

HISTORIC PRESERVATION COMMISSION



STAFF REPORT

Department of Growth Management

MEETING DATE:	September 7, 2022
PROJECT:	6 Shell Rake Street, Lot 31 - New Construction: Single-Family
APPLICANT:	William Court
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, William Court, on behalf of the owners Jeffery and Leslie Crook, requests that the Historic Preservation Commission approve the following application:

1. **COFA-03-22-016502.** A Certificate of Appropriateness to allow the construction of a new two and a half-story Single Family Residential structure of approximately 4,866 SF with attached Carriage House of 1,135 SF to be located at 6 Shell Rake Street, identified as Lot 31 in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

INTRODUCTION: The Applicant is proposing the construction of a two and a half-story single-family building and Carriage House in the Old Town Bluffton Historic District. The proposed building, of approximately 4,866 SF (shown as 4,685 SF) with the characteristics of a Center Hall House which must meet the requirements for the Building Type within the Neighborhood General-HD zoning district. In addition to the primary structure, the Applicant is proposing a carport structure of approximately 954 SF (shown as 1,135 SF), which must meet the design standards for a Carriage House Building Type and a Garden Structure of 117 SF.

The two and a half-story primary structure features a side facing gabled roof with a side addition under the same and a rear addition under a forward-facing gable roof which connects the primary structure to the Carriage House. The front of the primary building mass has three forward facing gabled dormers, and a full façade two story porch under a shed roof. The side addition has a small, shed roofed balcony on the front elevation and is supported by a bracket. The rear addition, which acts as a hyphen to the Carriage House, includes a one-story side porch, service yard area and secondary entrance on the first floor of the left elevation, with living space behind it and a fully enclosed second story. The back elevation of the structure includes covered porch which is the full length of the main mass of the structure and wraps around to include nearly the full back of the rear addition.

The two-story Carriage House features a forward-facing gabled roof. There is a wrapped-hip roof around the first story. The left elevation features two garage bays with a bracketed trellis above. The Right elevation of the Carriage House

features a shed-roofed balcony over an outdoor kitchen area. The Garden Structure, which attaches to the rear of the Carriage House with via an open breezeway, includes a single garage bay, and features a hipped roof.

The Primary Structure and Carriage House features horizontal 7-inch reveal Hardi siding with panels of 3-inch Hardi on the left and right elevations. They propose the use of Boral for trim detailing and columns. The primary structure has two brick chimneys. The Garden Structure features brick veneer siding. All three structures are proposed with standing seam metal roofs. There is a 6-foot pierced brick along the right and rear yards of the structure.

This project was presented to the Historic Preservation Review Committee for conceptual review at the April 11, 2022 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 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 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 addition of a proposed single-family structure and Carriage House adds to the district as well as helps 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 the design of the primary structure falls within the category of Center Hall Building Type as allowed in the Neighborhood General- Historic District per Section 5.15.5.C., however, it exceeds the maximum footprint permitted. It should be noted that a Center Hall House is the largest permitted Building Type in the Neighborhood General – HD. The maximum building footprint and building size for an Additional Building Type shall not exceed the largest building footprint and building size permitted for other building types permitted within the same zoning district, therefore, as it meets all other requirements of the Center Hall House, it has been reviewed as such.

While the coversheet lists the Main House Area First Floor as 1,999 SF, it does not take into account the approximately 181 SF which is unheated space within the massing for the primary structure. As the Applicant has proposed an attached Carriage House, the delineation between the structures is defined by the break in the architecture between the two masses. The architectural break does not include the area in the hyphen between the two structures, but the calculations from the Applicant do.

The Applicant must revise the structure to include the full hyphen in the Carriage House calculations or count the unheated square footage towards the primary structure as the elevations reflect the break. Neither structure may exceed the maximum footprint or square footages permitted for their respective building types.

- b. *Finding.* The Setbacks for the structure have been met as the site is located within the Tabby Roads Development Planned area. As such, it has a 5-foot front, rear and right setbacks and a 6-foot left setback.
- c. *Finding.* Town Staff finds that if the conditions noted below are met, the proposed construction will be in conformance with applicable architectural design provisions provided in Article 5:
 - 1) Section 5.15.5.F.5. Building Orientation. The front principal façade of all buildings must be built parallel to the street that it faces. The proposed structure is proposed at approximately 15 degrees from parallel to the front of the lot. To meet this standard, the structure must be repositioned to be parallel to the front of the lot.

