

# HISTORIC PRESERVATION COMMISSION



## STAFF REPORT

### Department of Growth Management

<b>MEETING DATE:</b>	January 5, 2022
<b>PROJECT:</b>	40 Dubois Lane– New Construction: Single-Family Residential
<b>APPLICANT:</b>	Shifting Tides LLC
<b>PROJECT MANAGER:</b>	Katie Peterson, AICP, Senior Planner

**APPLICATION REQUEST:** The Applicant, Shifting Tides LLC, on behalf of the owner, Luke Healy, requests that the Historic Preservation Commission approve the following application:

1. **COFA-09-21-015799.** A Certificate of Appropriateness to allow the construction of a new 1.5-story single-family building of approximately 2,920 SF and a Carriage House of approximately 1,105 SF located at 40 Dubois Lane, 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 2,920 SF, has similar attributes of the Center Hall House, but is 1.5-stories in height, so it is reviewed as an Additional Building Type in accordance with the allowable building types for the Neighborhood General-HD zoning district. In addition to the primary structure, the Applicant is proposing a Carriage House structure of approximately 1,105 SF, which meets the design standards for a Carriage House Building Type.

The one and a half story primary structure is largely under a side facing gable with two one-story gabled additions to the front, and a shed roofed porch between them. It has one-story gabled additions to each side and to the rear. The rear elevation has an almost full-façade porch under a hipped roof which partially wraps the left elevation. The front roofline features three small shed roofed dormers, and the rear includes one, nearly full length, shed roofed dormer. The proposed materials include horizontal lap siding, 5V crimp metal roofs, and Tabby stucco at the foundation. The Carriage House features a side gable roof with a gabled dormer on the west elevation. It has a one-story hip roofed open porch area on the south elevation and features the same siding patterns and trim detailing as the primary structure.

This project was presented to the Historic Preservation Review Committee for

conceptual review at the September 27, 2021 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 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 and Carriage House within the Old Town Bluffton Historic District, a locally and nationally designated historic district. The buildings have been designed to be sympathetic to the architectural character of the neighboring historic structures, so their 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 will be in conformance with those standards if the conditions noted in item 2 of this Section are 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 and Carriage House 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.* Town Staff finds that the design of the primary structure falls within the category of Additional Building Type as allowed in the Neighborhood General Historic District per Section 5.15.5.C. 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.
    - 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 5.3.7.D. 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 does not show the canopy coverage calculations. Provide a revised Landscape Plan which shows the canopy coverage calculations to ensure compliance with this requirement.
      - 2) Section 5.10.1.4. Stormwater Grading Provisions. Grading can create problems with storm drainage and water quality by generating non-source point pollution. Grading plans for compliance the overall development shall be to maximize ground water recharge, minimize runoff, ensure positive drainage on and within the site with no impact on adjacent property, ensure offsite drainage is received to an existing conveyance system and prevent mass grading of site. As required during the Historic Preservation Review Committee meeting, provide site plan showing existing grades/contours/elevations and offsite discharge points as well as the proposed grades/contours/elevations, and offsite discharge points identified.
      - 3) Section 5.15.5.C. Neighborhood General Historic District (NG-HD) Building Types. The structure shares characteristics of the Center

Hall House Building Type, however it is not 2 stories in height, so it must be reviewed as an Additional Building Type. 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. Within the NG-HD zoning district, the largest footprint permitted is the Center Hall House with a maximum footprint of 2,000 SF not including porches. The site plan shows the primary structure as having a 2,019 heated SF footprint. The footprint must be reduced, or site plan updated to reflect revised plans, to be no greater than 2,000 SF not including porches.

- 4) Section 5.15.6.F. General Requirements. Window and wall air conditioners, electrical utility meters, air conditioning compressors, irrigation and pool pumps, waste receptacles, systems equipment, roof and wall penetrations shall be located in rear yards or in side yards not facing side streets, with approved screening. The height of the service yard enclosure shall be sufficient to screen equipment from public vantages; however, it may not exceed six (6') feet in height. The Site Plan and elevations do not indicate the location of utilities and other service items. Provide a service yard location and a detail depicting the materials and dimensions of the proposed service yard area.
- 5) Section 5.15.6.H.1.a. Columns. Columns shall be spaced no farther apart than they are tall. The columns on the rear elevation of the Carriage House porch are approximately 7' 6" apart and 7' tall. An additional column must be added, or the columns reconfigured to be spaced no farther apart than they are tall in this location.
- 6) Section 5.15.6.I. Windows and Doors. Snap in muntins or mullions, and muntins between the glass are not recommended. Windows with true divided lite or simulated divided lite are encouraged. Muntins are shown in the windows, but not enough information was provided for review. Provide a typical window detail.
- 7) Section 5.15.6.K. Garden Walls, Fences and Hedges. Fences may be wood, wrought or cast iron, aluminum or tube steel with traditional finial connections and detailing, brick, stone, or wood posts with "Hog wire" infill and a board rail on top. In front yards they must be a minimum of 24" and a maximum of 42 inches. In rear and side yards they must be a minimum of 36" and a maximum of 6'. The site plan notes two different types of fences with gates; however, no detail has been provided. Provide a detail which includes the materials, configuration, and transition between the two fence types. Additionally, provide additional information regarding how it ties into the building elevation along Dubois Lane and how it ties into the handrail and stairs coming off the Mudroom as not enough information was provided to complete the

review.

