

HISTORIC PRESERVATION COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	February 3, 2016
PROJECT:	Lot 1A, 5733 Guilford Place – New Construction: Single-Family Residential
APPLICANT:	Pearce Scott Architects
PROJECT MANAGER:	Katie Peterson, Planning Assistant

APPLICATION REQUEST: The Applicant, Pearce Scott Architects on behalf of Eugene Marks, requests that the Historic Preservation Commission approve the following application:

1. **COFA-10-15-9382.** A Certificate of Appropriateness to allow for the construction of a new single family residence of approximately 1,486 SF on the property identified as 5733 Guilford Place (Lot 1A), in the Stock Farm Development and zoned as Neighborhood General-HD.

INTRODUCTION: The Applicant is proposing the construction of a detached single-family residence in the Old Town Bluffton Historic District. The property is currently undeveloped. The proposed primary structure, of approximately 1,486 SF, falls within the Additional Building classification in accordance to the allowable building types for the Neighborhood General-HD zoning district.

In June 2015, the Applicant brought forth an application to the Board of Zoning Appeals (ZONE-6-15-9269). The Board of Zoning Appeals heard the application at the July 21, 2015 meeting and granted the following variances from the Town of Bluffton Unified Development Ordinance:

1. Side yard setback at 5 feet are granted for Lots 1A-5A;
2. Rear yard setbacks at 20 feet are granted for Lots 1A-5A;
3. A buffer in accordance with UDO Section 5.3.7.B.2&3 be implemented within the full width of the rear yard setback for Lots 1A-5A.

The Applicant currently has an active application for a Development Plan Amendment (DPA-08-15-9303) to change the use from commercial use to single-family residential development and create additional curb cuts as necessary. The application was heard at the August 25, 2015 Development Review Committee (DRC) meeting. Staff is awaiting resubmission of the plans in response to comments. Once comments are addressed, a Development Permit will be issued.

The house is designed similarly to the Cottage building type, and takes on many of the characteristics. The building features a two story side facing gabled roof with a one story hip roof addition to the east. A porch runs along the front of the building wrapping around to the eastern addition.

The Applicant proposes a building that reflects the vernacular characteristics of Bluffton by using a variety of architectural features and materials common to Bluffton. Architectural features that are similar to others found in the Historic District include a front porch, the use of tabby stucco piers and hog board at the foundation, and simple rooflines.

This project was presented to the Historic Preservation Review Committee for conceptual review at the October 26, 2015 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 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 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 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 adds to the district as well as 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 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 recommendation regarding the appropriateness of the Additional Building Type.

Since the project is located within the Stock Farm development, the Applicant has the choice to comply with the front, rear, and side setbacks prescribed by the Stock Farm development plan or as modified by the variance (ZONE-6-15-9269) granted on July 21, 2015. The proposed site plan meets these established criteria.

- 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 5.7.4.A.5. - Lot Layout and Design. As shown on the site plan, access to the lot is currently proposed from Guilford Place. The UDO states that every lot shall have access to a public or private roadway and that the access may be recorded via a cross or shared access easement. This item is being addressed through

the Development Plan Amendment Process (DPA-08-15-9303). This process must be completed prior to issuance of a Certificate of Appropriateness.

- 2) Section 5.15.7.C. – Off-Street Parking Lot Placement. The UDO states that in no case shall parking be located in front of a building. The current plans note a parking area of approximately 14 feet by 18 feet in front of the primary building. This parking area must be removed or relocated to meet the requirements of the UDO.
 - 3) Section 5.15.6.J – Roofs and Gutters. The UDO permits Standing Seam or 5-V Crimp as metal roof configurations. The Applicant has proposed corrugated metal as the roof material. While corrugated metal is not listed as a permitted finish material, it does have a historic precedence in Bluffton. Per Section 5.15.6., HPC may approve, or deny, the use of corrugated metal roofing as an allowable substitute material for those listed in the Architectural Standards. In this circumstance, Town Staff recommends approval.
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.

