

HISTORIC PRESERVATION COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	March 2, 2016
PROJECT:	80 Bridge Street – Demolition
APPLICANT:	Katherine W. Harvey
PROJECT MANAGER:	Erin Schumacher, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Katherine W. Harvey, requests that the Historic Preservation Commission approve the following application:

1. **COFA-2-16-9507.** A Certificate of Appropriateness to allow for the demolition of an existing, non-contributing barn located on the property identified as 80 Bridge Street in the Old Town Historic District and zoned as Neighborhood General-HD.

INTRODUCTION: The property lies within the Neighborhood General-HD Zoning District and is located on Bridge Street just west of Huger Cove. The Applicant proposes to demolish the existing barn structure, which consists of a garage shed with additions built onto the sides. The Applicant has supplied photos and information stating that the structure is in an unsafe condition, hence the Applicant has chosen to demolish it. The structure is not listed on either the National Historic District or Local Historic District as a contributing structure and no information is available from the Bluffton Historic Preservation Society or the Bluffton Township Black History Historical Preservation Society regarding the historic nature of the structure or site. According to the Beaufort County Assessor’s records, the garage was constructed at the same time as the main house in 1978 which means this structure has not met the 50 year threshold required for historical significance by the National Register of Historic Places.

This project was presented to the Historic Preservation Review Committee for conceptual review at the February 22, 2016 meeting and 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.

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 Unified Development Ordinance in assessing an application for a Certificate of Appropriateness – Demolition. These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.18.3.A. Consistency with the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Finding. The Secretary of the Interior’s Standards for Rehabilitation consist of ten standards for rehabilitation of historic buildings that are supported by additional information provided in the Secretary of the Interior’s Guidelines for Rehabilitating Historic Buildings. For this application, the Standards for Rehabilitation do not apply because the Applicant is seeking to demolish a non-contributing, non-historic structure.

2. 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.”

As noted above, the structure is not listed on either the National Historic District or Local Historic District as a contributing structure. Additionally, Town Staff submitted this request to the Bluffton Historical Preservation Society (BHPS) and the Bluffton Township Black History Historical Preservation Society for their review and determination. Upon review of the application materials, both organizations determined that they do not have any historical record of the structure or site and found that there was no historical significance to, architectural or otherwise, the structure or site. In particular the Bluffton Township Black History Historical Preservation Society suggested that the materials be salvaged and if not used on this site offered for reuse on other projects in Old Town if possible.

3. 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 this requirement is not applicable to this application as this standard is intended to regulate and guide new construction and not demolitions.

4. 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 this requirement is generally not applicable to this application as this standard is intended to regulate and guide new construction and renovations rather than demolitions. However, given that the structure is not a contributing structure and is currently in a state of disrepair and vacancy, the removal of this blighted structure from the neighborhood would be to the benefit of the surrounding neighborhood and would provide opportunity for future development that could be more consistent with the character and nature of the surrounding neighborhood.

5. Section 3.18.3.E. Preservation of the existing building's historic character and architecture.

Finding. The building proposed for demolition, was not characterized as a contributing structure in the 2008 Historic Resources Survey prepared per Federal and State guidelines and endorsed by the South Carolina State Historic Preservation Office. At the time of the survey, the structure was not found to contribute to the architectural integrity, associations, or qualities of the Bluffton Historic District. Further, no additional evidence has arisen since 2008 to substantiate it as a contributing structure to date. Additionally, due to the poor condition of the structure, there is little integrity left to what remains. Therefore, the structure, having shown no historical merit, does not warrant preservation of its character or architecture.

6. 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 historic, architectural, and aesthetic features of the structure were not characterized as Contributing in the 2008 Historic Resources Survey meaning that the structure does not substantially add to the integrity, associations, or quality of the Bluffton Historic District. Therefore, the removal of this structure would not be detrimental to the public interest. On the contrary, due to the current state of disrepair and neglect, the removal would be to the benefit of the public interest.

7. Section 3.18.3.G. For an application to demolish, either whole or in part, any Contributing Structure, the Historic Preservation Commission shall consider:
 - a. The existing and historical ownership and use and reason for requesting demolition; and
 - b. Information that establishes clear and convincing evidence that:
 - 1) The demolition of the structure is necessary to alleviate a threat to public health or public safety; and

- 2) No other reasonable alternatives to demolition exist; and
- 3) The denial of the application, as a result of the regulations and standards of this Section, deprive the Applicant of reasonable economic use of or return on the property.

Finding. The application seeks approval for the demolition of a non-contributing structure so this review criterion does not apply to the application.

8. 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 complete, meeting all requirements of the Applications Manual.