- 8) Section 5.15.6.O. Skirting and Underpinning. Skirting and underpinning may be done in brick lattice, vertical or horizontal pattern wood lattice or fencing referred to as "pigboard" and louvered vents. Underpinning must be a minimum of 1" behind face of pier. Skirting must lay on top of pier. When using stucco or tabby, allow for the material to be behind the skirting. Foundational vents of a similar configuration are permitted and should be aligned with window and door openings. A portion of the Right Elevation indicates the use of piers with 'woodhogs fencing between.' Provide a pier and underpinning detail as not enough information was provided to ensure the configuration is in compliance with this section.
- 9) Section 5.15.6.P. Cornice, Soffit, and Frieze. Open cornices with exposed rafter tails are a common detail to Bluffton and are finished with a simple 5/4" fascia board. Soffits should be finished with beaded or v-groove tongue & groove. The soffit, on an enclosed cornice, should be trimmed with a small crown or bed & cove mold at the frieze. Rough sawn wood, plywood and aluminum are not permitted materials for soffit or cornice detailing. A wall section for the Carriage House was provided, however, no wall section for the primary structure was provided for review. Provide a wall section through the primary structure showing the configuration and materials as not enough information was provided to complete the review.
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 to be consistent and harmonious with that of the surrounding neighborhood. 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 new structures 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.

*Finding.* The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be incomplete.

The Application lists the Owner as Luke Healy; Beaufort County Tax records do not indicate an owner for this parcel and identify the parcel by Tax Map Number R610 039 00A 0256 0000. The Application identifies the parcel by Tax Map Number R610 039 00A 0256 0000, which does not match the site plan, and is indicated by Beaufort County Tax Records as being owned by Cc Preservations Llc. While the Tax Records may not be up to date, as requested at time of conceptual review, documentation of ownership and correct Tax Map Number is required prior to final approval.

As there are several trees 14 inches in diameter at breast height or greater, being proposed for removal, which are under review through TREE-10-21-3343, the permit must be approved prior to issuance of this Certificate of Appropriateness and all conditions of the Tree Removal Permit must be met prior to Final Historic District Inspection.

Finally, there are several locations on the plans which indicate exterior changes to the plans may be made during construction. All notes which indicate exterior changes, must be removed prior to approval as the design approved by the Historic Preservation Commission must be that which is constructed.

**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 5.3.7.D., provide revised Landscape Plan with updated canopy coverage calculations.
2. As required during the Historic Preservation Review Committee meeting, provide a site plan showing existing grades/contours/elevations and offsite discharge points as well as the proposed grades/contours/elevations, and offsite discharge points identified.
3. Per UDO Section 5.15.5.C., the footprint must be reduced to no more than 2,000 SF or the Site Plan revised to reflect the updated footprint.
4. Per UDO Section 5.15.6.F., provide a service yard location and a detail depicting the materials and dimensions of the proposed service yard area.
5. Per UDO Section 5.15.6.H., an additional column must be added, or the columns reconfigured to be spaced no farther apart than they are tall on the rear elevation of the Carriage House.
6. Per UDO Section 5.15.6.I., provide a typical window detail showing the materials and configuration.
7. Per UDO Section 5.15.6.K., provide a detail which includes the materials, configuration, and transition between the two fence types. Additionally, provide information regarding how it ties into the building elevation along

- Dubois Lane and how it ties into the handrail and stairs coming off the Mudroom, as not enough information was provided to complete the review.
8. Per UDO Section 5.15.6.O., provide a pier and underpinning detail showing the configuration of the underpinning for the Right Elevation.
  9. Per UDO Section 5.15.6.P., provide a wall section through the eave for the house showing the configuration and materials as not enough information was provided to complete the review.
  10. Per the Applications Manual, provide documentation of ownership and correct Tax Map Number.
  11. Per the Applications Manual, the Site Plan must be updated to reflect an accurate footprint for the Carriage House Structure, and include all porches, stoops, etc.
  12. All notes that indicate exterior changes to be determined based on site characteristics and owner preference must be removed prior to approval.
  13. Per the Applications Manual, approval of Town of Bluffton Tree Removal Permit TREE-10-21-3343 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.

**ATTACHMENTS:**

1. Location Map
2. Zoning Map
3. Application and Narrative
4. Site Plan & Elevations
5. Landscape Plan & Canopy Coverage
6. HPRC Report