

# HISTORIC PRESERVATION COMMISSION



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## STAFF REPORT

### Department of Growth Management

<b>MEETING DATE:</b>	October 2, 2024
<b>PROJECT:</b>	COFA-04-23-017854 5783 Yaupon Place, Lot 38 (Stock Farm) New Single-family Residential Structure and Carriage House
<b>APPLICANT:</b>	Southern Coastal Homes
<b>PROPERTY OWNERS:</b>	Nathalie and Andrew Hintz
<b>PROJECT MANAGER:</b>	Charlotte Moore, AICP, Principal Planner

**APPLICATION REQUEST:** The Applicant requests that the Historic Preservation Commission approve the following:

A Certificate of Appropriateness-HD (COFA-HD) to allow the construction of a new one-story Single-family Residential Structure of approximately 1,818 square feet and Carriage House of approximately 1,165 square feet. The property is zoned Neighborhood General-HD (NG-HD).

**INTRODUCTION:** The Applicant is proposing the construction of a one-story single family residential structure of approximately 1,818 SF and Carriage House of approximately 1,165 SF in Old Town Bluffton Historic District.

The proposed primary building is a one-story structure featuring a side facing gable roof, with a full façade first-floor porch under a shed roof that wraps the right side over an enclosed addition. The structure has a large rear addition under a gable roof and a shed roofed gable on the front elevation. The structure combines characteristics of several building types, and therefore, is reviewed as an Additional Building Type in accordance with the allowable building types for the NG-HD zoning district.

A Carriage House is also proposed that meets the design standards for a Carriage House Building Type. It features a side gable roof, with shed dormers on the front and rear elevation. Both structures feature horizontal Hardi siding, asphalt architectural shingle roofs and share architectural detailing.

This project was presented to the Historic Preservation Review Committee (HPRC) for conceptual review at the June 10, 2024 meeting. HPRC comments were shared with the Application, which the Applicant has addressed (Attachment 4).

**REVIEW CRITERIA & ANALYSIS:** In its review of this COFA-HD application, Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Unified Development Ordinance (UDO) Section 3.18.3 (COFA-HD, Application Review Criteria), applying the standards and guidelines of UDO Sec. 5.15, Old Town Bluffton Historic District. The intent of the standards and guidelines is, in part, to provide guidance and ensure development consistency without discouraging creativity or forcing the replication of historic models.

The applicable criteria of UDO Sec.3.18.3 are provided below followed by a Staff Finding 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 Master Plan.**

- a. *Finding.* The application is consistent with the principles set forth in the Old Town 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.”

Old Town Bluffton Historic District is a locally designated historic district. The proposed buildings have been designed to be sympathetic to the architectural character of the neighboring structures and will 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 UDO. The new construction proposed as part of this request will be in conformance with those standards.
- 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. The addition of the proposed residential structures both contribute to the district as well as help 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 changes will be in conformance with applicable provisions provided in Article 5:
- b. *Finding.* Town Staff finds that the design of the primary structure falls within the category of Additional Building Type as allowed in the Neighborhood General-

Historic District per Section 5.15.5.C. Additional Building Types are permissible. As has been past practice, the Town Staff requests the Historic Preservation Commission review and make a final determination regarding the appropriateness of the Additional Building Type.

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

- 1) **Replacement of Protected Trees** (Sec. 5.3.3.): A tree canopy with a minimum of 75% lot coverage, not including roof tops, shall be provided where land disturbance is proposed for sites less than one (1) acre. Tree canopy is the mature canopy of any existing trees to be saved together with the mature canopy of proposed replacement trees. The canopy coverage percentage must be provided. A Tree Removal Permit will be required.

3. **Section 3.18.3.D. Consistency with the nature and character of the surrounding area and consistency of the structure with the scale, form and building proportions of the surrounding neighborhood.**

*Finding.* Town Staff finds the nature and character of the new construction to be consistent and harmonious with that of the surrounding neighborhood. The mass and scale of the structures are appropriate for their location and the architectural detailing,

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 construction of new structures in the Old Town Bluffton Historic District. The proposed plans are sympathetic in design to the neighboring structures. Therefore, the structures 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.* As there are several trees 14 inches in diameter at breast height or greater proposed for removal, a Tree Removal Permit is required.

**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 conditions 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 conditions:

1. Per Section 5.3.3. provide exhibit showing the canopy coverage calculations for the site based on mature canopy of existing trees to be retained and those to be planted.
2. Per the Applications Manual, a Town of Bluffton Tree Removal Permit is required.

Further, the Historic Preservation Commission must determine that the proposed primary structure, an Additional Building Type, is an appropriate building type.

**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.

**ATTACHMENTS:**

1. Location and Zoning Map
2. Application and Narrative
3. Plans
4. HPRC Report & Applicant Response