STAFF RECOMMENDATION: Town Staff finds that the application meets the requirements of Section 3.18.3 of the Unified Development Ordinance and recommends that the Historic Preservation Commission approve the application as submitted by the Applicant.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Applicant Narrative
4. Site Plan
5. HPRC Comments
6. Photos
7. BC Tax Record

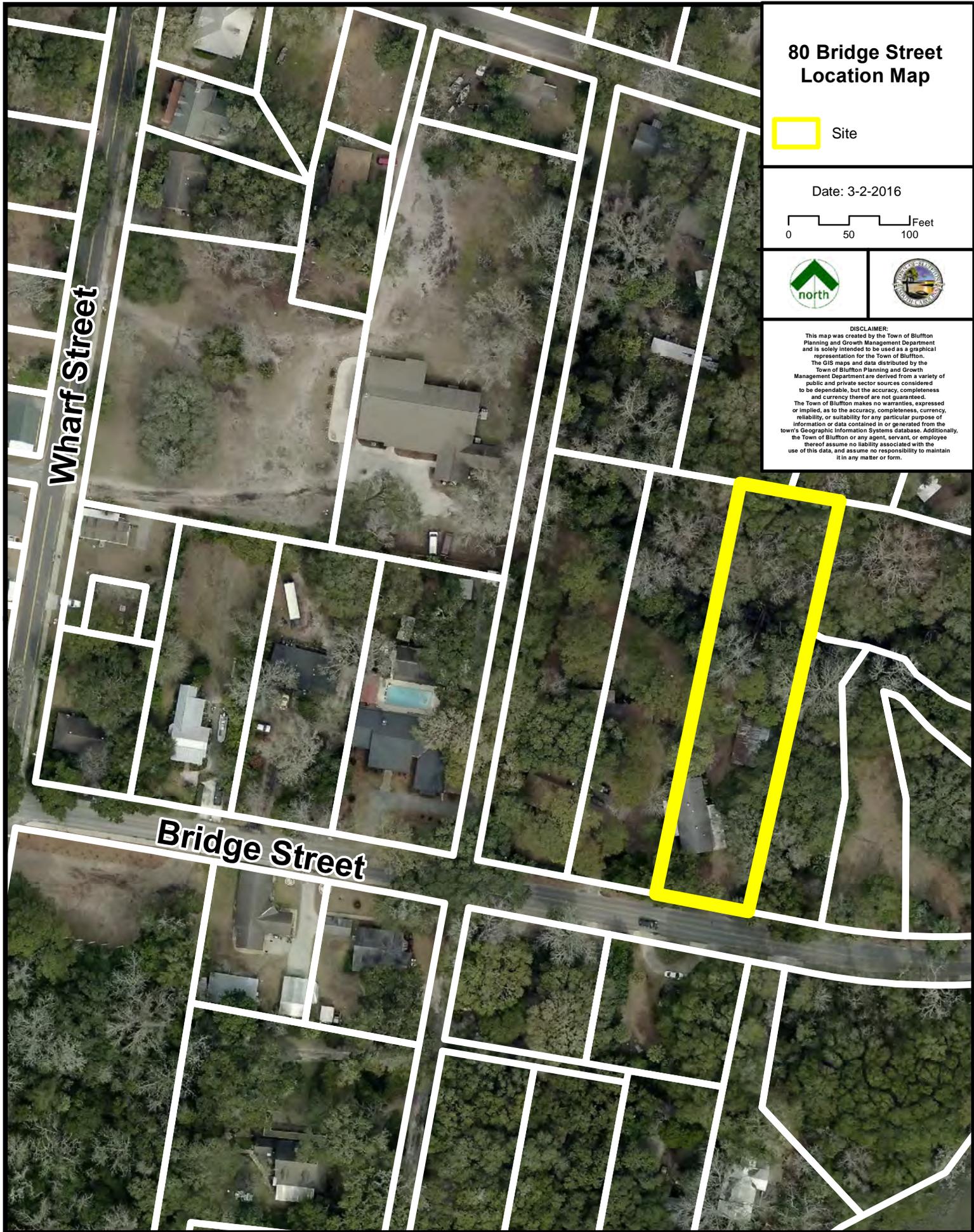
80 Bridge Street Location Map



Date: 3-2-2016



DISCLAIMER:
This map was created by the Town of Bluffton Planning and Growth Management Department and is solely intended to be used as a graphical representation for the Town of Bluffton. The GIS maps and data distributed by the Town of Bluffton Planning and Growth Management Department are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the town's Geographic Information Systems database. Additionally, the Town of Bluffton or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

