HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	October 5, 2016
PROJECT:	12 Lawrence Street – New Construction: Carriage House
APPLICANT:	Tyler Melnik
PROJECT MANAGER:	Erin Schumacher, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Tyler Melnik, requests that the Historic Preservation Commission approve the following application:

1. **COFA-8-16-9995.** A Certificate of Appropriateness-HD to allow the construction of a carriage house of approximately 880 SF on the currently developed single family residential lot located at 12 Lawrence Street in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD.

INTRODUCTION: The Applicant is proposing the construction of a detached carriage house of approximately 880 SF located in the Old Town Bluffton Historic District. The property is currently under development to construct the primary structure, and has a protected 21" Southern Magnolia at the front of the property. The primary structure was reviewed and approved by the HPC in April of 2016 as an Additional Building Type in accordance with the allowable building types for the Neighborhood General-HD zoning district. Due to the location of the 21" Southern Magnolia and the unique geometry of the lot, a variance request was also presented and approved by the Board of Zoning Appeals (BZA) on March 15, 2016 to allow the western side setback to be reduced from 10' to 3'.

For this application, the proposed garage, of approximately 880 SF, meets the criteria and lot standards of the Carriage House Building Type in accordance with the allowable building types for the Neighborhood General-HD zoning district. It also meets the square footage, maximum footprint, and dimensional requirements and has the following characteristics:

- It is a detached accessory structure;
- It is to be used as a garage with living space above;
- It is limited to 2 cars with a maximum garage door width of 12'; and
- It was designed in the same general character of the primary structure.

The Carriage House is a simple two story structure with a forward facing gable. The Applicant has proposed a building that reflects the vernacular characteristics of Bluffton by incorporating a variety of typical architectural features such as the use

of horizontal lap siding, bracketed roof overhangs at the entrances, and corner board trim.

This project was presented to the Historic Preservation Review Committee for conceptual review at the August 15, 2016 meeting where 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 Bluffton Master Plan.

    a. *Finding*. The application is consistent with the principles set forth in the Old Town Bluffton 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 Carriage House in 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 new construction proposed as part of this request is 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 addition of this proposed residential structure adds to the district as and 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 garage falls within the category of Carriage House Building type as allowed in the Neighborhood General Historic District per Section 5.15.5.C. and it meets the required placement and lot standards.

   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.P. Cornice, Soffit, and Frieze. The architectural section shows the eave with a closed soffit and notes the use of plywood. The UDO has requirements for the configuration of closed soffits and states that rough sawn wood, plywood, and aluminum are not permitted materials for soffit or cornice detailing. The material must be revised to ensure that it meet the requirements of the UDO.

      2) Recommendation. The UDO notes that the Carriage House must have the same general character as the primary structure. To provide better cohesiveness between the two structures consider modifying the roof form (i.e. gable to hip) and/or adding shutters.

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 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 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 are sympathetic in design to the neighboring historic and non-historic resources; therefore, the structure, 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 application has been reviewed by Town Staff and has been determined to be incomplete. A landscape plan noting foundation plantings must be submitted for review by Town Staff.

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 5.15.8.F. of the UDO, consider modifying the roof form (i.e. gable to hip) and/or adding shutters to provide better architectural cohesiveness between the two structures.

