

HISTORIC PRESERVATION COMMISSION



STAFF REPORT

Department of Growth Management

MEETING DATE:	January 5, 2022
PROJECT:	5790 Guilford Place, Lot 9 – New Construction: Mixed-Use
APPLICANT:	Ansley H. Manuel
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Ansley H. Manuel, Architect, on behalf of the owner, James Jeffcoat, requests that the Historic Preservation Commission approve the following application:

1. **COFA-06-21-015528.** A Certificate of Appropriateness to allow the construction of a new 2-story mixed-use building of approximately 2,520 SF and a Carriage House of approximately 1,200 SF located at 5790 Guilford Place, identified as Lot 9 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 mixed-use building with office space on the first floor and a single dwelling unit on the second floor in the Old Town Bluffton Historic District. The proposed building, of approximately 2,520 SF, has similar attributes of the Center Hall House, but is not single-family residential in use, 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 1,200 SF, which meets the design standards for a Carriage House Building Type.

The two-story primary structure is under a side-facing gable roof with full façade, two-story shed-roofed porches on the front and rear. It features brick walls and columns on the first floor with horizontal Hardie siding above, proposes shutters on all windows that can accept them and has a standing seam roof. The Carriage House features horizontal siding and shares architectural detailing with the primary structure.

This project was presented to the Historic Preservation Review Committee for conceptual review at the June 28, 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 mixed-use structure 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 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.
 - 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 mixed-use 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 5.15.6.E.3. Colonnades/Arcades. Colonnades/arcades shall have a minimum depth of eight (8) feet from the build-to line to the inside column face. The colonnade has been marked from build-to to outside column face at (8) eight feet but measures seven (7) feet to inside column face. The colonnade depth must be increased to meet the minimum requirement.
 - 2) Section 5.15.6.E.5. and 5.15.6.H. Porches and Columns, Arches, Piers, Railings, Balustrades. Porches may be screened; however, if screened, all architectural expression (columns, railings, pickets, etc.) must occur on the outside of the screen (facing the street or public space). Railings may be wood (termite resistant), painted or natural Wrought or Cast Iron. The second-floor porch on the front elevation is shown as screened but does not show railings on the exterior. Provide a detail showing the railing material and configuration for the exterior of the screen.
 - 3) Section 5.15.6.G. Building Walls. Building walls are permitted to be wood, cement fiber siding, concrete masonry units with stucco tabby, reinforced concrete with stucco, shingle, vertical board and batten. Wherever possible, green building materials shall be used in construction of building walls, including recycled content sheathing, siding composed of reclaimed or recycled material, salvaged masonry brick or block, and locally produced stone or brick. The building walls of the first floor are proposed as brick. As only reclaimed or locally produced brick is permitted as a brick wall material, additional information on the source of the material must be provided to ensure compliance with this section.
 - 4) Section 5.15.6.M. Shutters. Shutters shall be hinged, operable and constructed of a durable wood, or a wood composite if determined by the UDO Administrator to be consistent with the character of

the Historic District and the materials used are of equal or better quality than traditional building materials. Shutters are shown on the elevations; however, no detail has been provided. Provide a shutter detail to ensure the material and operational standards in this section have been met.

- 5) Section 5.15.6.M. Shutters. Shutter dogs shall be the standard "S" hook, rat-tail hooks, generally less decorative iron butterfly, or other style shutter dog typical of the Old Town Bluffton Historic District's period of significance. A detail of the shutter dog is required as not enough information was provided to complete the review.
 - 6) Section 5.15.5.F.4. Building Composition (Proportion, Alignment, Rhythm, and Spacing). Overall building proportions and individual features shall have a proportional relationship with one another. Further, Traditional Construction Patterns Section 31 and 32 states that windowpanes should be similarly proportioned throughout an entire building. The primary structure proposes the use of five different window sizes, each with different proportions. The Carriage House proposes two additional types which are not used on the primary structure. The number of window and door proportions must be reduced to the fewest number reasonable to provide a better proportional relationship between the elements.
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 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 detailing, with revisions to address the items in section 2 above, will be 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 section 2 of this report are met, the proposed plans are 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. As the property is

located within the Stock Farm development, a letter of approval from the Stock Farm ARB is required prior to approval.

As there are several trees 14 inches in diameter at breast height or greater, being proposed for removal, a tree removal permit is required.

Per the Development Plan and subsequent amendments (DPA-05-17-010936), while off-street parking is allowed on Lots 1-15, driveway access must be provided in accordance with the Development Plan. As there is no curb cut for vehicular access, the area delineated as a driveway on the Landscape Plan may only be used as pedestrian access.

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 the Applications Manual, a Town of Bluffton Tree Removal Permit is required.
2. Per the Applications Manual, approval from the Stock Farm POA is required prior to approval of a Certificate of Appropriateness- HD.
3. Per the Applications Manual, any proposed signage requires separate Site Feature-HD approval.
4. Per UDO Section 5.15.6.E.3., the colonnade depth must be increased to a minimum of 8 feet in depth from build-to to inside column face.
5. Per UDO Sections 5.15.6.E.5. and 5.15.6.H. provide a railing detail for the screen porch area showing materials and configuration.
6. Per UDO Section 5.15.6.G., information on the source of the brick wall material must be provided to ensure it is reclaimed or locally sourced.
7. Per UDO Section 5.15.6.M., provide a shutter detail showing the materials and operation of the shutter.
8. Per UDO Section 5.15.6.M., provide a shutter dog detail.
9. Per Section 5.15.5.F.4., and Traditional Construction Patterns Sections 31 and 32, number of window and door proportions must be reduced provide a better proportional relationship between the elements.
10. Per DPA-05-17-010936, revise the Landscape and Site Plans to show the driveway area to be pedestrian access only.

ATTACHMENTS:

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