

HISTORIC PRESERVATION COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	March 2, 2016
PROJECT:	3 Head of the Tide – Renovation/New Construction: Single-Family Residential
APPLICANT:	Mike Vaccaro
PROJECT MANAGER:	Erin Schumacher, Senior Planner

APPLICATION REQUEST: The Applicant, Mike Vaccaro on behalf of Chris Galbraith, requests that the Historic Preservation Commission approve the following application:

1. **COFA-7-15-9282.** A Certificate of Appropriateness to allow the construction of a new screened enclosure of approximately 240 SF at the rear of the existing house on the property identified as 3 Head of the Tide and zoned Neighborhood Conservation-HD.

INTRODUCTION: The Applicant is proposing to renovate an existing single-family residence that was originally reviewed and approved July 10, 2013 by the Historic Preservation Commission. The proposed renovation will include a new screened-in rear porch addition of approximately 240 SF along the rear-facing elevation designed to match the architecture and materials of the existing building. These materials include a standing seam metal roof and chamfered columns with an arched opening above.

This project was presented to the Historic Preservation Review Committee for conceptual review at the July 20, 2015 meeting where comments were provided to the Applicant (See Attachment 5).

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.

It is important to note that the intent of Section 5.15 Old Town Bluffton Historic District of the Unified Development Ordinance (UDO) is that the Section be user friendly and informative to the residents and the members of HPC and is not intended to discourage creativity or force the replication of historic models. Rather,

it is to set forth a framework in which the diversity that has always characterized Bluffton can continue to grow. The Section also defines guidelines for design and materials similar to that used on structures within the Old Town, and it is the charge of the HPC to assess the interpretation of these guidelines as they pertain to applications using the established review criteria.

REVIEW CRITERIA & ANALYSIS: Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Section 3.18.3 of the UDO in assessing an application for a Certificate of Appropriateness – Historic District (HD). The applicable criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.18.3.B. Consistency with the principles set forth in the Old Town Bluffton Master Plan.

- a. *Finding.* The application is consistent with the principles set forth in the Old Town Bluffton Master Plan. The Old Town Master Plan states that, “The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is just as important to add to the built environment in a way that makes Old Town more complete.”

The Applicant proposes to renovate an existing single family residence located within the Old Town Bluffton Historic District, a locally and nationally designated historic district. The building modifications have been designed to be sympathetic to the architectural character of the neighboring historic structures, so their addition to the architectural diorama will both protect the integrity of the existing historic structures and enhance the neighborhood by adding architectural variety.

- b. *Finding.* The Old Town Master Plan initiatives also include the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the Unified Development Ordinance. The new construction proposed as part of this request will be in conformance with those standards if the conditions noted in item 2 of this Section are met.
- c. *Finding.* The Old Town Master Plan initiatives also promote preservation and protection of the legacy of the Old Town Bluffton Historic District through additions to the built environment which make Old Town more complete. This addition to the existing residential structure will add to the district as well as help to provide completeness to the neighborhood and overall district.

2. Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.

- a. *Finding.* Town Staff finds that if the conditions noted below are met, the proposed addition will be in conformance with applicable provisions provided in Article 5:

- 1) Section 5.15.6.A. and 5.15.6.P. Architectural Standards & Cornice, Soffit and Frieze. The Applicant has proposed using AZEK PVC trim materials at soffit and eave in a manner similar to that used on the main residence. The use of AZEK PVC trim was permitted by HPC approval in July of 2010.

While the UDO does not expressly allow for the use of AZEK PVC as a building material, it states that the UDO Administrator, in this case the HPC, shall have the authority to approve substitute materials for those listed as options under the Architectural Standards. Further, according to Section 13 of *Traditional Construction Patterns*, exterior trim should be indistinguishable from wood when painted, and should be sized appropriately to its location. PVC-based products are noted as a promising material as an alternative to wood trim. As well, if the material can pass the Arm's Length Rule, which states that substitute materials may be used for allowable materials, but their appearance must be indistinguishable from the original at arm's length or less, and their performance must exceed that of the original if they are to be used below the second floor. Town Staff finds that the use AZEK PVC should be considered an appropriate building material in this instance and recommends allowing the use for this application.