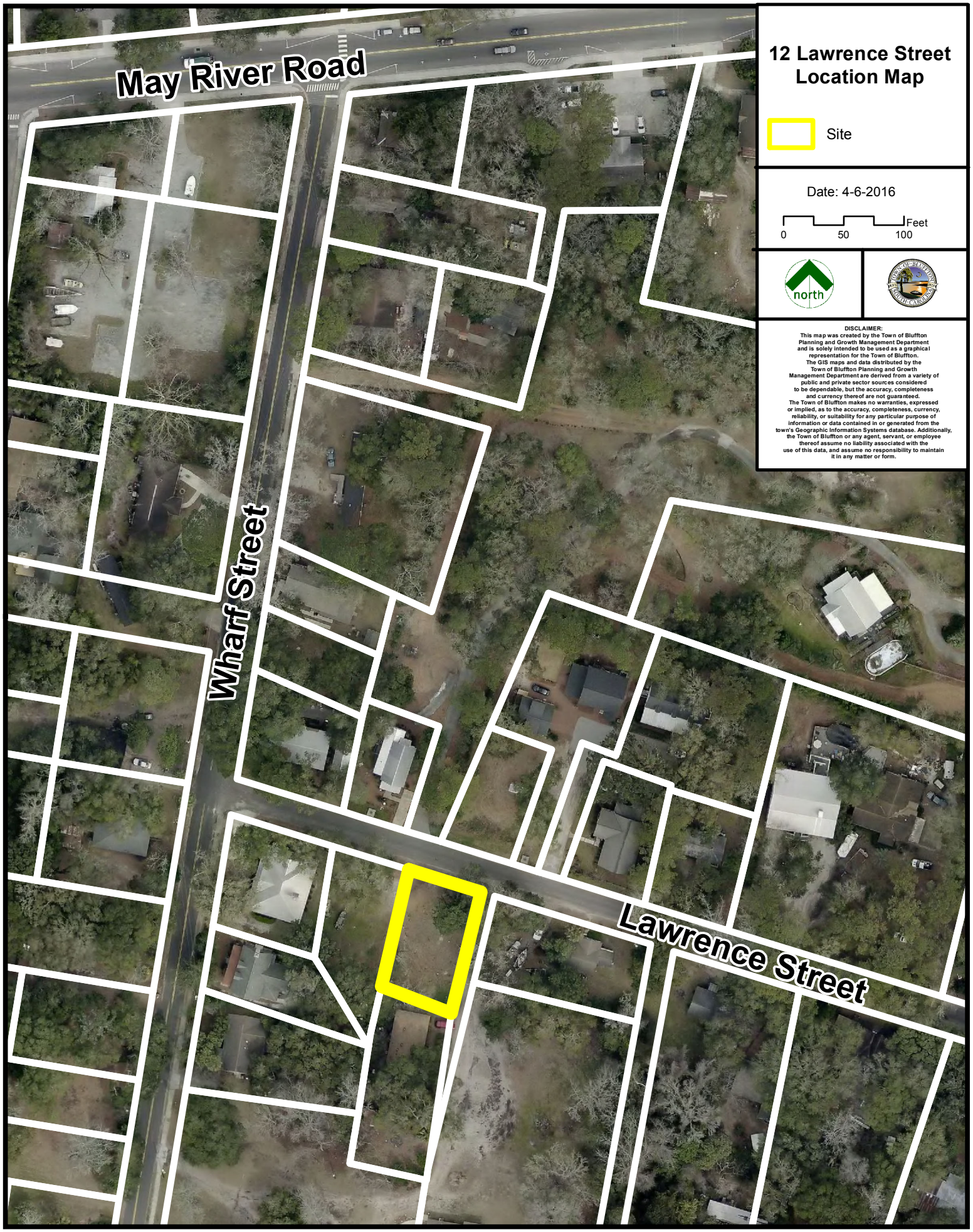
1. Per Section 5.15.6.P. of the UDO, the architectural section through the eave must be revised to ensure that the soffit materials meet the requirements of the UDO.