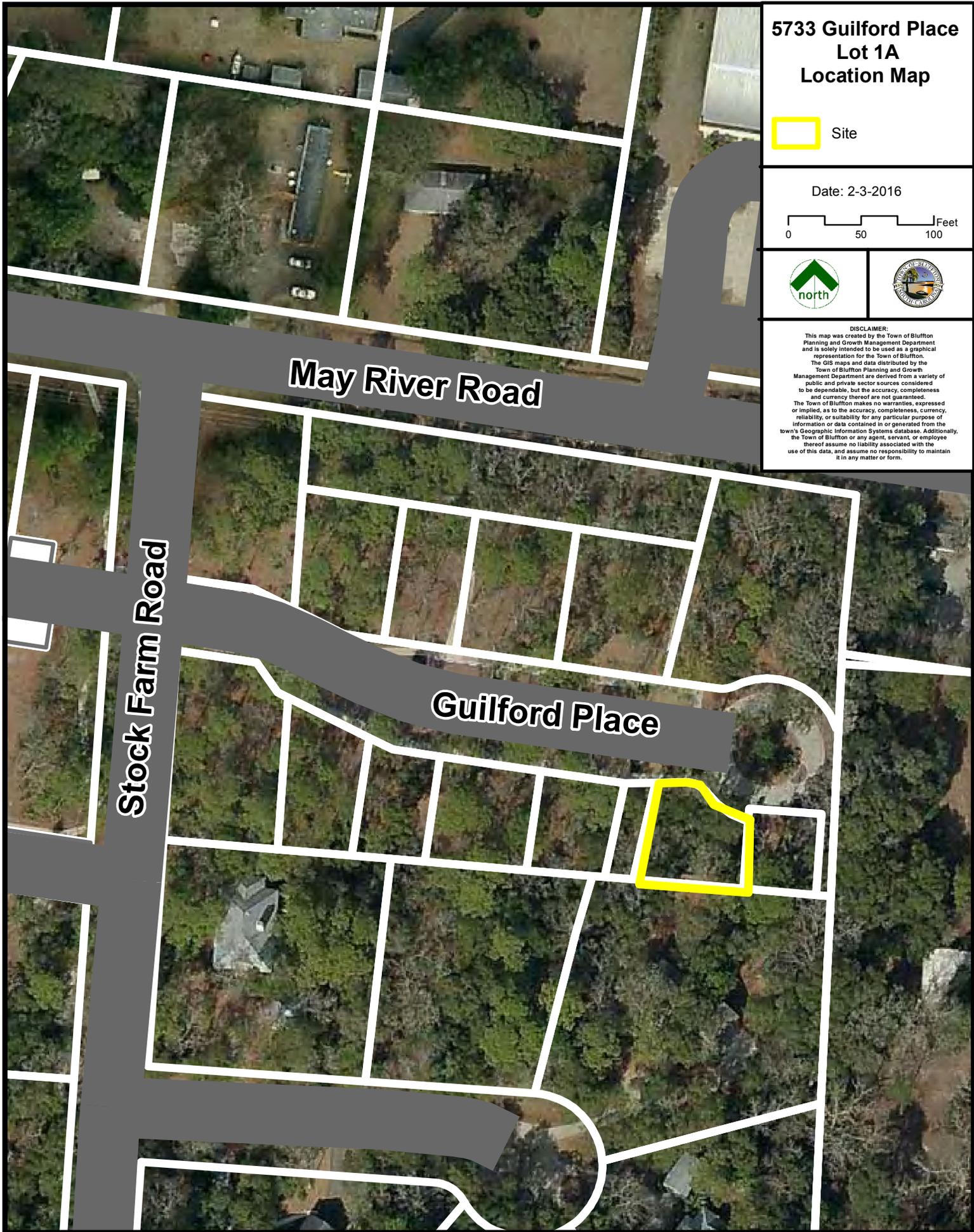
- 1) Per the Applications Manual, provide a landscape plan.

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 3.10 of the UDO, any comments provided by the DRC must be addressed prior to the issuance of a Certificate of Appropriateness through issuance of a Development Permit approving the proposed driveway access.
2. Per Section 5.15.7.C. of the UDO, the parking area must be removed, relocated or extended to allow for parking to be located behind the principal façade of the structure.
3. Per Section 5.15.6. HPC approve the use of corrugated metal roofing as an allowable substitute material for those listed in the Architectural Standards.
4. Per the Applications Manual, a landscape plan shall be provided to Town Staff to review for conformance with the UDO.

ATTACHMENTS:

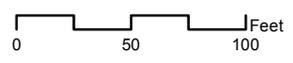
1. Location Map
2. Zoning Map
3. Applicant Narrative
4. Site Plan & Elevations
5. HPRC Report
6. HARB Approval Letter
7. ZONE-6-15-9269



**5733 Guilford Place
Lot 1A
Location Map**

 Site

Date: 2-3-2016



DISCLAIMER:
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**Lot 1A, Stock Farm
5733 Guilford Place
New Construction
Zoning Map**

