

HISTORIC PRESERVATION COMMISSION



STAFF REPORT

Department of Growth Management

MEETING DATE:	April 6, 2022
PROJECT:	36 Wharf Street– New Construction: Single-Family Residential
APPLICANT:	Sean and Kathy Barbina
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicants, Sean and Kathy Barbina request that the Historic Preservation Commission approve the following application:

1. **COFA-01-22-016241.** A Certificate of Appropriateness to allow the construction a new 1.5 story single-family residence of approximately 2,152 SF located at 36 Wharf Street, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

INTRODUCTION: The Applicant is proposing the construction of a detached single-family residence located in the Old Town Bluffton Historic District. The proposed building, of approximately 2,152 SF has similar attributes to those of the Village House but is one and a half stories in height and does not have a full-length front porch, so it has been reviewed as an Additional Building Type in accordance with the allowable building types for the Neighborhood General-HD zoning district.

The main mass of the one and a half story structure is under a two-story side facing gable roof surrounded by a one-story side facing gable roof. It has two shed roofed dormers facing the front and two facing the rear of the house. It features a one-story hip roofed front porch for two-thirds of the façade length, with enclosed space under the same roof line completing the façade. The proposed materials include horizontal lap siding, vertical board and batten, 5V crimp metal roofs, and a tabby stucco foundation.

This project was presented to the Historic Preservation Review Committee for conceptual review at the February 21, 2022 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.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 construct a new single-family residence within the Old Town Bluffton Historic District, a locally and nationally designated historic district. Once the items in Section 2 of this report have been addressed, the building will have been designed to be sympathetic to the architectural character of the neighboring historic structures, so its 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 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 is proposed as the second primary structure of the site. To be in compliance with the architectural standards, the existing manufactured home must be removed, or the site subdivided to create a vacant parcel, and the conditions noted in Section 2 must be 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 residential structure, should it

meet the conditions in this report be met, will add 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.* Per Section 5.15.5., the maximum allowed density is based on the dimensional characteristics established for each building type in combination with other site characteristics that may limit the amount of land able to accommodate density. At this time, there is an existing manufactured home located on this site, which is a primary structure. As such, a second primary structure, as is proposed in this application, would exceed the permitted density for this site. The existing manufactured home must be removed, or the site subdivided to create a vacant parcel which still allows the structure to meet the required setbacks, prior to approval of this structure.
 - b. *Finding.* Town Staff finds that the design of the structure falls within the category of Additional Building Type as allowed in the Neighborhood General Historic District per Section 5.15.5.E. 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 proposed addition will be in conformance with applicable provisions provided in Article 5:
 - 1) Section 5.3.7.A.1. Street Trees. All roadways on which development is proposed shall include large canopy street trees that are planted no greater than 50 feet apart. The Landscape Plan shows the installation of palmetto trees at the front of the lot, however, these are not large canopy trees. The Landscape Plan must be revised to include large canopy street trees no greater than 50 feet apart.
 - 2) Section 5.3.7.D.1. Lot Landscaping. All lots, except active recreation areas requiring open area that are part of a school or public park, shall contain sufficient landscaping, either existing or planted, to have a minimum of 75 percent lot coverage with tree canopy measured as the mature canopy, not including building rooftops. The landscape plan shows an image showing the canopy coverage, however, the proposed structure is not included and it is not to scale. The canopy coverage must be calculated so that the area not covered in rooftops has a minimum of 75 percent lot coverage. The canopy coverage exhibit must be updated to show the percentage of the site not including rooftops will be at or exceed 75 percent lot coverage.