2. Per the Applications Manual a landscape plan must be submitted to Town Staff for review and approval.

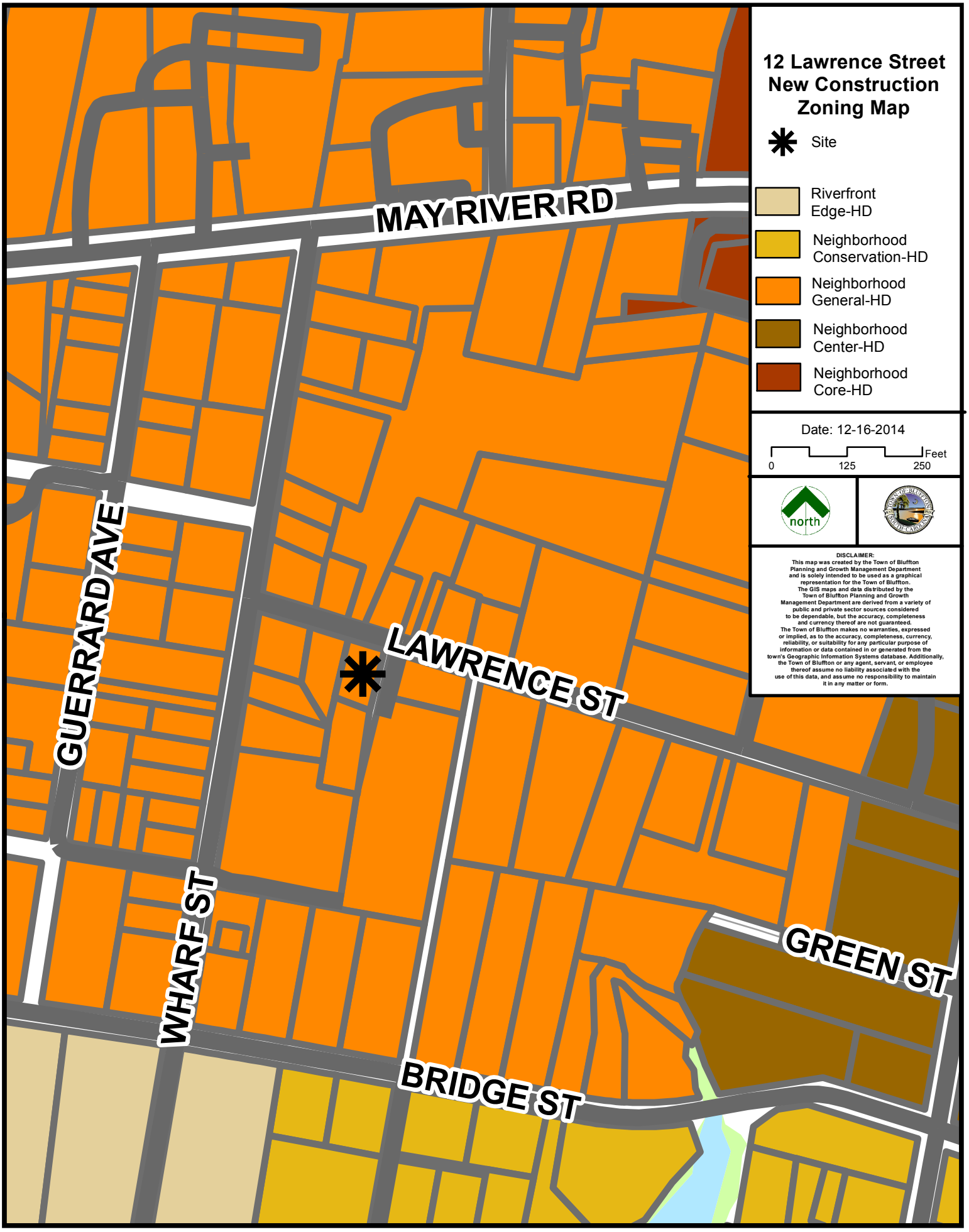
ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Applicant Narrative
4. Site Plan & Elevations
5. HPRC Report

