

# HISTORIC PRESERVATION COMMISSION



## STAFF REPORT

Department of Growth Management

<b>MEETING DATE:</b>	October 2, 2024
<b>PROJECT:</b>	COFA-05-24-019123 128 Bridge Street New Two-story Carriage House
<b>APPLICANT:</b>	Ansley Manuel (Manuel Studio, LLC)
<b>PROPERTY OWNER:</b>	Lynda Lee Gooze Strong
<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 two-story Carriage House of approximately 1,232 enclosed square feet. The property is zoned Neighborhood Conservation-HD (NC-HD).

**INTRODUCTION:** The proposed Carriage House is a two-story structure under a side-facing gable with an upper-story residence over a double-car garage. The ground floor garage includes two bays. The second-floor residence will be accessed by an exterior staircase and features a full façade screened supported by four brick piers. The ground floor exterior is proposed to be brick veneer, and the second-floor exterior is proposed to have horizontal Hardi siding under an asphalt shingle roof. The Carriage House is intended to match the main residence.

This project was presented to the Historic Preservation Review Committee (HPRC) for conceptual review at the June 3, 2024 meeting. HPRC comments are provided as Attachment 5.

**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 building has 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 if the conditions noted in #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. The addition of the proposed Carriage House contributes to the district as well as helps 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) **Square Footage** (UDO Sec. 5.15.8.F.): A total of 1,232 enclosed square feet is proposed, which is 32 square feet larger than the maximum size permitted for a Carriage House (1,200 sf). The square footage must be reduced to be no larger than 1,200 square feet.
  - 2) **Roof** (UDO Sec. 5.15.6.F.2.b.): Asphalt shingles are proposed and must be a “dimensional” type. Additional information is needed to ensure that this requirement will be satisfied.

- 3) **Building Walls** (UDO Sec. 5.15.6.G.3.): Permitted wall materials are wood, cement fiber, concrete masonry units with stucco tabby, reinforced concrete with stucco, shingles, vertical board and batten, as well as EIFS and fiberglass with conditions. Brick is not a permitted material for wall siding unless it is salvaged or locally produced. The plans indicate that brick is proposed to match the main residence, but information was not provided regarding the source. The HPC must determine if brick is an appropriate material.
- 4) **Doors** (UDO Sec. 5.15.6.I.2.b.): Doors must be wood, metal or metal-clad. Additional information for all doors, including garage doors, is needed to ensure that this requirement will be satisfied.
- 5) **Windows** (UDO Sec. 5.15.6.I.2.b.): Windows must be wood, aluminum, copper, steel, vinyl, clad wood or fiberglass. A notation under the window schedule indicates that all windows will be “wood interior and clad exterior.” The cladding material must be identified to ensure compliance with allowed window materials.
- 6) **Soffit** (UDO Sec. 5.15.6.P.5.): Soffits should be finished with beaded or v-groove tongue and groove. Plans show smooth face. The HPC must determine that a smooth face soffit is appropriate.
- 7) **Service Yard** (UDO Sec. 5.15.5.F.10.): A service yard is not shown on the plans. Service yards are required to screen waste receptacles, utilities and related equipment, including service items. Utility meters must be screened from public view. Additional information is needed to ensure that this requirement will be satisfied.

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 structure is appropriate for its location and the architectural detailing, with revisions to address the items in #2 above, will be sensitive to the neighboring properties.

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.* If the conditions #2 of this report are met, the proposed plans are sympathetic in design to the neighboring historic and non-historic resources; therefore, the structure, with the revisions noted, 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 Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete with the exception of the applicable items in #2.

**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. Reduce the Carriage House enclosed square footage to be no larger than 1,200 square feet (UDO Sec. 5.15.8.F.).
2. Provide information to show that proposed asphalt shingles will be dimensional as required by UDO Sec. 5.15.6.F.2.b.
3. Provide information to show that doors, including garage doors, will comply with permitted materials as required by UDO Sec. 5.15.6.I.2.b.
4. Provide cladding material information to ensure that windows comply with permitted materials as required by UDO Sec. 5.15.6.I.2.b.
5. Provide information to show the Service Yard area, including electric meters, will comply with UDO Sec. 5.15.5.F.10.
6. A determination by the Historic Preservation Commission regarding:
  - a. The use of brick as a wall siding material if not salvaged or locally produced as required by UDO Sec. 5.15.6.G.3.
  - b. The use of a smooth-face soffits in place of beaded or v-groove tongue and groove soffits as required by UDO Sec. 5.15.6.P.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.

**ATTACHMENTS:**

1. Location and Zoning Map
2. Application and Narrative
3. Site Photos
4. Site Plan & Elevations
5. HPRC Report