- 3) Section 5.15.5.F.4.e. Building Composition (Proportion, Alignment, Rhythm and Spacing) and Section 5.15.6.E.7. Dormers. Vertical rhythms should be established in the façade through alignment of windows, openings, pilasters, and columns. Further, dormer centerlines shall align with the building elements below (centered between columns or directly above windows). The windows and doors on the first floor of the front elevation occur at regular intervals, which align with the right dormer on the front elevation. The left dormer on the front elevation does not align with the window beneath and is not centered on the structure. To establish vertical rhythm along the front façade, the dormers must be centered to align with the windows or columns on the first floor.
 - 4) Section 5.15.5.F.10. Service Yards. Service yards may be enclosed by louvers, lattice, vertical board or board-onboard panels, or such other styles typical of earlier styling. The height of the service yard enclosure shall be sufficient to screen equipment from public vantages; however, may not exceed six (6') feet in height. The service yard location is shown on the site plan, but there is not a detail of the screening material. Provide a detail showing the material and configuration of the proposed service yard.
 - 5) Section 5.15.6.N. Corners and Water Tables. Corners and water tables should follow precedent found in the local vernacular. Corner boards shall project beyond siding material, be mitered, rabbeted, or butt jointed, be beaded or have ¼ round inset trim mold. Quoins of any kind are not permitted. Provide a corner detail showing the dimensions and configuration as not enough information has been submitted to complete the review.
 - 6) Section 5.15.6.N. Corners and Water Tables. Drip boards shall be a minimum 5/4 stock with a bevel (any exposed flashing must be copper or match color of water table). Skirt boards shall be a minimum 5/4 stock and furred out to sit just beyond the face of the foundation wall (after finish foundation material is applied, i.e. brick, stucco). The Wall Section does not specify the dimension of the drip board and notes the skirt board as a 1x material. The water table must be revised to be a minimum of 5/4 stock.
 - 7) Section 5.15.6.P. Rough sawn wood, plywood and aluminum are not permitted materials for soffit or cornice detailing. The material is not called out on the application, wall or porch sections. An updated section showing the material of the soffit material must be provided.
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 that nature and character of the new construction will be consistent and harmonious with that of the surrounding neighborhood once the manufactured home is removed from the site to allow for a single primary structure on the site, or a subdivision creating a vacant parcel for the proposed construction has been recorded. The mass and scale of the structure is appropriate for its location and the architectural detail is 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. The Applicant seeks approval for the construction of a new structure in the Old Town Bluffton Historic District. The proposed plans have been designed to be sympathetic in design to the neighboring historic and non-historic resources; therefore, once the density for the site has been resolved, the structure 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; however, as there is an existing manufactured home on the site, a second primary structure may not be approved until the structure has been removed, or the site subdivided to create a vacant lot that can meet the lot layout standards to accept the proposed structure. Further, there are trees 14 inches in diameter at breast height or greater being proposed for removal which require a Town of Bluffton Tree Removal Permit.

Finally, the Front Elevation notes a pool deck and enclosure which are not shown. As there is no information on the pool, pool deck and enclosure, it has not been included in this review. The note must be removed from the elevations.

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 5.15.5. of the UDO, a primary structure may not be approved for this site until the manufactured home is removed or a subdivision, creating a vacant lot meeting the lot standards as applicable, has been recorded.
2. Per Section 5.3.7.A.1. of the UDO, the Landscape Plan must be revised to include large canopy street trees no greater than 50 feet apart.

3. Per Section 5.3.7.D.1. of the UDO, the canopy coverage exhibit must be updated to show the percentage of the site not including rooftops will be at or exceed 75 percent lot coverage.
4. Per Section 5.15.5.F.4.e. of the UDO, to establish vertical rhythm along the front façade, the dormers must be centered to align with the windows or columns on the first floor.
5. Per Section 5.15.5.F.10. of the UDO, provide a detail showing the material and configuration of the proposed service yard.
6. Per Section 5.15.6.N. of the UDO, a corner board detail must be provided for review showing the dimensions and configuration.
7. Per Section 5.15.6.N. of the UDO, the water table must be revised to be a minimum of 5/4 stock.
8. Per Section 5.15.6.P. of the UDO, an updated section showing the material of the soffit material must be provided.
9. Per the Applications Manual, approval of Town of Bluffton Tree Removal Permit is required prior to issuance of this Certificate of Appropriateness and all conditions of that approval met prior to passing a Final Historic District Inspection.
10. As no information has been provided on the pool deck and enclosure, the note must be removed from the Front Elevation. No pool, pool deck, or enclosure are approved in association with this Certificate of Appropriateness.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Application and Narrative
4. Elevations
5. HPRC Report