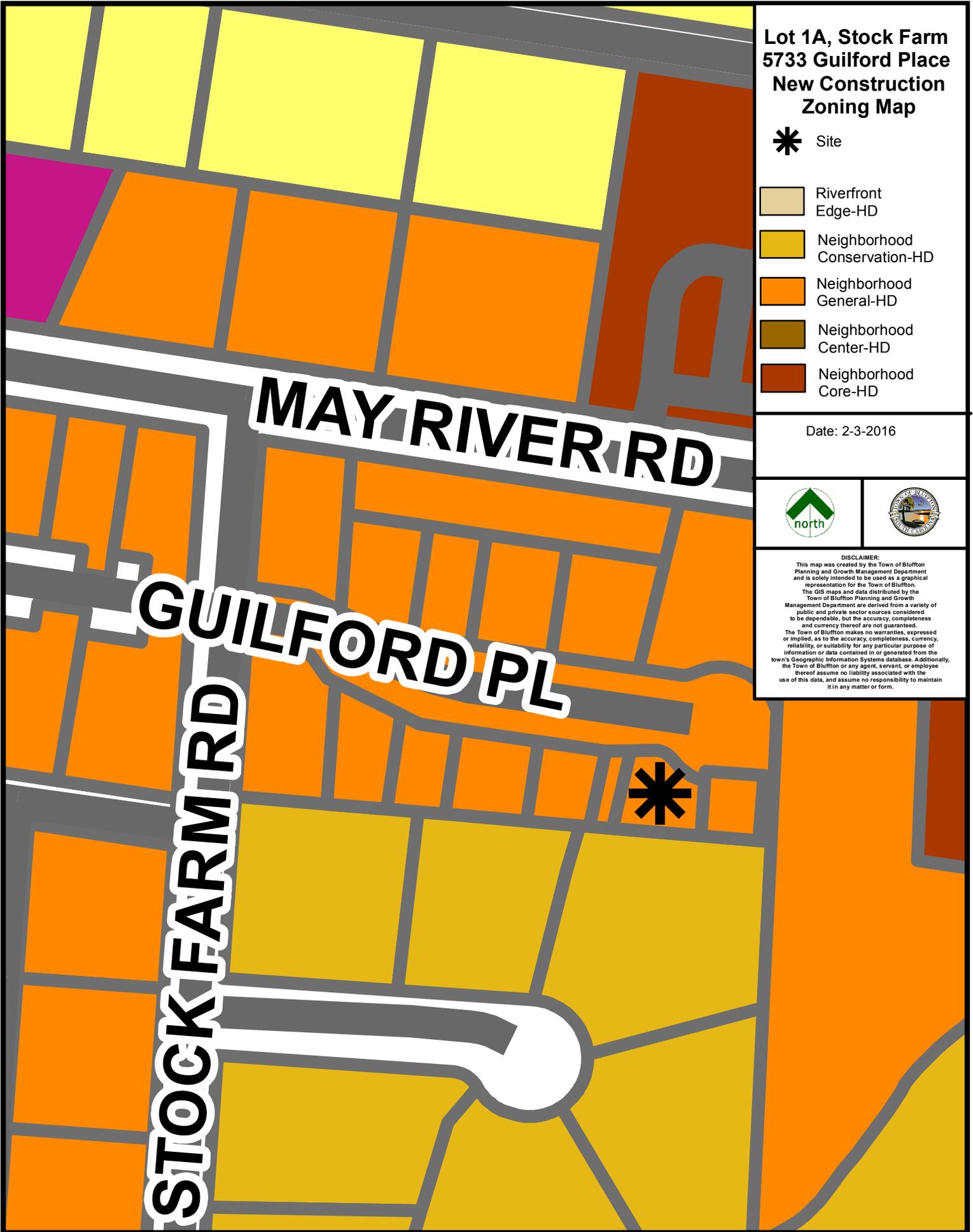
 Site

-  Riverfront Edge-HD
-  Neighborhood Conservation-HD
-  Neighborhood General-HD
-  Neighborhood Center-HD
-  Neighborhood Core-HD

Date: 2-3-2016



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January 08, 2016

Lot 1A Guilford Place
Stock Farm

Narrative

This property is located on Lot 1A Guilford Place in the Stock Farm Development in Old Town Bluffton.

The project consists of a new Single Family Residence of approximately 1,486 square feet. The building type is a Cottage. The property is located in the Neighborhood General – HD district. The Cottage will have Reclaimed Wood Siding. The trim and other features will be Hardie or Wood. The foundation will be on a slab with Tabby Stucco Veneer. The roof will be corrugated metal.

The building setbacks have been approved as per the Board of Zoning Appeals.

Thank you for your consideration.

H. Pearce Scott, AIA

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	19.23	20.00	N63°44'37"W	18.49	55°04'38"
C2	33.72	50.00	S55°31'27"E	33.08	38°38'16"

