

# HISTORIC PRESERVATION COMMISSION



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## STAFF REPORT Department of Growth Management

<b>MEETING DATE:</b>	September 7, 2022
<b>PROJECT:</b>	5774 Yaupon Road, Lot 17A – Addition to Single-Family Residential
<b>APPLICANT:</b>	Kathleen Duncan, J.K. Tiller Assoc., Inc.
<b>PROJECT MANAGER:</b>	Katie Peterson, AICP, Senior Planner

**APPLICATION REQUEST:** The Applicant, Kathleen Duncan and J.K. Tiller Assoc., Inc., on behalf of the owners, Suzanne and Franco Sirkin, requests that the Historic Preservation Commission approve the following application:

1. **COFA-06-22-016935.** A Certificate of Appropriateness for the addition of 102 SF outdoor shower on the existing 2,578 SF single-family residence located at 5774 Yaupon Road, Lot 17A in the Stock Farm Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

**INTRODUCTION:** The Applicant is proposing the construction of a 100 SF addition, to function as an outdoor shower on the existing primary structure located at 5774 Yaupon Road in the Old Town Bluffton Historic District. The single-family residence was originally reviewed and approved by the Historic Preservation Commission at the December 5, 2018 HPC meeting (COFA-10-18-012461). At the time, it was reviewed as an Additional Building type. The 102 SF addition, proposed on the rear elevation, would include the replacement of a double window with a set of French doors, a raised porch surrounded by pressure treated wood screening, and partially covered by a shed roof.

This project was presented to the Historic Preservation Review Committee for conceptual review at the July 25, 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 an addition to an existing single-family residential structure within the Old Town Bluffton Historic District, a locally and nationally designated historic district. The building has 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 included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the Unified Development Ordinance. The addition proposed as part of this request will be in conformance with those standards.
- 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 proposed addition will continue to 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.

*Finding.* Town Staff finds that the proposed addition is in conformance with the applicable provisions provided in Article 5.

3. Section 3.18.3.D. The nature and character of the surrounding area and consistency of the structure with the harmony of the surrounding neighborhood.

*Finding.* Town Staff finds that nature and character of the addition to the existing structure is consistent and harmonious with that of the surrounding neighborhood. The mass and scale of the addition is appropriate for its location and the architectural detailing 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 addition to a single-family residential structure built in 2018 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, as proposed, 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 incomplete. As required at Conceptual review, a detail showing the sewer connection is required for Watershed Management's review.

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

1. Provide detail showing sewer connection for outdoor shower for Watershed Management review.

**ATTACHMENTS:**

1. Location Map
2. Zoning Map
3. Applicant Narrative
4. Application and Plans
5. POA Approval Letter
6. HPRC Comments