3. Section 3.18.3.D. The nature and character of the surrounding area and consistency of the structure with the harmony of the surrounding neighborhood.

Finding. Town Staff finds that nature and character of the new construction of the primary structure to be consistent and harmonious with that of the surrounding neighborhood. The mass and scale of the proposed addition is appropriate for its location and the architectural detailing is sensitive to existing and neighboring structures.

4. Section 3.18.3.F. The historic, architectural, and aesthetic features of the structure including the extent to which its alteration or removal would be detrimental to the public interest.

Finding. The Applicant seeks approval for the renovation of an existing structure in the Old Town Bluffton Historic District. The proposed plans are sympathetic in architectural detailing to the neighboring historic and non-historic resources; therefore, the renovations/additions, as proposed, will have no adverse effect on the public interest.

5. Section 3.18.3.H. 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.

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 finds that with the condition noted below, the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application with the following condition:

1. Per Section 5.15.6.A. of the UDO, HPC approve AZEK trim as an allowable substitute material to those listed under the Architectural Standards.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Applicant Narrative
4. Site Plan & Elevations
5. HPRC Report
6. Existing Photos



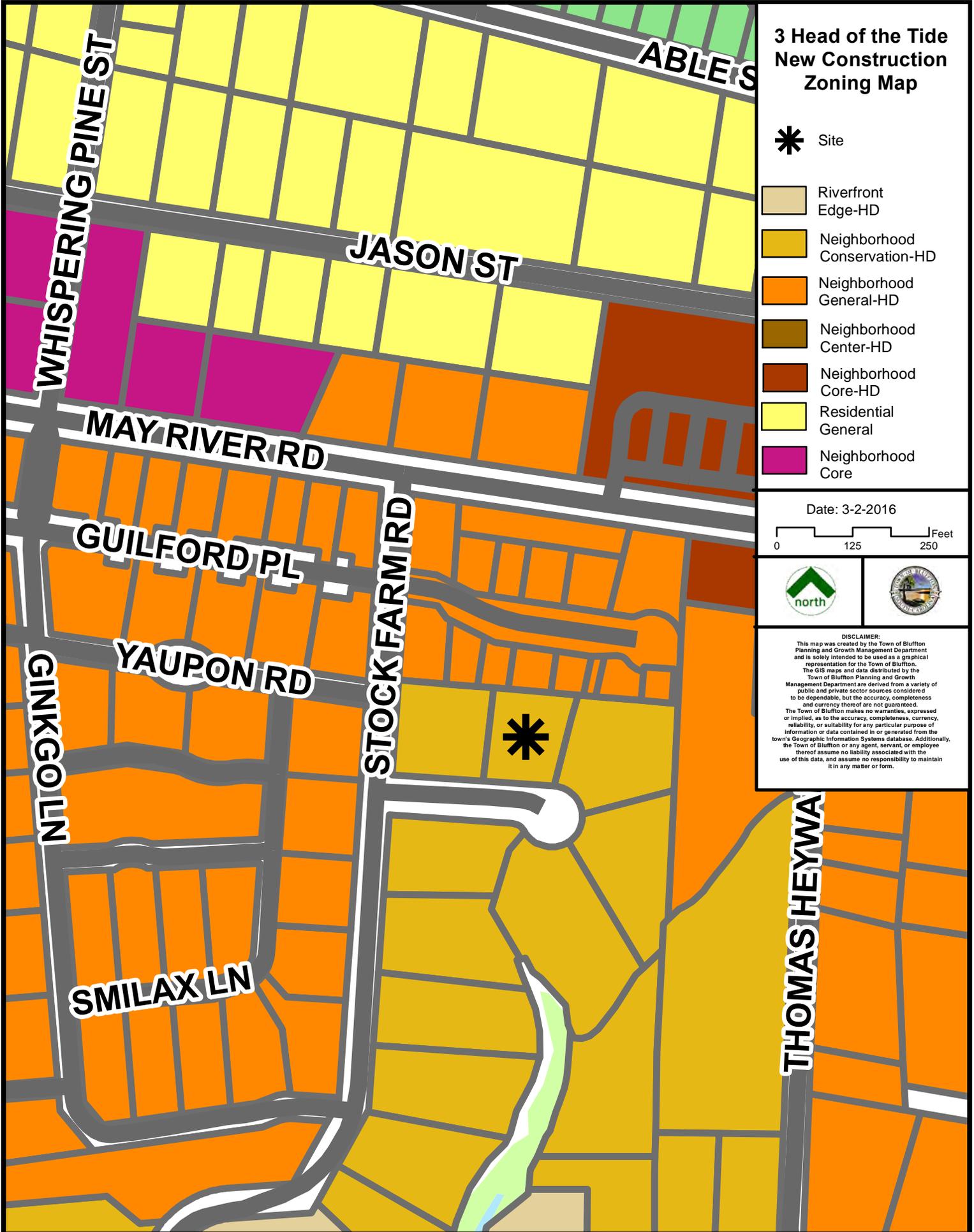
3 Head of the Tide Location Map

 Site

Date: 3-2-2016



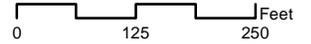
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3 Head of the Tide New Construction Zoning Map

-  Site
-  Riverfront Edge-HD
-  Neighborhood Conservation-HD
-  Neighborhood General-HD
-  Neighborhood Center-HD
-  Neighborhood Core-HD
-  Residential General
-  Neighborhood Core

Date: 3-2-2016



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174 BROWNS COVE RD
RIDGELAND, SC 29936
(843) 987-0893 SC
(843) 987-0894 FAX
WWW.PORCHOUTFITTERS.COM

July 9, 2015

Re: Galbriath screen enclosure
3 Head of the Tide
Bluffton, SC 29910

To whom it may concern,

Our clients, The Galbriaths, have contracted us to install a screen enclosure at their home. Like many other Bluffton locations their yard is overrun with biting insects, creatures and yard debris.

The proposed screen enclosure is within the building setback lines and to be constructed on top of an existing concrete patio. It will have no impact on any neighboring properties and is the standard style and materials that we have built hundreds of times in the Town Of Bluffton.

This proposed screen enclosure will allow the Galbriath's to utilize their yard and quit enjoyment of their property.

Thank you for your consideration.

Yours Truly,

A handwritten signature in blue ink, appearing to read 'David Justini', with a long horizontal line extending to the right.

