

HISTORIC PRESERVATION COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	March 2, 2016
PROJECT:	71 Boundary Street – Sliding Door
APPLICANT:	Kathleen Toombs
PROJECT MANAGER:	Katie Peterson, Planning Assistant

APPLICATION REQUEST: The Owner, Kathleen Toombs, requests that the Historic Preservation Commission approve the following application:

- A. **Site Feature Permit-HD.** A request by Kedar Construction, Inc. on behalf of Kathleen Toombs, for the approval of a Site Feature Permit-HD to allow the replacement of windows and doors to the front and rear elevations of the existing structure located on the property identified as 71 Boundary Street in the Old Town Historic District and zoned Neighborhood Center-HD (SFHD-1-16-9472).

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 replacing the two double-hung windows that flank the front door, the two double-hung windows that flank the rear door, and the two casement doors and the adjacent fixed window wall at the rear courtyard (See Attachment 3). The proposed replacement windows and doors meet the requirements of the UDO with the exception of the operation of the two pairs of horizontal sliding doors proposed to replace the two casement doors noted as 3 and 4 in Attachment 3.

The proposed sliding doors will be located on an interior courtyard with limited visibility from Boundary Street.

Per Section 5.15.6.I.3.c. of the UDO, doors can have the following operations: french or casement. As such, the proposed pairs of horizontal sliding doors do not meet the requirements of the UDO and require a determination from the HPC if a deviation from the standards is warranted.

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. The proposed operations of the 2 pairs of replacement doors in the rear courtyard of the house are horizontal sliding doors. As such, this application does not meet the requirement per UDO Section 5.15.6.I.3.c., which requires the operation to be casement or french.

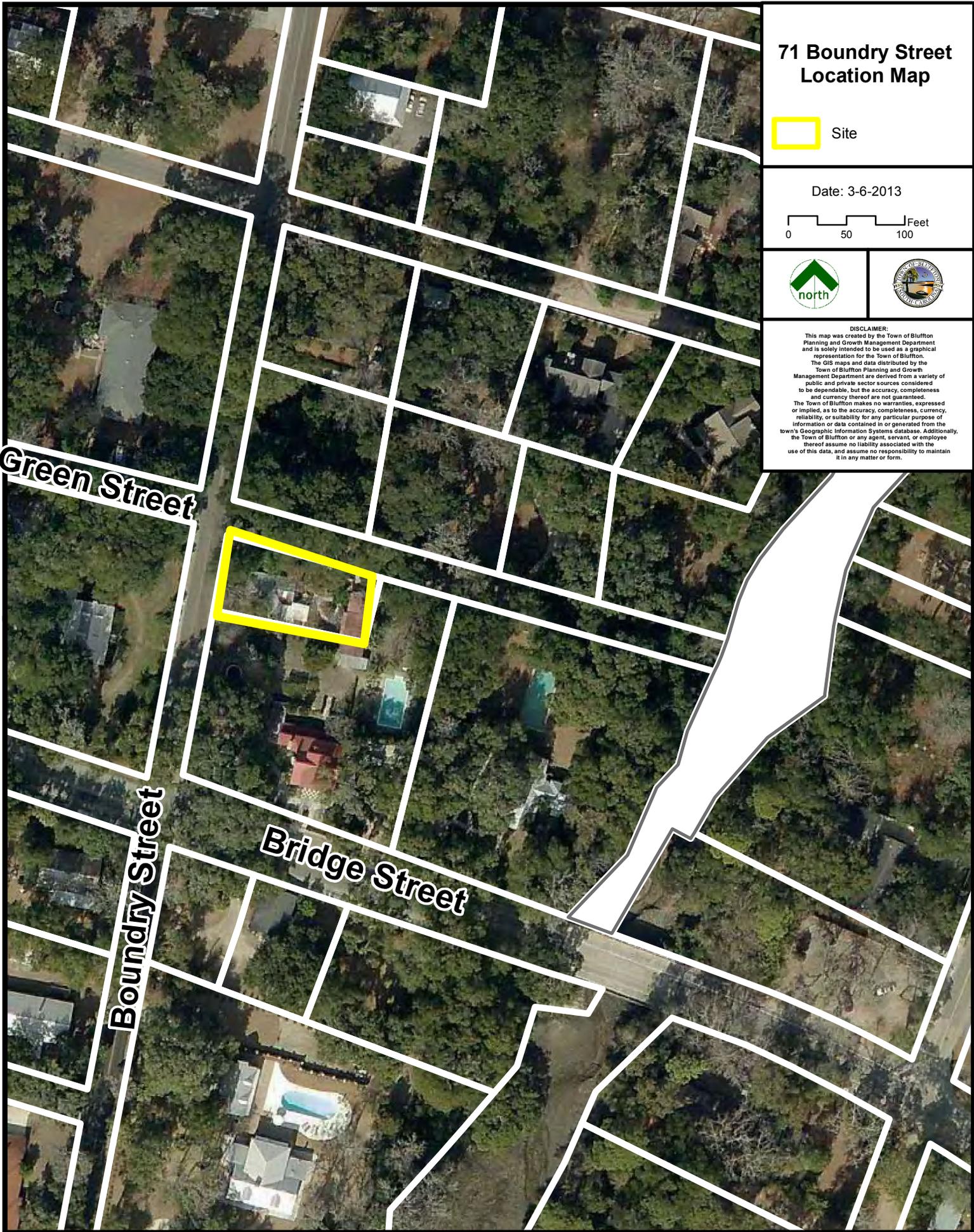
2. Section 3.19.3.B. The application must comply with applicable requirements in the Applications Manual.