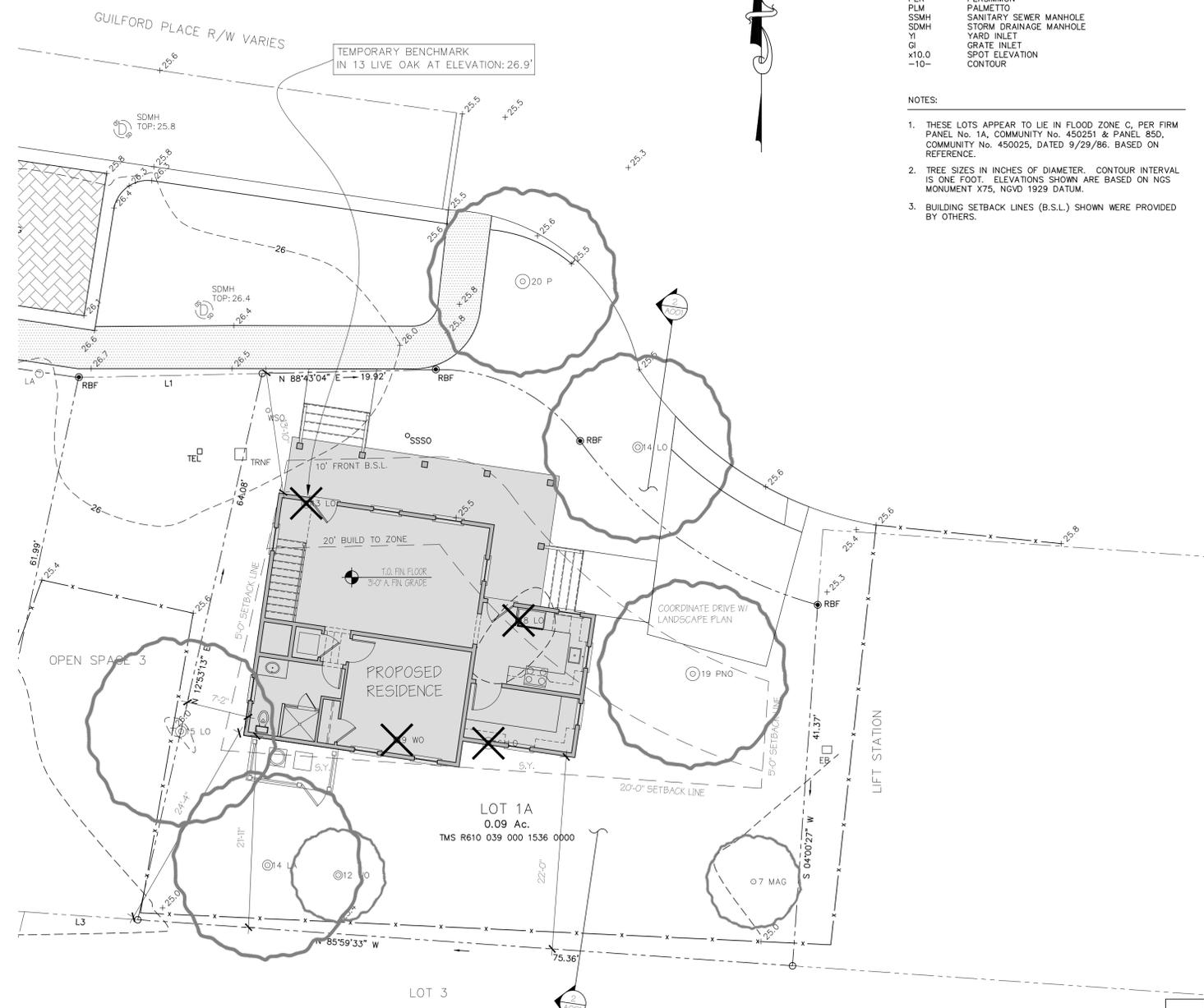
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°43'04"E	21.10
L2	N85°59'33"W	6.87
L3	N85°59'33"W	13.03

LEGEND:

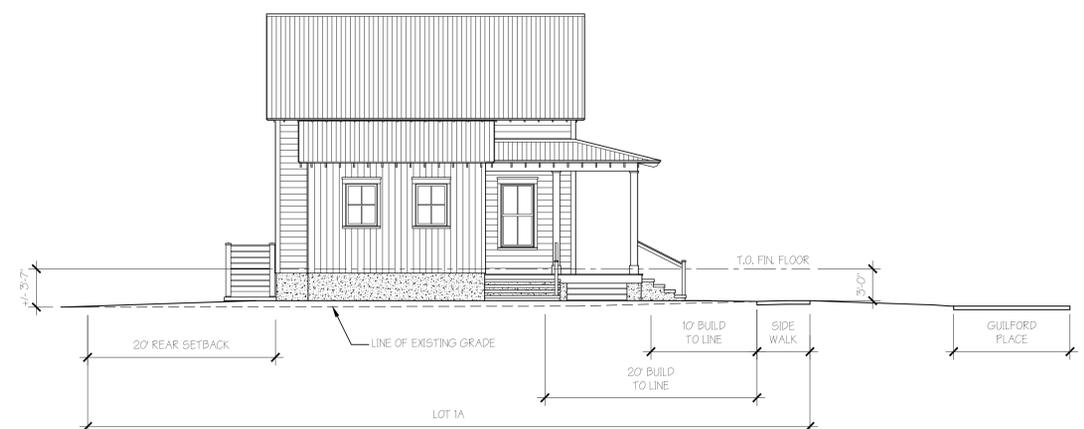
- RBF IRON REBAR FOUND
- P PINE
- LO LIVE OAK
- PNO PIN OAK
- LA LAUREL OAK
- WO WATER OAK
- G GUM
- MAG MAGNOLIA
- PER PERSIMMON
- PLM PALMETTO
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAINAGE MANHOLE
- YI YARD INLET
- GI GRATE INLET
- x10.0 SPOT ELEVATION
- 10- CONTOUR

NOTES:

1. THESE LOTS APPEAR TO LIE IN FLOOD ZONE C, PER FIRM PANEL No. 1A, COMMUNITY No. 450251 & PANEL 850, COMMUNITY No. 450025, DATED 9/29/86. BASED ON REFERENCE.
2. TREE SIZES IN INCHES OF DIAMETER. CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS SHOWN ARE BASED ON NGS MONUMENT X75, NGVD 1929 DATUM.
3. BUILDING SETBACK LINES (B.S.L.) SHOWN WERE PROVIDED BY OTHERS.