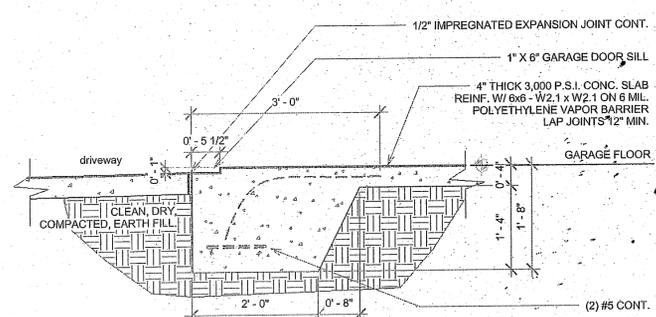
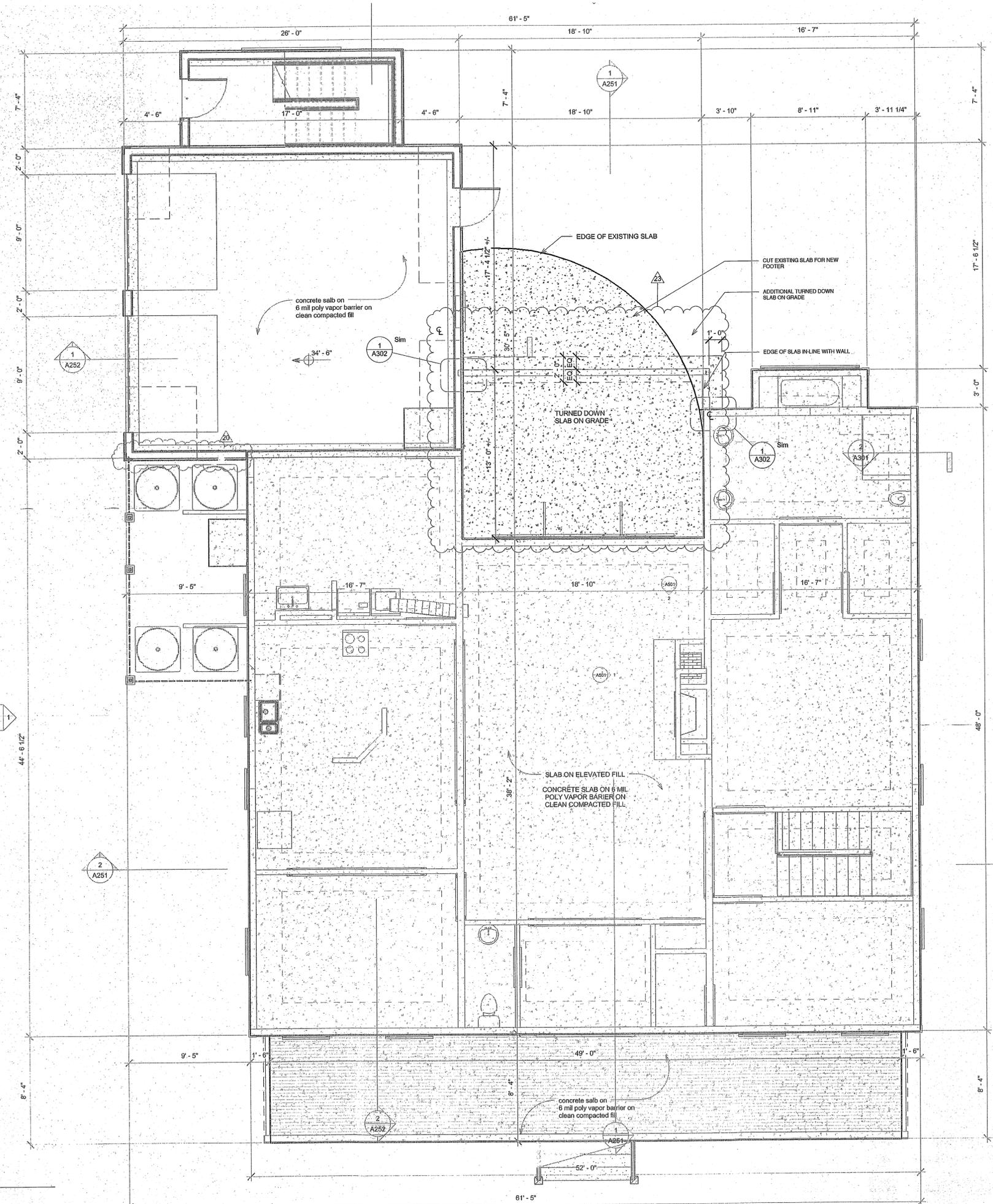
David Justini