ATTACHMENT 1



ATTACHMENT 2



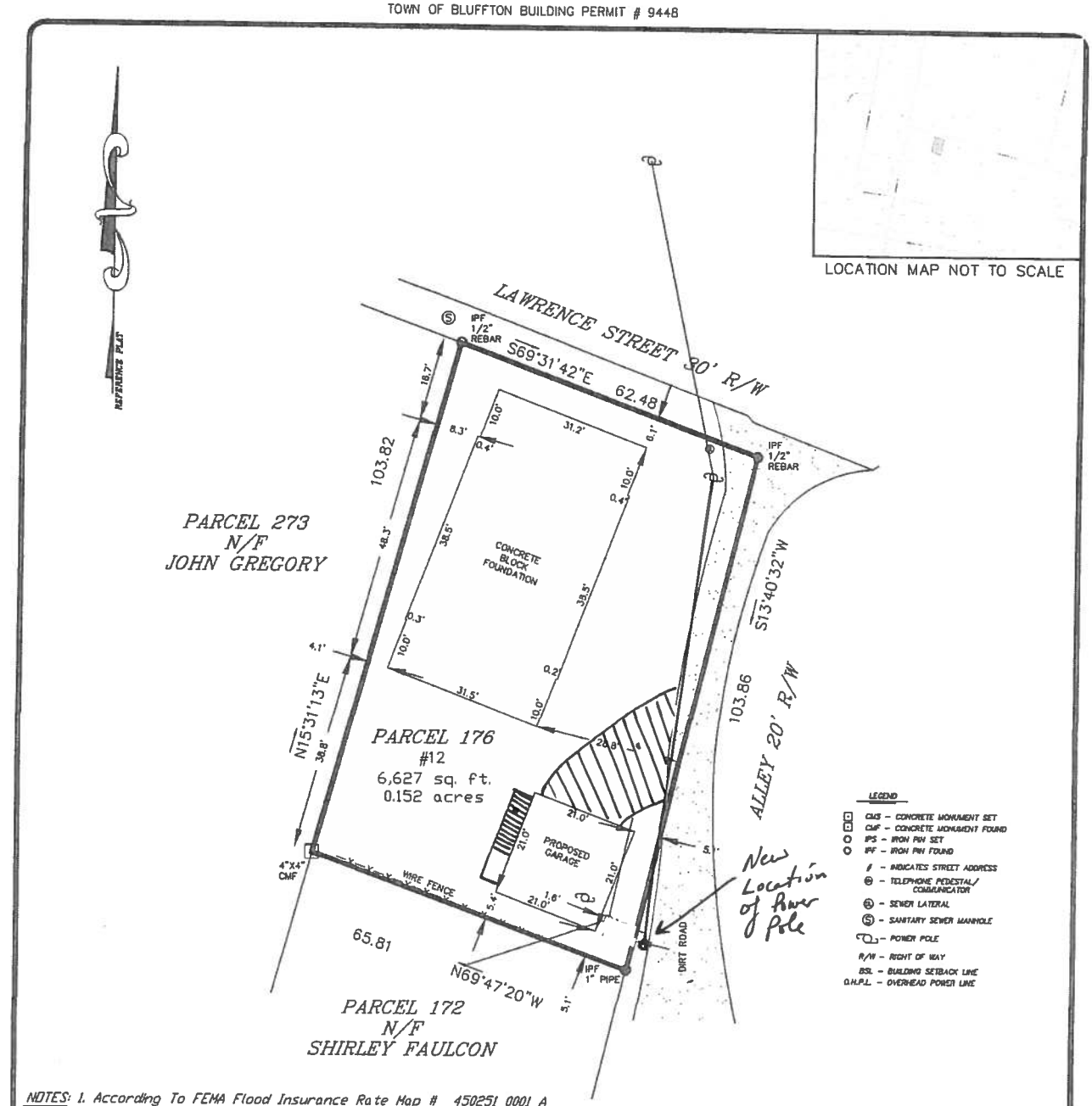
PROJECT NARRATIVE

12 Lawrence Street-Garage

This application is being submitted for the proposed construction of a garage adjacent to single family primary residence on 12 Lawrence Street in the historic district of Bluffton. Proposed uses and activities will be the garage for the residence of a single family for myself, my wife and two small boys. There will be a room above the garage for storage. It is anticipated that the area above the garage portion will be used as an additional guest room for family when completed.

The building will be a carriage house or other outbuilding as detailed in the UDO. The home will be on a concrete foundation with hardi-style siding, wooden doors and either wooden or metal garage doors.

TOWN OF BLUFFTON BUILDING PERMIT # 9448



NOTES: 1. According To FEMA Flood Insurance Rate Map # 45025I 0001 A This Lot Appears To Lie In A Federal Flood Plain Zone C, Minimum Required Elevation N/A Ft. NGVD29

2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.

3. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

DIST. 610, MAP 39A, PARCEL 176

REFERENCE PLAT(s):

PLAT BOOK 98 AT PAGE 86

GRAPHIC SCALE

10 0 5 10 20 40

1 INCH = 20 FEET

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

ANDREW TYLER MELNICK & KRISTIN ELIZABETH MELNICK

A FOUNDATION SURVEY ON PARCEL 176 LAWRENCE STREET, DISTRICT 610, TAX MAP 39A, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

REVISED: 8/3/16 TO SHOW PROPOSED GARAGE.

DATE: JUNE 20, 2016

SOUTH CAROLINA T-SQUARE SURVEYING COMPANY, LLC No 4595 CERTIFICATE OF AUTHORIZATION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE INDICATED.

WILLIAM J. SMITH, PLS # 26960

STATE OF SOUTH CAROLINA REGISTERED LAND SURVEYOR No.26960 WILLIAM J. SMITH

T SQUARE SURVEYING

PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@hargray.com
Phone 843-757-2650 Fax 843-757-5758

JOB # 16-231F

SYMBOLS + KEYS

DOORS AND WINDOW SIZE KEY
2868 = 2'-6" WIDE x 6'-0" HIGH

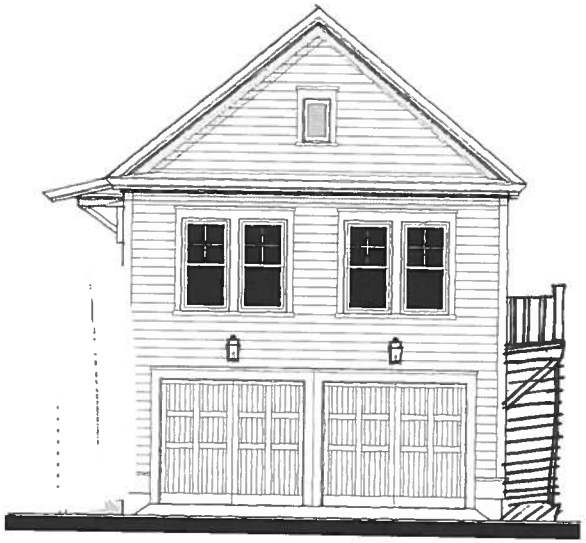
DRAWING NUMBER — 1 / 3 — = SECTION OR ELEVATION — SHEET NUMBER