- 2) Section 5.15.5.F.4. Building Composition (Proportion, Alignment, Rhythm, and Spacing) and Traditional Construction Patterns Section 32. Overall building proportions and individual building features shall have a proportional relationship with one another. For example, features such as porches, chimneys, cornices, windows and doors must be proportional to other features of the building as well as the overall building form. The application proposes the use of 14 different types of windows with 10 different window pane proportions. Window pane proportions should be limited to a few similar proportions. A reasonable and achievable standard for the windows is a maximum variation for vernacular designs is 20 percent in pane size (12 percent for classical architectural design). The number of windows and the pane proportion variation must be reduced to provide a better proportional relationship with one another.
- 3) Section 5.15.6.H. Columns, Arches, Piers, Railings, Balustrades. Columns are permitted to have Wood (termite resistant), painted or natural, Cast Iron, Concrete with smooth finish, Brick, Stone, Steel or Tabby as a finish material. The application proposes the use of Boral. A determination on the appropriateness of the use of Boral as a substitute material for those listed for columns in the UDO is required.
- 4) Section 5.15.6.H. Columns, Arches, Piers, Railings, Balustrades. Railings and Balustrades may be wood (termite resistant), painted or natural Wrought or Cast Iron. The top rail on a porch must have a 2-3/4" minimum diameter with balusters spaced a minimum of 4" o.c. and a maximum of 5" o.c. spacing. The application proposes the use of Boral. A determination on the appropriateness of the use of Boral as a substitute material for those listed in the for railings and balustrades is required.
- 5) Section 5.15.6.I. Windows and Doors. Doors are permitted to be Wood, Metal or Metal-Clad. The door table lists the doors as Material T.B.D. with the Type and Finish by G.C./Owner. The door table must be updated to include the type and finish of the proposed exterior doors.
- 6) Section 5.15.6.I. Windows and Doors. Window openings shall be oriented vertically. They may be rectangular, square, transom and sidelite in configuration. Transoms must be aligned with the window or door located directly below them. There are horizontal windows, or transom windows without a window below them on the Right Elevation. The windows must be revised to a permitted configuration.
- 7) Section 5.15.6.N. Corners and Water Tables. A change of material in the same plane or at an exterior corner is not acceptable. Material changes at interior corners is acceptable. The application

proposes the use of two different Hardi sidings, the primary siding as a 7-inch reveal, with a 3-inch reveal panel. The material must be revised to change only at exterior corners.

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 is inconsistent with that of the surrounding neighborhood. The mass and scale of the structure exceeds what is appropriate for its location.

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 new structures in the Old Town Bluffton Historic District. If the conditions in section 2 of this report are met, the proposed plans are sympathetic in design to the neighboring historic and non-historic resources; therefore, the structures, 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; however, there are several trees being proposed for removal which require a tree removal permit which must be submitted, reviewed and approved prior to issuance of a Certificate of Appropriateness.

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 due to the conditions noted below, the requirements of Section 3.18.3 of the Unified Development Ordinance have not been met and recommends that the Historic Preservation Commission deny the application based on the following criteria:

1. Per Sections 5.15.5, 5.15.5.C. and 5.15.8.L of the UDO, the Primary Structure exceeds the maximum footprint permitted within the Neighborhood General – HD zoning district and the footprint must be reduced to be within the permissible range.
2. Per Section 5.15.5.F. of the UDO, the structure must be repositioned to be parallel to the front of the lot.
3. Per Section 5.15.5.F.4. of the UDO, the number of windows and the pane proportion variation must be reduced to provide a better proportional relationship with one another.

4. Per Section 5.15.6.H. of the UDO, a determination on the appropriateness of the use of Boral as a substitute material for those listed for columns in the UDO is required.
5. Per Section 5.15.6.H. of the UDO, a determination on the appropriateness of the use of Boral as a substitute material for those listed in the for railings and balustrades is required.
6. Per Section 5.15.6.I. of the UDO, the door table must be updated to include the type and finish of the proposed exterior doors.
7. Per Section 5.15.6.I. of the UDO, the horizontal windows, or transom windows without a window below them on the Right Elevation, must be revised to a permitted configuration.
8. Per Section 5.15.6.N. of the UDO, the two different Hardi sidings, the primary siding as a 7-inch reveal, with a 3-inch reveal panel, must be revised to change only at exterior corner.
9. Per Section 3.18.3.D. of the UDO, the mass and scale of the structure exceeds that which is appropriate for the property.
10. Per the Applications Manual, a Town of Bluffton Tree Removal Permit is required.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Application and Narrative
4. Site Plan & Elevations
5. Material Cutsheets
6. Landscape Plan & Canopy Coverage
7. HPRC Report
8. HARB Letter