LUDTKE & VACCARO ARCHITECTS, LLC

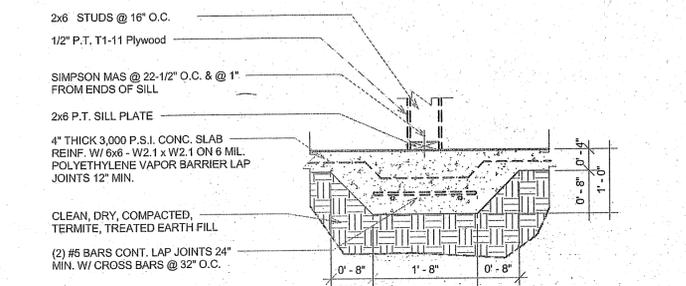
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Ludtke & Vaccaro Architects, LLC
is now
Vaccaro Architecture, Inc.
SC #3061



3 Garage Door Sill
3/4" = 1'-0"



2 Thickened Slab @ interior wall
3/4" = 1'-0"

1 T.O. Footing
1/4" = 1'-0"

No.	Description	Date
20	add single course of block	1/21/14
23	SCREEN PORCH	11/20/15

GALBRAITH
Residence
Foundation Plan

Project number _____
Date 2013.03.22
Drawn by CRE
Checked by MAV

A100

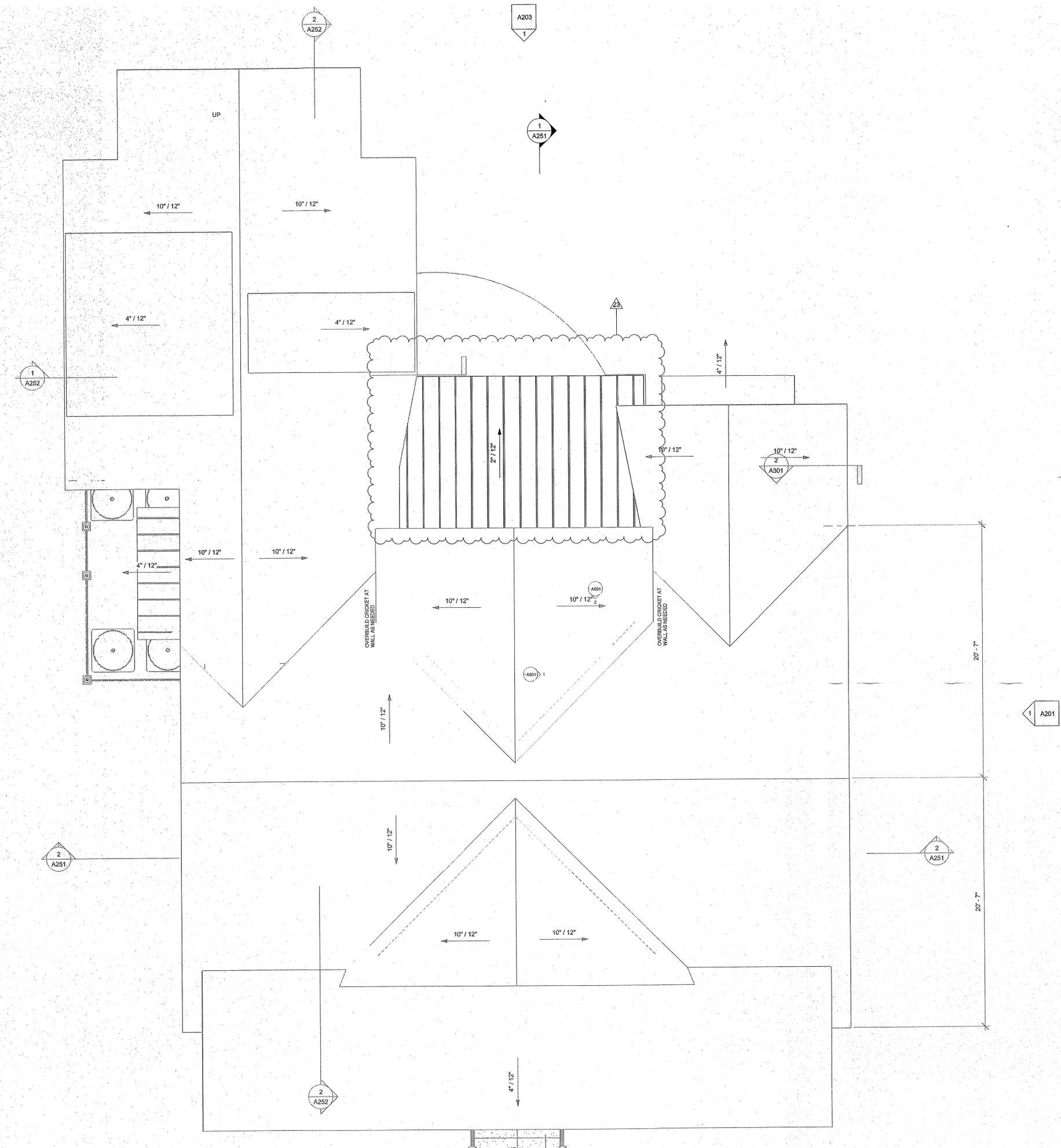
Scale As indicated

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STATE OF SOUTH CAROLINA
LUDTKE & VACCARO ARCHITECTS, LLC
 Hilton Head Island, SC
 No. 4418
 REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
MICHAEL A. VACCARO
 Hilton Head Island, SC
