The vinyl-clad aluminum stiffeners provide strength and durability. The unique locking pin design ensures secure, invisible attachment of the aluminum back to the building structure.

- Low-maintenance, aluminum reinforced vinyl system
- Slides easily and safely over the pole
- Easy to install
- Multiple baluster and accessory options
- Learn how to install:

**How to Install Vinyl Fence:
A DIY Video Guide**



1) How To Measure and Lay Out Fence Posts

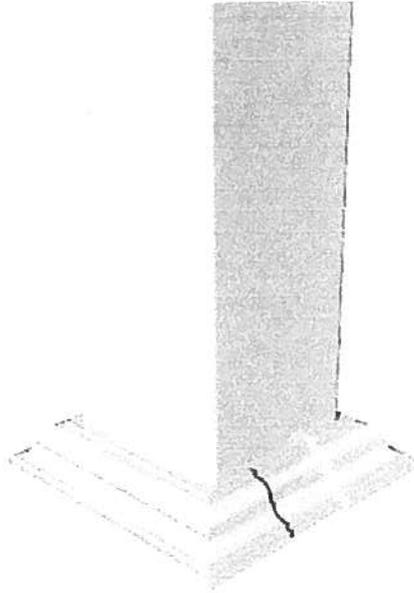


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RDI Model # 73018091 Internet # 203896363
4 in. x 4 in. Vinyl Elite Post Trim Base

☆☆☆ (1) [Write a Review](#) [Questions & Answers \(1\)](#)

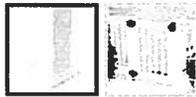


\$5.73 /each

PRODUCT NOT SOLD IN STORES

[Open Expanded View](#)

[Click Image to Zoom](#)



PRODUCT OVERVIEW Model # 73018091 Internet # 203896363

All Endurance Original and Deck Rail kits come complete with brackets and all necessary hardware. Level and stair bracket kits are also sold separately to split one rail kit into 2 complete sections. Other bracket kits are available allowing simple installation of some common custom applications.

- Low-maintenance
- Safe and ADA compliant
- Easy to install
- White color
- Learn how to install:

**How to Install Vinyl Fence:
A DIY Video Guide**



1) How To Measure and Lay Out Fence Posts

1/14/2016

Andersen 36 in. x 80 in. 3000 Series Black Fullview Easy Install Storm Door-H3FER36BL - The Home Depot

10/11

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Andersen Model # H3FER36BL Internet # 202985069 Store SKU # 980005

36 in. x 80 in. 3000 Series Black Fullview Easy Install Storm Door

☆☆☆☆☆ (1) Write a Review Questions & Answers (5)

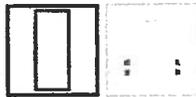
**\$199.00** /each

IN STOCK AT YOUR SELECTED STORE

Hilton Head #1115
Bluffton, SC 29910In Stock
Aisle 21, Bay 003
Text Product Location

Open Expanded View

Click Image to Zoom

**PRODUCT OVERVIEW** Model # H3FER36BL Internet # 202985069 Store SKU # 980005

The Andersen 3000 Series Fullview Storm Door is one of our most popular seasonal ventilation storm door offering you a wide variety of features and options. This full light style storm door has glass from top to bottom to maximize your views, along with our most convenient features, low maintenance and durability. Backed by a limited lifetime warranty.

- Pre-assembled for easy installation with only basic tools in as little as 45 minutes with no cutting
- Thermally tempered safety glass is stronger and safer than regular glass; if broken the glass breaks into pebbles instead of sharp pieces
- Seasonal ventilation with interchangeable glass and insect screen panels (included) – glass for full weather protection or insect screen for fresh air
- 1.5 inch frame construction with reinforced Corner Brackets help the door corners stay square over time for long lasting smooth operation
- Heavy-duty steel, push-button closer allows you to prop the door open with the tap of your toe
- Dual weather stripping on top and sides of the door with an additional layer on the handle side to enhance weather-tightness and energy efficiency
- TarnishGuard protective coating on the brand and nickel handle set helps maintain their genuine beauty for years, oil rubbed bronze handle set is a natural finish designed to wear beautifully over time
- Forged steel deadbolt lock anchors into door frame for added security
- Rekeyable deadbolt lock eliminates need to carry an extra key
- Oops-proof program provides free replacement of any lost parts during installation
- Tamper-resistant hinges
- Includes dual closers with a hands-free, foot-operated bottom closer
- Color-matched screw covers included for a professional look
- Reversible handing allows flexibility when installing
- Features:



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Builders Edge Model # 030140039002 Internet # 100376755 Store SKU # 774314

15 in. x 39 in. Raised Panel Vinyl Exterior Shutters Pair in #002 Black

☆☆☆☆☆ (39) [Write a Review](#) [Questions & Answers \(15\)](#)



\$39.98 /pair

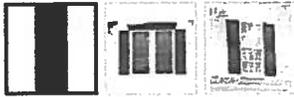
- Sold in a Pair
- Installation hardware included
- Shutter sizes are nominal

NEARBY STORES MAY HAVE THIS ITEM

[Check Nearby Stores](#)

[Open Expanded View](#)

[Click Image to Zoom](#)



FREQUENTLY BOUGHT TOGETHER



+



+



Price for all three: **\$96.44**



This item: 15 in. x 39 in. Raised Panel Vinyl Exterior Shutters Pair in #002 Black \$39.98

Builders Edge 15 in. x 55 in. Raised Panel Vinyl Exterior Shutters Pair in #002 Black **\$49.98**

Builders Edge 3 in. Shutter-Loks #002 Black: Bag of 12 **\$6.48**

PRODUCT OVERVIEW Model # 030140039002 Internet # 100376755 Store SKU # 774314

Builders Edge decorative 15 in. x 39 in. Raised Panel Vinyl Exterior Shutters Pair in #002 Black (actual 14.75 in x 38.813 in) are designed with a deep wood-grain texture for the appearance of wood shutters without the maintenance worries of wood. Durable copolymer construction features molded-through color so there is no paint to ever scratch or flake. Our shutters install on any surface: wood, vinyl, stucco, brick, or fiber cement. Includes Shutter-Lok fasteners for installation. Limited lifetime warranty. Made in the USA.

- Available in 20 maintenance-free accent colors or a separate paintable option