1 1/8" = 1'-0"
SITE PLAN



2 3/32" = 1'-0"
SITE SECTION

DO NOT SCALE FROM DRAWINGS				
NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL	AKJ
	HFC FINAL SUBMITTAL	01.08.16		

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NEW COTTAGE FOR:
EUGENE MARKS
LOT 1A GUILFORD PLACE - STOCK FARM
BLUFFTON, SC 29910

**PEARCE
SCOTT
ARCHITECTS**

PEARCE@PSCOTTARCH.COM
14 PROMENADE ST STE 303
BLUFFTON, SC 29910
843 837 5700

PROJECT NO.	1535.01
DATE	01.08.16
DRAWN BY	AKJ
CHECKED BY	HPS

SITE PLAN

SHEET NO.

A001

DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL
1	HFC FINAL SUBMITTAL	01.08.16	AKJ

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NEW COTTAGE FOR:
EUGENE MARKS
LOT 1A GUILFORD PLACE - STOCK FARM
BLUFFTON, SC 29910

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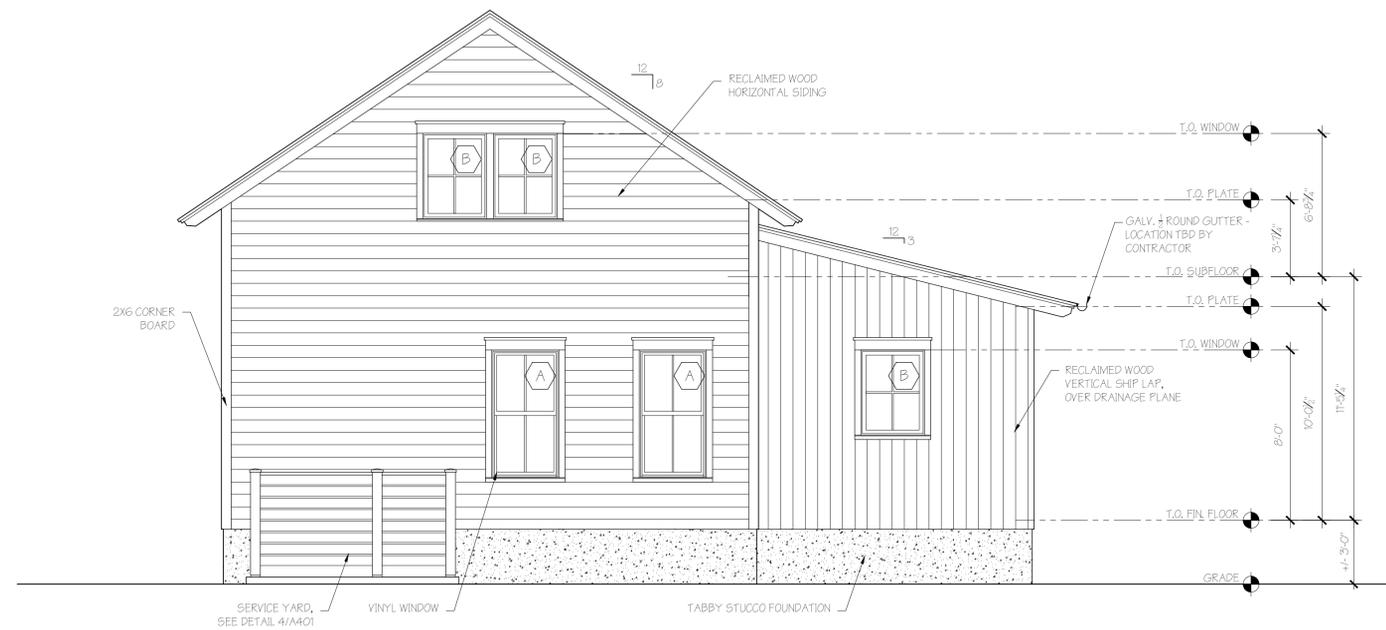
PROJECT NO.	1535.01
DATE	01.08.16
DRAWN BY	AKJ
CHECKED BY	HPS