ROOM TITLE
KITCHEN
10' 0 1/2" 11'0 0
CEILING HEIGHT — FLOOR FINISH

1 DRAWING TITLE
DETAIL OR ELEVATION NUMBER

14.00' = ELEVATION ABOVE SEA LEVEL
= REVISION NUMBER
= REVISION CLOUD
= PLAN REFERENCE NORTH

	VALVE TYPE TBD
	PIPE BOX TYPE
	FIRE BOX TYPE
	DRYER VENT
	SPEED SCREEN
	DUPLEX OUTLET
	1/2 HOT OUTLET
GFI	GFI/GFCI OUTLET
GF	GFCI/WP OUTLET
	CHAIRPIPE OUTLET
	TV, ANT OUTLET
	FAN OUTLET
	TELEPHONE JACK
	PHONE/FAX
	TELEVISION JACK
	VENT
	VENT 1/2" LOUVER
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	FLUORESCENT FIXTURE
	CEILING FAN
	SAFE LOCATION
	CEILING JOIST
	ROOF LADDER
	ELECTRICAL PANEL
	VALVE DETAILS
	LOCATION IN ROOF DETAILS



CONCEPTUAL RENDERING

DRAWING INDEX

G0	COVER SHEET
G1	FLOOR PLANS/ ELECTRICAL PLANS/ ROOF PLAN/ DETAILS
G2	ELEVATIONS/ WALL SECTION/ DETAILS
SP1	SPECIFICATIONS
SP2	SPECIFICATIONS
SP3	SPECIFICATIONS

GENERAL INFO.

AREA CALCULATIONS
GARAGE = 441 SF
SECOND FLOOR OVERHEAD = 441 SF

GARAGE 123105

GARAGE 123105

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Beaufort NC, 28512
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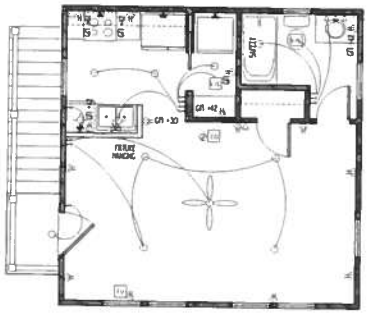
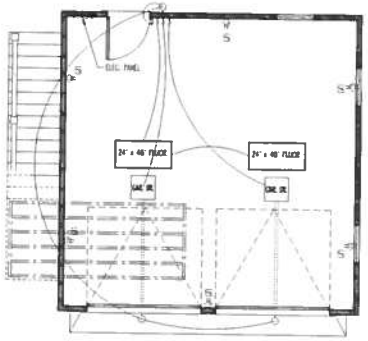
DATE: 08/01/2016
JOB NO. 123105 GARAGE PLAN SET
DWN BY: CF
DWG. NAME: 123105 - Garage.dwg

G0



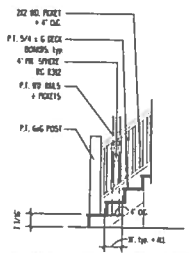
SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



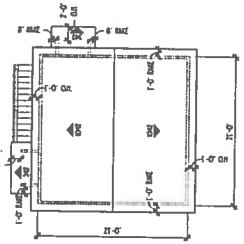
FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



D4 DETAIL @ EXT. STAIRS

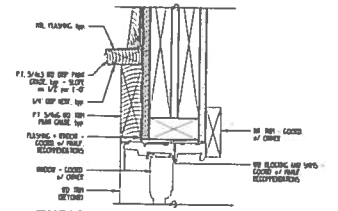
SCALE: 3/8" = 1'-0"



ROOF PLAN

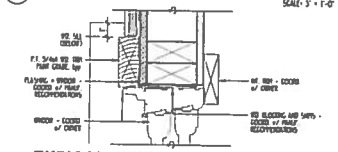
SCALE: 1/8" = 1'-0"

* NOTE: VENTILATION VENTS (SOFFITS OR OPPOSITE) NEED TO BE LOCATED AS INCONSPICUOUS AS POSSIBLE. ROOF VENTILATION NEED TO BE NOT TO A PARAPET. (SUPPORT WITH PROVIDED) ROOF / WALL VENTILATIONS MUST BE PAINTED TO MATCH SURROUNDING COLOR



