

HISTORIC PRESERVATION COMMISSION



STAFF REPORT

Department of Growth Management

MEETING DATE:	February 7, 2024
PROJECT:	48 Lawrence Street- Single Family Residential Remodel and New Construction Attached Carriage House
APPLICANT:	Charlie Wetmore
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Charlie Wetmore, requests the Historic Preservation Commission approve the following application:

1. **COFA-11-23-018662.** A Certificate of Appropriateness- HD to construct a new 2-story attached Carriage House of approximately 1,200 SF, and renovation of the existing single family residential structure to include window and door modifications, porch addition, and modification to the rear exterior stairs, to be located at 48 Lawrence Street, in the Old Town Bluffton Historic district and zoned Neighborhood General- HD zoning District.

INTRODUCTION: The Applicant has proposed the renovation of the existing two and a half-story single-family residential structure to include the replacement of the garage door with an entry door and stoop and the construction of a new attached two-story Carriage House in the Old Town Bluffton Historic District. The new entry way includes a single casement door with side-lites, and a 5-V metal shed roof supported by wood columns. The Carriage House, which connects to the primary structure at the back left corner, has a hip metal roof to match the existing, horizontal lap siding, and garage doors facing the side property line, accessed through a recorded easement (see Attachment 5).

This project was presented to the Historic Preservation Review Committee for conceptual review at the December 18, 2023 meeting and comments were provided to the Applicant (See Attachment 6).

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.B. Consistency with the principles set forth in the Old Town Master Plan.
 - a. *Finding.* The Old Town Master Plan initiatives include the adoption of a form-based code that includes 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 item 2 of this Section are met.
 - b. *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 renovation of the residential structure and addition of the attached Carriage House will add to the district and 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 addition will be in conformance with applicable provisions provided in Article 5:
 1. Section 5.15.8.F. Carriage Houses. Garages are limited to two cars, with maximum garage door widths of 12-feet each. The application proposes three bays with overhead garage doors. At this time, UDO Text Amendments are being reviewed to allow the addition of a third, 6-foot garage door as a golf cart bay, however, they are not yet approved. The applicant requests a determination on the appropriateness of the third, 6-foot garage bay.
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.

- a. *Finding.* Town Staff finds that if the architectural and landscaping items in Section 2 have been met, the nature and character of the new construction will be consistent with that of the surrounding neighborhood.
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.
 - a. *Finding.* The Applicant seeks approval for the construction of a new structure in the Old Town Bluffton Historic District. If the conditions in section 2 of this report are met, the proposed plans will be 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.
 - a. *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 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 condition:

1. A determination on the appropriateness of a third, 6-foot garage door, which exceeds the two doors permitted by Section 5.15.8.F. of the UDO is requested by the Applicant.

ATTACHMENTS:

1. Location Map and Zoning Maps
2. Application and Narrative
3. Site Plan & Elevations
4. Supplemental Images
5. Access Easement Documentation
6. HPRC Comments