**EXTERIOR
ELEVATIONS**
SHEET NO.

A201



1 1/4" = 1'-0"
FRONT ELEVATION

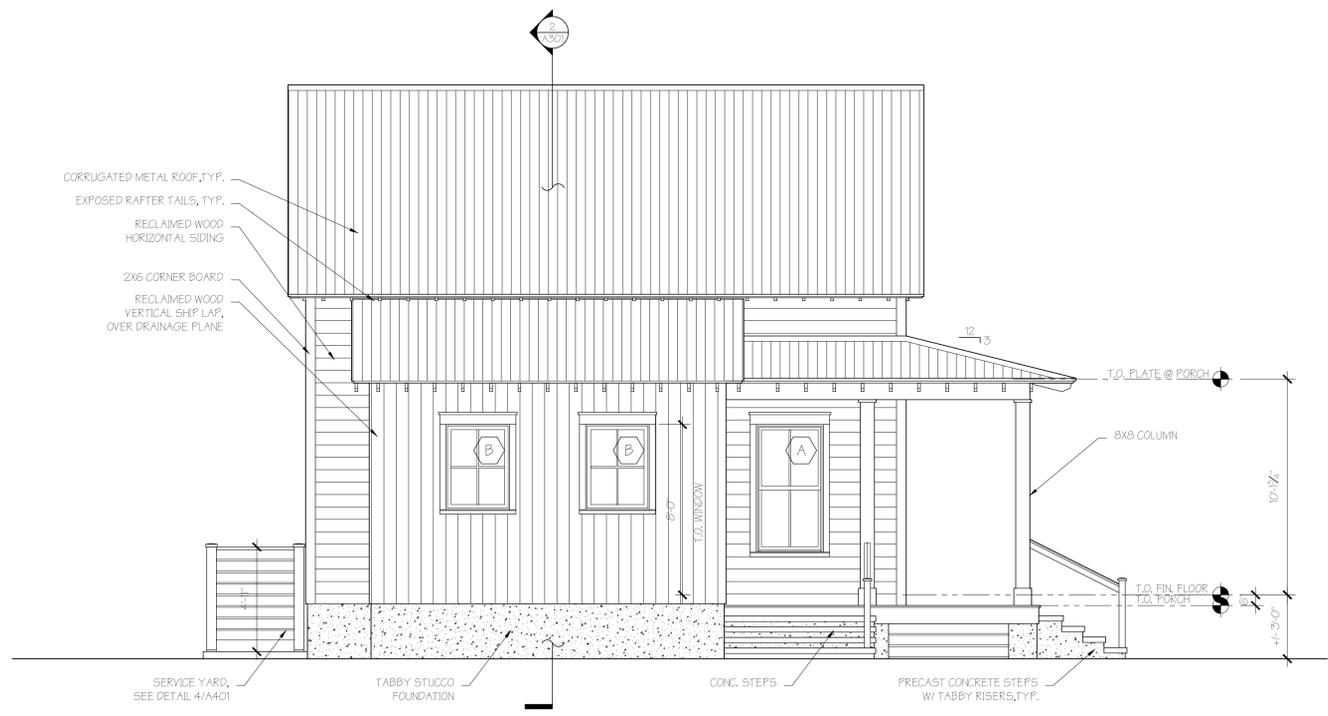


2 1/4" = 1'-0"
REAR ELEVATION

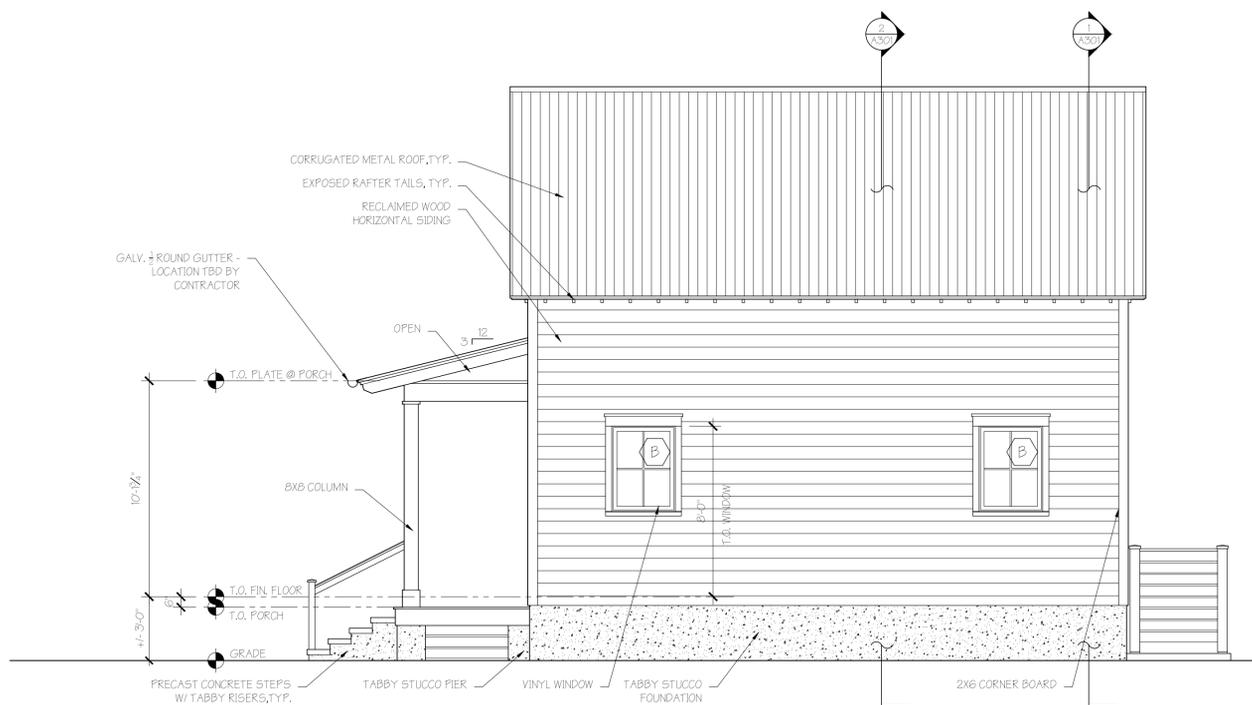
DO NOT SCALE FROM DRAWINGS			
NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL
1	HFC FINAL SUBMITTAL	01.08.16	AKJ

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NEW COTTAGE FOR:
EUGENE MARKS
LOT 1A GUILFORD PLACE - STOCK FARM
BLUFFTON, SC 29910



1 1/4" = 1'-0"
LEFT SIDE ELEVATION



2 1/4" = 1'-0"
RIGHT SIDE ELEVATION

PEARCE SCOTT ARCHITECTS

PEARCE@PSCOTTARCH.COM
14 PROMENADE ST STE 303
BLUFFTON, SC 29910
843 837 5700

PROJECT NO.	1535.01
DATE	01.08.16
DRAWN BY	AKJ
CHECKED BY	HPS

EXTERIOR ELEVATIONS
SHEET NO.

A202



PLAN REVIEW COMMENTS FOR COFA-10-15-009382

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

Plan Type: Historic District Apply Date: 10/19/2015
Plan Status: Active Plan Address: 5733 Guilford Pl
BLUFFTON, SC 29910
Case Manager: Erin Schumacher Plan PIN #: R610 039 000 1536 0000
Plan Description: The Applicant is requesting a Certificate of Appropriateness for a two story residential.
STATUS: The application was reviewed at the October 26th HPRC meeting and comments were provided to the Applicant. A final application has been submitted and is being reviewed for conformance with the UDO and is scheduled for review by the full HPC at the February 3rd meeting.

Staff Review (HD)

Submission #: 1 Received: 10/20/2015 Completed: 01/11/2016

Table with 4 columns: Reviewing Dept., Complete Date, Reviewer, Status. Row 1: Growth Management Dept Review (HD), 01/11/2016, Katie Peterson, Approved with Conditions

Comments:
1. As the project moves toward Final submittal, provide architectural details for the typical window, railing, corner board and water table trim, a section through the eave, and a landscape plan as not enough information was provided in the submittal to review for conformance with the UDO (Applications Manual).
Please also note, that a Town of Bluffton Tree Removal Permit is required for any tree 14" (DBH) or greater located on a single family lot and proposed for removal (UDO Section 3.22.2.A.).
2. Provide manufacturer's cut sheet for the Corrugated Metal roof and faux louver (Application Checklist).
3. Recommendation: Consider the adding piers under the front porch to break up the massing of the Tabby Shell foundation (UDO Section 5.15.6.F.2.d).

Table with 4 columns: Reviewing Dept., Complete Date, Reviewer, Status. Row 2: Stormwater Review, 01/11/2016, William Baugher, Approved with Conditions

Comments:
1. A Sediment and Erosion Control Plan will need to be submitted. At a minimum silt fence and inlet protection will need to be installed according to the development plan for Stock Farm.

Table with 4 columns: Reviewing Dept., Complete Date, Reviewer, Status. Row 3: Beaufort Jasper Water and Sewer Review, 01/11/2016, Dick Deuel, Approved

Comments:
No Comments.

Table with 4 columns: Reviewing Dept., Complete Date, Reviewer, Status. Row 4: HPRC Review, 01/11/2016, Erin Schumacher, Approved

Comments:
1. Consider reworking the right elevation to minimize blank space and create better vertical rhythm (UDO Section 5.15.5.F.4.e.).

Table with 4 columns: Reviewing Dept., Complete Date, Reviewer, Status. Row 5: Addressing Review, 10/21/2015, Theresa Thorsen, Approved

Comments:
No Comments.

Table with 4 columns: Reviewing Dept., Complete Date, Reviewer, Status. Row 6: Engineering Department Review - HD, 10/21/2015, Karen Jarrett, Approved

Comments:

Plan Review Case Notes:

STOCK FARM DEVELOPMENT, LLC
BOX 2570
BLUFFTON, SC 29910

20 January 2016

Erin Schumacher
Department of Growth management
Town of Bluffton
By Hand

Reference: Lots 1A-4A (Eugene Marks)—Stock Farm

The Habitat and Architectural Board (HARB) of Stock Farm has reviewed the plans for the residential structures on the lots referenced above. The Board considers the residential design and ancillary buildings meet the guidelines established by Stock Farm.

The plans reflect areas at which sidewalk cuts will be made to provide vehicular access to a particular lot. The HARB concurs in these modifications.

The HARB recommends the award of a Certificate of Appropriateness.