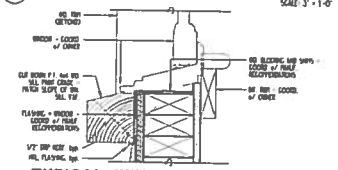
D3 TYPICAL WINDOW & DOOR HEAD

SCALE: 3" = 1'-0"



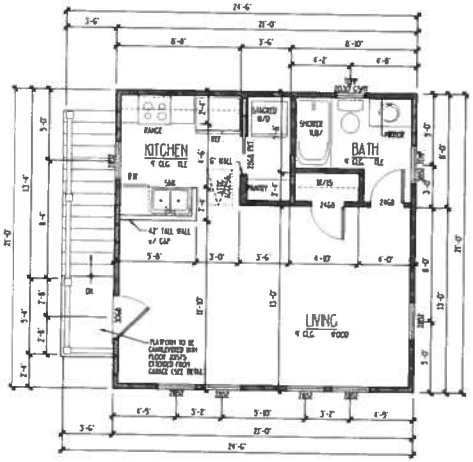
D2 TYPICAL WINDOW & DOOR JAMB

SCALE: 3" = 1'-0"



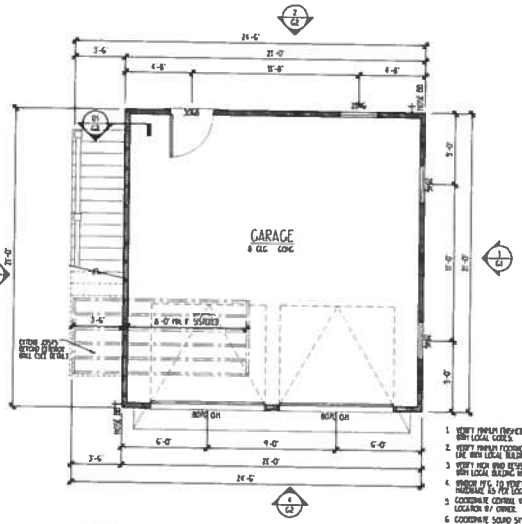
D1 TYPICAL WINDOW SILL

SCALE: 3" = 1'-0"



SECOND FLOOR PLAN

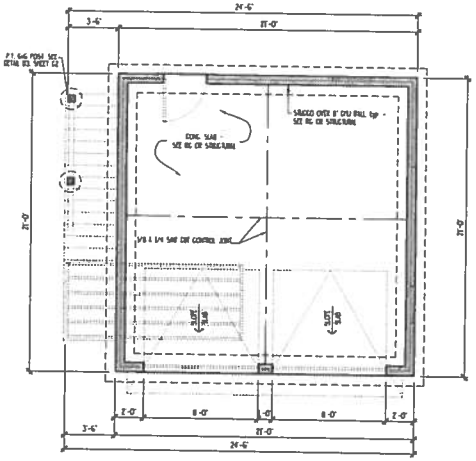
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1. VERIFY MINIMUM GARAGE FLOOR ELEVATION WITH LOCAL CODES.
2. VERIFY MINIMUM FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING INSPECTOR.
3. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
4. WINDOW NFC TO VERIFY CORRECT WINDOWS AND HARDWARE AS PER LOCAL CODES.
5. COORDINATE CONTROL VACUUM REQUIREMENTS + LOCATION W/ OWNER.
6. COORDINATE SOUND SYSTEM REQUIREMENTS W/ OWNER.
7. COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS W/ OWNER.
8. COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION W/ OWNER.



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

GARAGE 123105

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Manhattan, KS 66502
(785) 776-2708
www.allisonramseyarchitect.com

DATE:	06/20/2006
JOB NO:	123105 GARAGE PLAN SET
DWG BY:	CF
DWG NAME:	123105 - Garage.dwg

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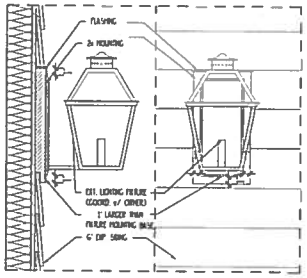
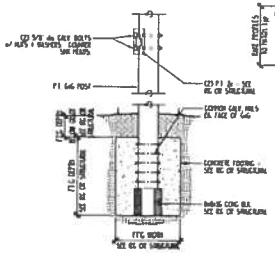
G1