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 sliding door and if a deviation from the requirements is justified based on the criteria noted above.

ATTACHMENTS:

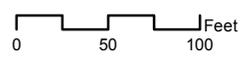
1. Location Map
2. Zoning Map
3. Photos
4. Spec Sheets



71 Boundry Street Location Map

 Site

Date: 3-6-2013



DISCLAIMER:
This map was created by the Town of Bluffton Planning and Growth Management Department and is solely intended to be used as a graphical representation for the Town of Bluffton. The GIS maps and data distributed by the Town of Bluffton Planning and Growth Management Department are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the town's Geographic Information Systems database. Additionally, the Town of Bluffton or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Green Street

Boundry Street

Bridge Street



71 Boundry Street Zoning Map

 Site

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

Date: 3/2/2016



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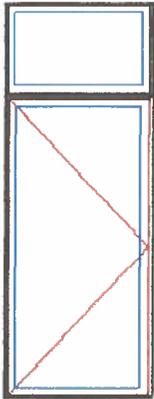
ATTACHMENT 3

1+2 replace
wall unit w/
door/window

3+4 replace
windows

Front windows





IG - 1 Lite
 Low E2 w/Argon
 White Folding Handle
 Interior Aluminum Screen
 Charcoal Fiberglass Mesh
 White Surround
 4 9/16" Jamb
 Nailing Fin

As Viewed From
 The Exterior

Entered As: Size by Units
 FS 33 1/2" X 90 1/2"
 RO 34 1/2" X 91"

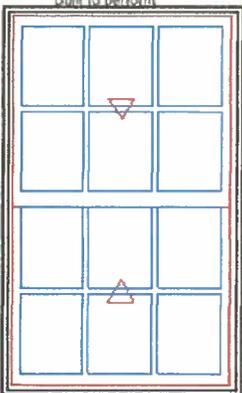
Performance Information A1

U-Factor: 0.26
 ENERGY STAR: N, NC
 Solar Heat Gain Coefficient: 0.35
 Condensation Resistance: 60
 Visible Light Transmittance: 0.6
 CPD Number: MAR-N-303-02086-00001

Performance Information B1

U-Factor: 0.28
 ENERGY STAR: N, NC
 Solar Heat Gain Coefficient: 0.3
 Condensation Resistance: 57
 Visible Light Transmittance: 0.51
 CPD Number: MAR-N-250-00502-00001

Line #3	Mark Unit:	Net Price:	718.84
Qty: 2		Ext. Net Price:	1,437.68
		USD	



3x4
 5x6

As Viewed From The
 Exterior

Entered As: RO
 FS 37" X 60 1/2"
 RO 38" X 61"

Performance Information

U-Factor: 0.28
 ENERGY STAR: N, NC
 Solar Heat Gain Coefficient: 0.28
 Condensation Resistance: 56
 Visible Light Transmittance: 0.48
 CPD Number: MAR-N-272-00544-00001

Ebony Exterior
 White Interior
 Integrity Traditional Double Hung
 Wood-Ultrex
 Rough Opening 38" X 61"
 Top Sash
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular - Special Cut 3W2H
 Ebony Ext - White Int
 Bottom Sash
 IG
 Low E2 w/Argon
 7/8" SDL - With Spacer Bar
 Rectangular - Special Cut 3W2H
 Ebony Ext - White Int
 White Sash Lock
 Exterior Aluminum Screen
 Ebony Surround
 Charcoal Fiberglass Mesh
 4 9/16" Jamb
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.