

HISTORIC PRESERVATION COMMISSION



STAFF REPORT

Department of Growth Management

MEETING DATE:	July 5, 2023
PROJECT:	130 Pritchard Street – Addition/Remodel: Single-Family
APPLICANT:	Ansley Hester Manual, Architect
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Ansley Hester Manuel, Architect, on behalf of the owners, George and Lillian Heyward, requests that the Historic Preservation Commission approve the following application:

1. **COFA-03-23-017840.** A Certificate of Appropriateness to allow the renovation of the Contributing Resource known as the Heyward Cottage, including the addition of approximately 230 SF to the 2187 SF, 1-story single family residential structure of located at 130 Pritchard Street, in the Old Town Bluffton Historic District and zoned Riverfront Edge- HD.

INTRODUCTION: The Applicant has proposed the renovation and an addition to the one-story, single-family structure known as The Bluff. The structure, built in 1883, is characterized by its hipped roof, full façade front porch (partially enclosed), weatherboard siding, and two chimneys.

The building was first surveyed in the 1994 Historic Resources Survey of Bluffton (Site #046-114), and subsequently resurveyed in the Survey of Historic Properties in July 2008, and the Town of Bluffton Historic Resources Update in July 2019.

The Applicant proposes the following renovations to the structure:

1. Enclose the rear porch at the kitchen of approximately 91 SF;
2. Add a new porch beyond the enclosed area;
3. Add a bedroom of approximately 138 SF on the rear elevation, which includes changing an existing window to an internal door, and enclosing one window;
4. Replace a window on the front elevation with a French door inside the screened porch;
5. Replace a window with a door on the rear elevation which will become an interior wall; and,
6. Add a window in bedroom two on the rear elevation.

This project was presented to the Historic Preservation Review Committee for conceptual review at the April 24, 2023 meeting and 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.A. Consistency with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

a. *Finding.* Town Staff has reviewed the ten Standards are as follows:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Finding. The Applicant proposes to retain the residential use of the structure; therefore, this Standard has been met.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

Finding. The Applicant has proposed to retain nearly all the historic material, features and spaces that characterize the property. This criterion has been met.

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

Finding: The proposed modifications do not create a false sense of historical development, and do not add conjectural features or architectural elements from other buildings. Town Staff finds this Standard has been met.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Finding. Town Staff finds this Standard has been met.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

Finding. Town Staff finds that the changes proposed to the structure do not remove distinctive features, finishes, and construction techniques and this Standard has been met.

- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Finding. The Applicant proposes retain and reuse as many windows as possible. Any possible replacements have been specified as Marvin Historic Line all wood windows to match those which exist on the structure. The new proposed siding and detailing has been proposed to match existing features. Town Staff finds this Standard to have been met.

- 7. Deteriorated Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Finding. No chemical or physical treatments which may cause damage to the structure have been proposed. This Standard has been met.

- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Finding. No digging is proposed. Should any archeological resources be discovered during the project, Town Staff must be notified to determine if any mitigation measures are needed.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Finding. Town Staff has found that the proposed 229 SF addition encloses the 91 SF rear porch and proposes a 138 SF bedroom addition to the rear of the structure. They are differentiated slightly from the old and are compatible with the massing, size, scale, and architectural features and protect the historic integrity of the property and its environment and, as such, this Standard has been met.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Finding. Town Staff has found that the removal of historic material is minimal and is designed in such a manner that, if removed in the future, the essential form and integrity of the historic resource would be unimpaired. The door on the north elevation has been proposed where a window was placed, and one window removed from the rear elevation. Most windows currently on the structure will be retained; replacements have been specified as Marvin Historic Line all-wood windows. This Standard has been met.

2. 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 Applicant proposes to make minor modifications to the materials and retain the use of this historic structure. The renovation and remodel have been designed to be sympathetic to the architectural character structure, so the proposed changes will both protect the integrity of the existing historic structures and enhance the neighborhood by allowing it to continue its use as a residential structure.

- 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.

3. 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 the structure falls within the category of River House Building Type as defined in Section 5.15.5.E. While the footprint of this Contributing Resource exceeds the 2,000 SF maximum footprint for this Building Type, the UDO Administrator has found the building footprint of 2,416 SF in accordance with Section 5.15.5. of the UDO, as the footprint is characteristic of the River House and is an appropriately scaled addition to this Contributing Resource.
- b. *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 5.15.5.F.4. Building Composition. Overall building proportions and individual building features shall have a proportional relationship with one another. The Applicant should reconsider the roofline over the enclosed porch and the porch addition. The shed roof of the kitchen porch, which has historically sat beneath the hipped roof over the kitchen, is proposed to be nearly at the same slope as a continuation of the existing hip roof. While it is understood that the porch roof may need to be raised to meet head height requirements once enclosed, the roofline at the newly enclosed space and porch appears to have a complicated connection to the existing roof. The Applicant should reconsider the connection between the existing kitchen roof and the enclosed porch and porch addition to create a better relationship between the new and existing rooflines.

4. 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 renovation 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 will be sensitive to the neighboring properties.

5. Section 3.18.3.E. Preservation of the existing building's historic character and architecture;

Finding. This Standard has been met. See Secretary of Interior Standards above for additional information.

6. 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 a Contributing Resource. By renovating the structure to allow for its continued use, using designs sensitive to the character of the structure and district, the proposed plans are sympathetic in design to the neighboring historic and non-historic resources; therefore, the proposed construction will have no adverse effect on the public interest.

7. Section 3.18.3.G. For an application to demolish, either in whole or in part, any Contributing Structure, the Historic Preservation Commission shall consider: 1. The existing and historical ownership and use and reason for requesting demolition; and 2. Information that establishes clear and convincing evidence that: a. The demolition of the structure is necessary to alleviate a threat to public health or public safety; and b. No other reasonable alternatives to demolition exist; and c. The denial of the application, as a result of the regulations and standards of this Section, deprive the Applicant of reasonable economic use of or return on the property;

Finding. The Applicant does not seek demolition. This criterion is not applicable.

8. 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 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 5.15.5.F.4. of the UDO, the Applicant should reconsider the connection between the existing kitchen roof and the enclosed porch and porch addition to create a better relationship between the new and existing rooflines.

ATTACHMENTS:

1. Location and Zoning Map
2. Application and Narrative

3. Site Plan & Elevations
4. Landscape Plan
5. HPRC Report