D4 EXTERIOR LIGHTING MOUNT DETAIL

SCALE: 1 1/2" = 1'-0"



D3 6x6 POST DETAIL

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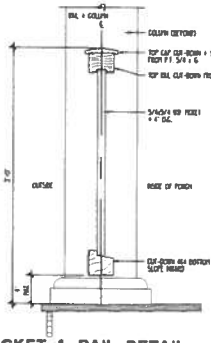
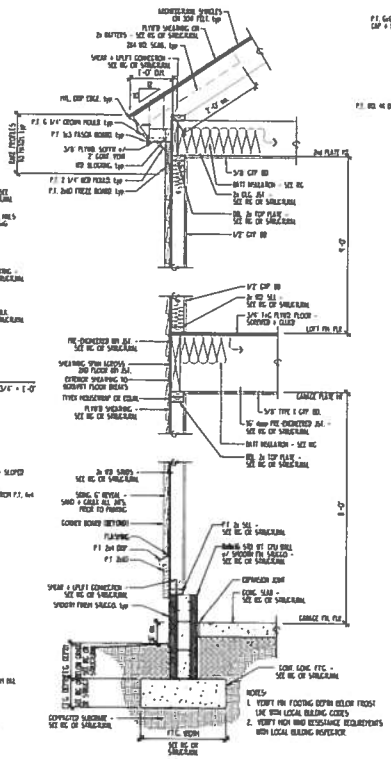


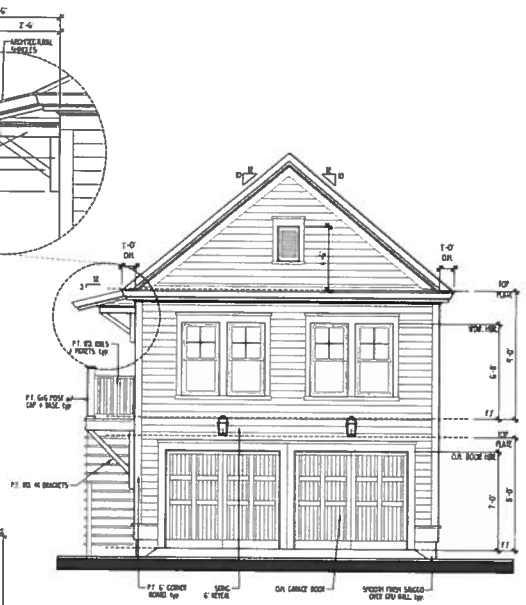
D2 PICKET & RAIL DETAIL

SCALE: 1 1/2" = 1'-0"



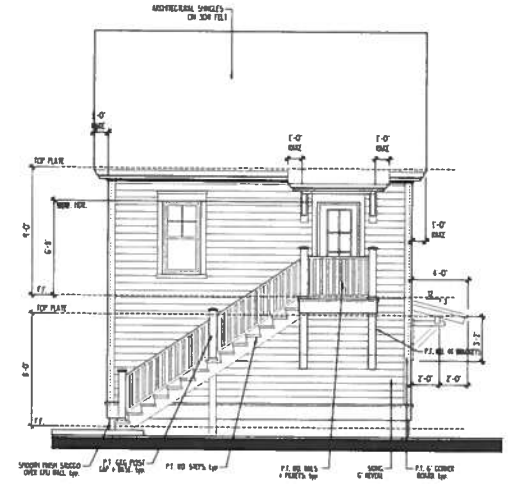
D1 TYP. GARAGE SECTION

SCALE: 3/4" = 1'-0"



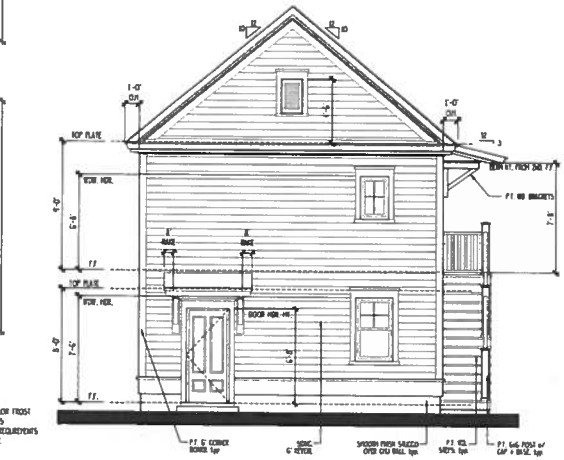
4 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



