

HISTORIC PRESERVATION COMMISSION



STAFF REPORT

Department of Growth Management

MEETING DATE:	April 5, 2023
PROJECT:	32 Pritchard – Single Family Residential Addition/Remodel
APPLICANT:	Nicholas, Rob, and Michelle Nurnberg
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicants, Nicholas, Rob and Michelle Nurnberg, request that the Historic Preservation Commission approve the following application:

1. **COFA-02-23-07656.** A Certificate of Appropriateness to allow the addition of a shed roof over the side entry and add an enclosed area of approximately 58 SF to the Carriage House structure along with additional minor architectural modifications to the residential structure currently under construction located at 32 Pritchard Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

INTRODUCTION: In May of 2022, the Historic Preservation Commission approved the construction a new single family residential structure of approximately 815 SF and Carriage House of approximately 250 SF to be located at 32 Prichard Street (COFA-03-21-015823). The structures are currently under construction. The Applicant has proposed the addition of a shed roof over the side entry door of the main structure, 59 SF of enclosed, unheated storage space onto the Carriage House structure, to remove the bracket detail, add half-round gutters on the side elevations, add wood shutters and expand the rear deck 3 feet towards the south property line, and change the material from hardiboard to cypress in the gable ends of both structures and add cypress trim to the front columns. As the scope of work includes increasing space under rooftops, it must be reviewed as a Certificate of Appropriateness.

This project was presented to the Historic Preservation Review Committee for conceptual review at the February 27, 2023 meeting and comments were provided to the Applicant (See Attachment 4).

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 those 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 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."

The changes proposed by the Applicant are additions to a single-family residential structure within the Old Town Bluffton Historic District, a locally and nationally designated historic district. The additions have been designed to be sympathetic to the architectural character of the neighboring historic structures, so if the conditions of item 2 of this Section are met, 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 UDO. The 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.
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 proposed addition is in conformance with applicable provisions provided in Article 5.

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. The addition reflects the character of the primary structure, surrounding area and is scaled appropriately.

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 an addition to an existing structure in the Old Town Bluffton Historic District. The proposed plans are sympathetic in design to the neighboring historic and non-historic resources; therefore, the addition 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.

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 the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve as submitted.

ATTACHMENTS:

1. Application
2. Site Plan & Elevations
3. Existing Conditions photos
4. HPRC Report