 No. 4418
 REGISTERED ARCHITECT

Ludtke & Vaccaro Architects, LLC
 is now
 Vaccaro Architecture, Inc.
 SC #3061



1 Roof Plan
 1/4" = 1'-0"

No.	Description	Date
23	SCREEN PORCH	11/20/15

GALBRAITH
 Residence
Roof Plan

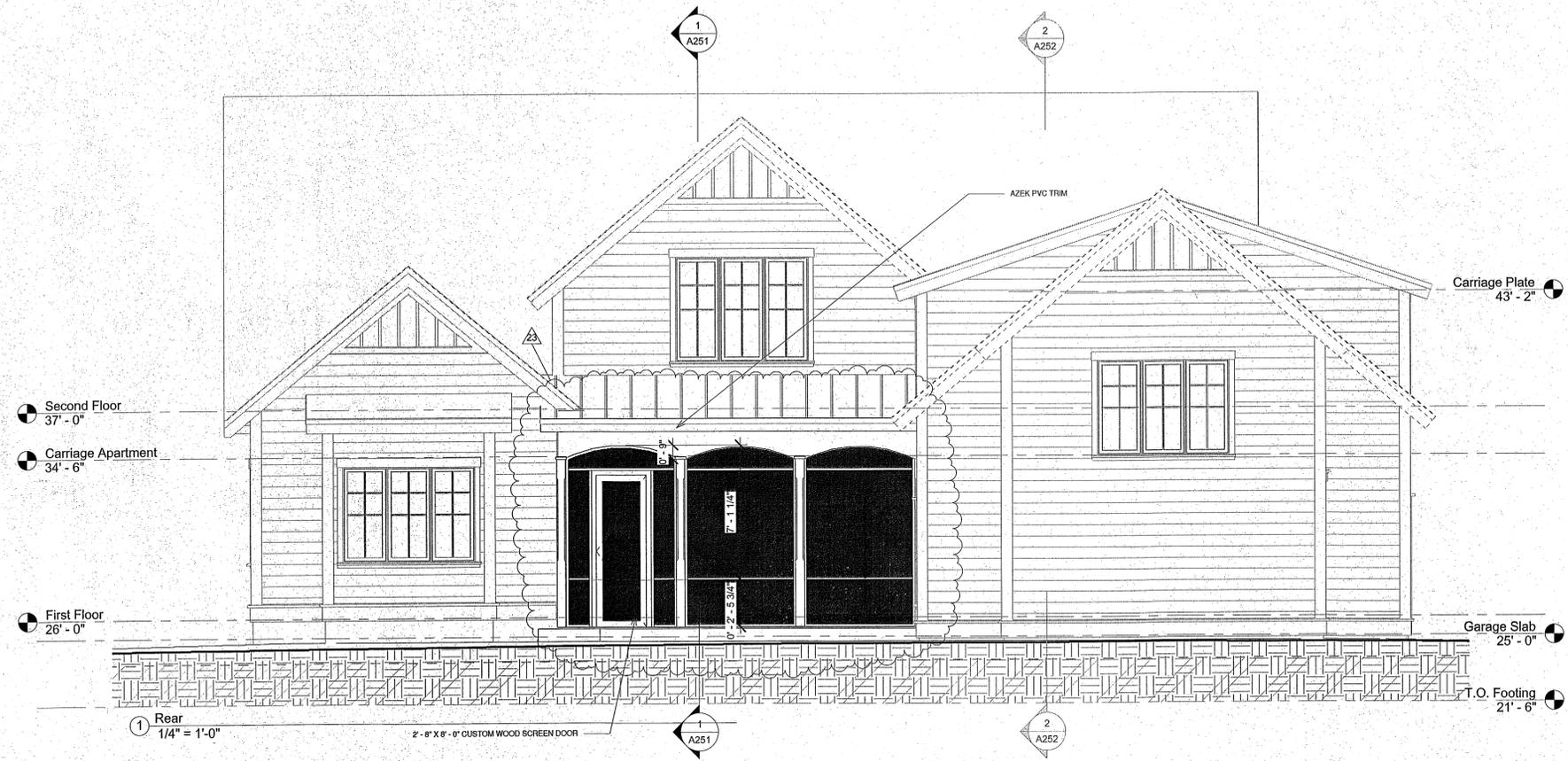
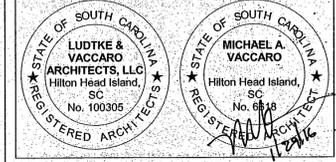
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 Date 2013.03.22
 Drawn by CRE
 Checked by MAV