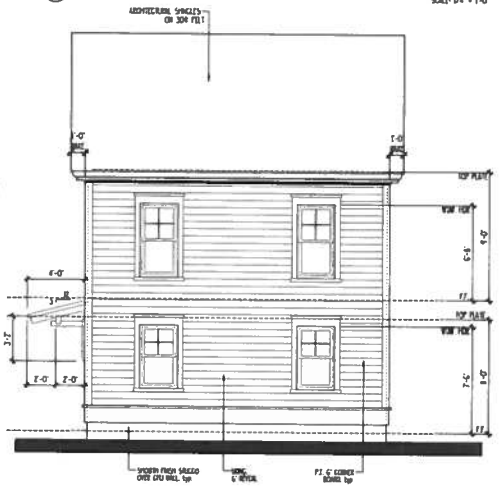
3 LEFT ELEVATION

SCALE: 1/4" = 1'-0"



2 REAR ELEVATION

SCALE: 1/4" = 1'-0"



1 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

GARAGE 123105

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DATE: 08/01/2016
JOB NO. 123105 GARAGE PLAN SET
DWN. BY: CT
CHK. BY: 123105 - Garage.dwg

G2

PLAN REVIEW COMMENTS FOR COFA-08-16-009995

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
OLD TOWN

Plan Type:	**Historic District**	**Apply Date:**	**08/04/2016**
Plan Status:	**Active**	**Plan Address:**	**12 Lawrence St BLUFFTON, SC 29910**
Case Manager:	**Erin Schumacher**	**Plan PIN #:**	**R610 039 00A 0176 0000**
Plan Description:	**The applicant is requesting approval to construct a new garage adjacent to the single family residence. There will be a guest room above the garage to be used for family. The building will be a carriage house or other outbuilding as detailed in the UDO. STATUS: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the August 15th meeting.**		

Staff Review (HD)

Submission #: 1 Recieved: 08/04/2016 Completed: 08/12/2016

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Growth Management Dept Review (HD)	08/12/2016	Erin Schumacher	Approved with Conditions

Comments:

1. For the final submittal, a landscape plan noting foundation plantings and any proposed tree removal must be submitted as not enough information was provided to review with conformance with the UDO. (Applications Manual)
2. The plans note the use of plywood soffit. The UDO states that rough sawn wood, plywood and aluminum are not permitted materials for soffit or cornice detailing. This material must be revised to a permitted material. (UDO Section 5.15.6.P.10.)
3. While not required, consider adding modifying the window pane configuration and/or the roof form (i.e. gable to hip) to promote better architectural cohesiveness between the character of the main house and the carriage house. (UDO Section 5.15.8.F.)

HPRC Review	08/11/2016	Erin Schumacher	Approved with Conditions

Comments:

1. Indicate on the site plan the location of the driveway and the full building footprint, including the location of the stair so that it may be reviewed for conformance with setback requirements. (Applications Manual).
2. Consider using the same metal roofing material proposed on the main house for consistency. The plans note the use of asphalt shingle while the project analysis states metal. Clarify the proposed roof material. (UDO Section 5.15.6.J. and 5.15.8.F.)
3. While not required, consider adding shutters to promote better architectural cohesiveness between the character of the main house and the carriage house. (UDO Section 5.15.8.F.)

Transportation Department Review - HD	08/12/2016	Kevin Icard	Approved with Conditions

Comments:

1. Based on the site plan submitted the existing over head power line is hanging over the building. Either the building or the power line must be move to an appropriate distance.

Beaufort Jasper Water and Sewer Review	08/09/2016	Dick Deuel	Approved

Comments:

1. No comment submitted.

Building Safety Review	08/12/2016	Richard Spruce	Approved

Comments:

1. The overhead power line may be a clearance issue for a two story structure. We can take a closer look at this with the building permit application.
2. The projections from the roof will have to be rated due to their being closer than 5 feet from the property line.
3. Additional comments are reserved for the permit application plans review.

Watershed Management Review	08/12/2016	Beth Lewis	Approved

Comments:

The following construction site Best Management Practices (BMPs) should be implemented for all construction site activities. Where applicable on site this includes:
1. Silt fencing buried a minimum of six inches below disturbed grade,
2. Temporary gravel driveways a minimum of 15 feet by 10 feet, and
3. Sediment barriers surrounding all catch basins or drop inlets on site and sediment socks on all catch basins or drop inlets adjoining to the site.

In addition, in areas where more than two feet of fill material has been placed or in areas adjacent to all wetlands, silt fencing must be used.

Addressing Review	08/04/2016	Theresa Thorsen	Approved

Comments:

1. No comment.

Plan Review Case Notes: