

# HISTORIC PRESERVATION COMMISSION



## STAFF REPORT

### Department of Growth Management

<b>MEETING DATE:</b>	January 5, 2022
<b>PROJECT:</b>	55 Stock Farm Road– New Construction: Single-Family Residential
<b>APPLICANT:</b>	Webb Construction, Inc.
<b>PROJECT MANAGER:</b>	Katie Peterson, AICP, Senior Planner

**APPLICATION REQUEST:** The Applicant, Webb Construction, Inc., on behalf of the owners, Bill and Liza McCracken, requests that the Historic Preservation Commission approve the following application:

1. **COFA-11-21-016062.** A Certificate of Appropriateness to allow the construction of a new 1.5-story building of approximately 1,714 SF located at 55 Stock Farm Road, in the Old Town Bluffton Historic District and zoned Riverfront Edge-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 1,714 SF, has similar attributes of the Village House, but is 1.5-stories in height and located within the Riverfront Edge-HD (RV-HD) zoning district, so it is reviewed as an Additional Building Type in accordance with the allowable building types for the RV-HD zoning district.

The one and a half story structure is under a forward facing gable and has two shed roofed dormers on either side. It features a one-story hip roofed front porch which partially wraps the right side. It has a left side addition, under a hipped roof, which wraps most of the rear of the structure and includes a small rear porch near the corner of the structure. The proposed materials include horizontal lap siding, 5V crimp metal roofs, and a stucco pier foundation with hog board infill.

This project was presented to the Historic Preservation Review Committee for conceptual review at the December 6, 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 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 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 Section 2 of this report 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 adds 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 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.

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 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, 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 are several trees 14 inches in diameter at breast height or greater, being proposed for removal, a Town of Bluffton Tree Removal Permit is required.

**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 condition:

1. 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.

**ATTACHMENTS:**

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