Emmett McCracken
Manager

Order on Variance Application
Board of Zoning Appeals
Town of Bluffton, SC



Permit Application No: ZONE-6-15-9269

Date Application Filed: 6/30/2015

Applicant(s): Pearce Scott Architects

Property Owner(s): Eugene Marks

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The Town of Bluffton Board of Zoning Appeals held a public hearing on July 21, 2015 to consider the appeal for a variance from the strict application of the zoning provisions as set forth in the Unified Development Ordinance for the following:

The Applicant requests several variances from the Town of Bluffton Unified Development Ordinance, Section 5.15.5.C, for property, which is identified by Beaufort County Tax Map Numbers R610-039-000-1531-0000, R610-039-000-1532-0000, R610-039-000-1533-0000, R610-039-000-1534-0000, R610-039-000-1535-0000 and R610-039-000-1536-0000 located on Guilford Place within the Stock Farm Development in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. The specific variances requested to allow flexibility in building placement are as follows:

1. Reduce the Front Build-to Zone requirement, which ranges from 10-20 feet depending on the building type, to five feet;
2. Reduce the Rear Setback requirement, which ranges from 25-30 feet depending on the building type, to 15 feet; and
3. Reduce the Side Setback requirement, which ranges from 10-15 feet depending on the building type, to five feet.

After consideration of the evidence and arguments presented, the Board makes the following findings of fact and conclusions:

1. The Board concludes that Applicant has does not have an unnecessary hardship because there are extraordinary and exceptional conditions pertaining to the particular piece of property (Lots 1A-5A) based on the following findings of fact:

As detailed in the Board of Zoning Appeals Staff Report dated July 21, 2015, the following extraordinary and exceptional conditions exist resulting in an unnecessary hardship for the reasonable use and enjoyment of the property:

- A. The majority of the subject lots are undersized when compared to the other lots within the "Village Commercial District" (generally lots along May River Road and Guilford Place) within Stock Farm;
- B. Specifically, Lots 1A-5A contain conditions that may be considered peculiar especially as they are considered in relationship to other similar lots in the same district. These existing lot conditions complicate the options available for siting a dwelling unit; and
- C. The application of the Ordinance to this property would unreasonably restrict the utilization of the properties in a manner consistent with others in the Old Town Bluffton Historic District.

2. The Board concludes that these conditions do do not generally apply to other property in the vicinity based on the following finding of fact:

As detailed in the Board of Zoning Appeals Staff Report dated July 21, 2015, the following conditions only apply to these properties when compared to other properties in the vicinity:

- A. The existing conditions of some of the lots do not apply to other properties within the "Village Commercial" district;
- B. Lots 1A through 5A contain lot depths that are approximately 42% smaller than the average depth of other properties in the district;
- C. Lots 2A, 4A and 5A display lot widths that are approximately 20% smaller than the average width of other properties in the district; and
- D. Lots 1A-5A have lot areas that are approximately 45% smaller than the average lot area of other properties in the district.

3. The Board concludes that because of these conditions, the application of the Ordinance to the particular piece of property would would not effectively prohibit or unreasonably restrict the utilization of the properties based on the following findings of fact:

As detailed in the Board of Zoning Appeals Staff Report dated July 21, 2015, the following conditions exist resulting in the Ordinance unreasonably restricting the utilization of the properties:

- A. Lots 1A-5A contain conditions that may be considered peculiar especially as they are considered in relationship to other similar lots in the same district. These existing lot conditions complicate the options available for siting a dwelling unit; and
- B. The application of the Ordinance to this property would unreasonably restrict the utilization of the property in a manner consistent with others in the Old Town Bluffton Historic District.

4. The Board concludes that authorization of the variance will will not be of substantial detriment to adjacent property or to the public good, and the character of the district will will not be harmed by the granting of the variance based on the following findings of fact:

As detailed in the Board of Zoning Appeals Staff Report dated July 21, 2015, authorization of the variances will not be of substantial detriment to adjacent properties or to the public good, nor will the character of the district be harmed. The scale of the proposed buildable area is consistent with the existing and intended character of the neighborhood.

The Board, therefore, orders that the variance is:

- Denied
- Granted
- Granted, subject to the following condition(s):

COPY

1. Side yard setbacks at 5 feet are granted for Lots 1A-5A;
2. Rear yard setbacks at 20 feet are granted for Lots 1A-5A;
3. A buffer in accordance with UDO Section 5.3.7.B.2&3 be implemented within the full width of the rear yard setback for Lots 1A-5A; and
4. No variances are granted for Lot 6A.

Attachments:

1. Board of Zoning Appeals Staff Report Dated July 21, 2015.

Approved by the Board by Majority Vote:

Date Order Issued: 07/21/15



Michael Tripka, Chairman, Board of Zoning Appeals



Rocio Rexrode, Secretary, Board of Zoning Appeals,
Growth Management Coordinator

Date mailed to parties in interest: 08/05/15

Notice of appeal to Circuit Court must be filed within 30 days after date this Order was mailed.