A151

Scale 1/4" = 1'-0"

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No.	Description	Date
23	SCREEN PORCH	11/20/15

GALBRAITH
 Residence
 Elevations

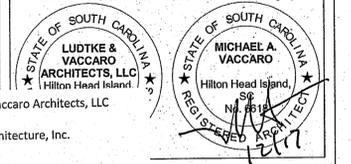
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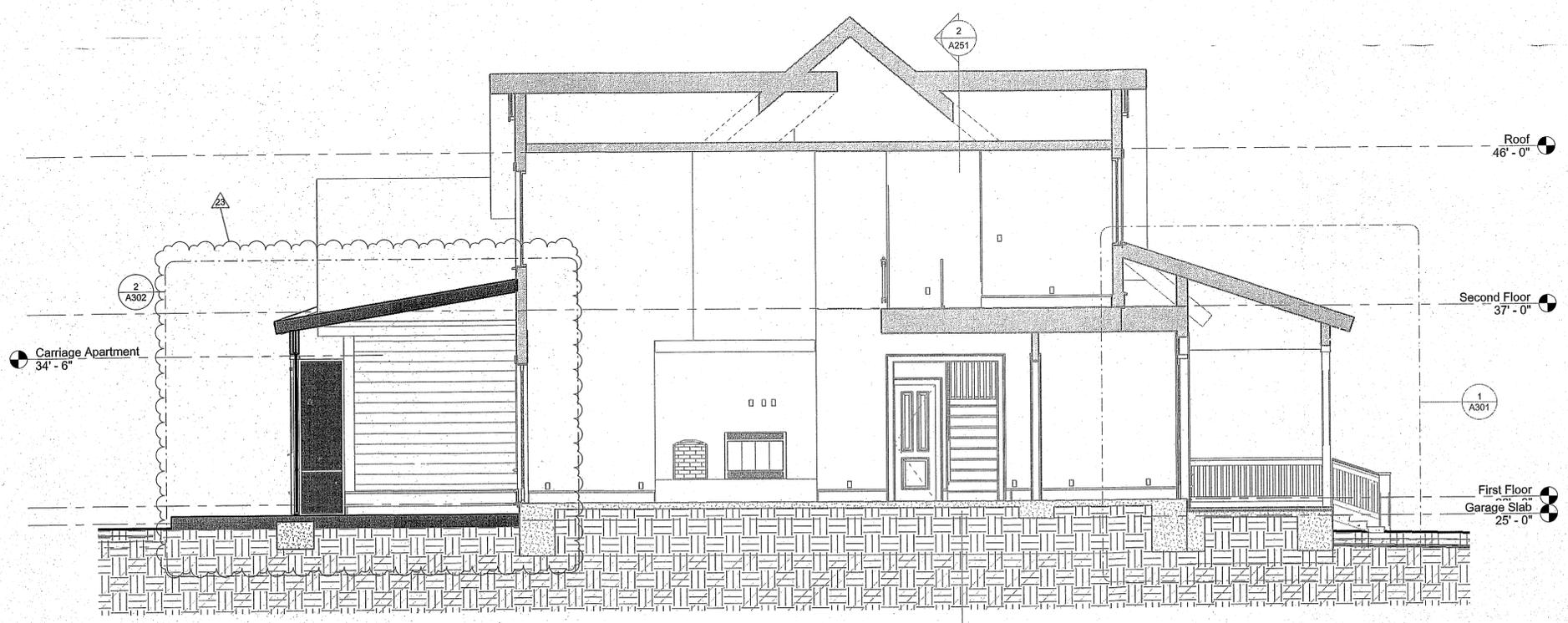
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Ludtke & Vaccaro Architects, LLC
 is now
 Vaccaro Architecture, Inc.
 SC #3061



2 Building Section 2
 1/4" = 1'-0"



1 Building Section 1
 1/4" = 1'-0"

No.	Description	Date
23	SCREEN PORCH	11/20/15

GALBRAITH
 Residence
 Building Sections

Project number _____
 Date 2013.03.22
 Drawn by CRE
 Checked by MAV

A251

Scale 1/4" = 1'-0"

HISTORIC PRESERVATION REVIEW COMMITTEE



STAFF REPORT

Department of Growth Management

MEETING DATE:	July 20, 2015
PROJECT:	3 Head of the Tide - New Construction (COFA-7-15-9282)
PROJECT MANAGER:	Erin Schumacher, Senior Planner

The Town of Bluffton has reviewed the drawings and information provided for the construction of a new screened enclosure in the Stock Farm development in the Old Town Bluffton Historic District and zoned Neighborhood General-HD (NG-HD). The Application was reviewed for conformance with the following documents: Stock Farm Properties Subdivision, the Town of Bluffton Unified Development Ordinance (UDO) and *Traditional Construction Patterns* by Stephen Mouzon.

The Town of Bluffton submits the following comments:

COMMENTS:

Growth Management

1. The screen enclosure is proposed with screen as the roof material. This is not listed as a permitted finish material in the UDO and must be reviewed and approved by the HPC as an appropriate alternative. (UDO Section 5.15.6.J.2. & Section 5.15.6.A.)
2. The screen enclosure is proposed with aluminum posts as the support columns. This is not listed as a permitted finish material in the UDO and must be reviewed and approved by the HPC as an appropriate alternative. (UDO Section 5.15.6.H.2. & Section 5.15.6.A.)
3. As this property has covenants, restrictions, and conditions recorded with the property, a letter of approval from the Stock Farm Architectural Review Committee (or Declarant) must be provided stating that the plans have been reviewed and approved. (Applications Manual)

Historic Preservation Review Committee

1. No comments

Engineering

1. No comments

Building Safety

1. No comments

Beaufort Jasper Water and Sewer Authority

1. No comments