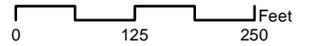


80 Bridge Street Demolition Zoning Map

 Site

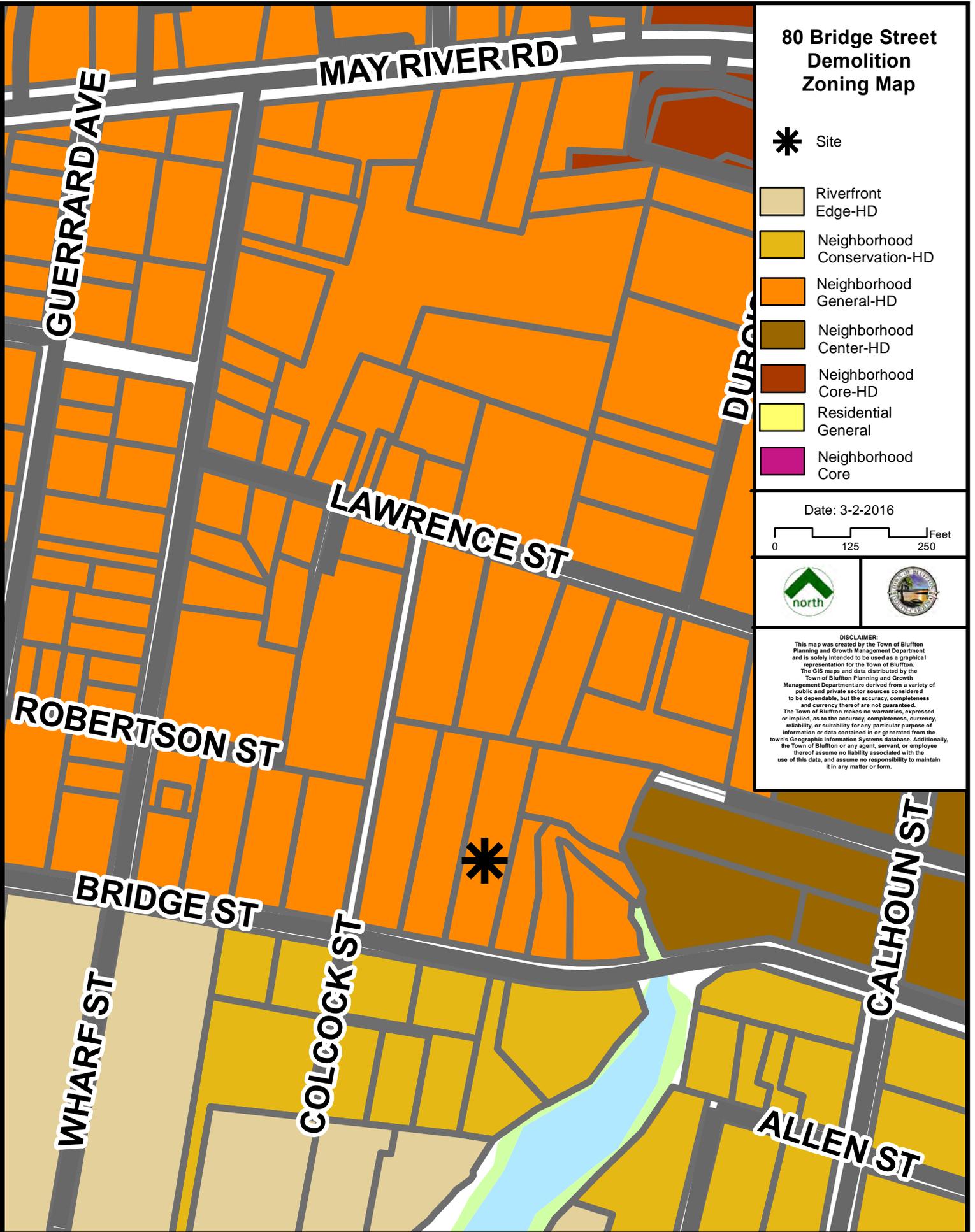
-  Riverfront Edge-HD
-  Neighborhood Conservation-HD
-  Neighborhood General-HD
-  Neighborhood Center-HD
-  Neighborhood Core-HD
-  Residential General
-  Neighborhood Core

Date: 3-2-2016

 Feet



DISCLAIMER:
 This map was created by the Town of Bluffton Planning and Growth Management Department and is solely intended to be used as a graphical representation for the Town of Bluffton. The GIS maps and data distributed by the Town of Bluffton Planning and Growth Management Department are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the town's Geographic Information Systems database. Additionally, the Town of Bluffton or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.



TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT
FOR 80 BRIDGE STREET

PROJECT NARRATIVE

This property currently owned by Alex R. Wells of Statesboro, GA is in the process of being sold to Katherine W. Harvey of Dennis, MA to be used as a personal residence. The manufactured home on the property was sold by Mr. Wells and has been removed.

Presently, the property has a barn with an attached car shed remaining on the property. The barn has been vacant and not used for years and has deteriorated into a dilapidated building that is structurally unsound and unsafe to use (see included pictures). On the inside, there is a significant amount of debris such as furniture, oil drum, wood, and other junk and wood pieces left inside creating a health and safety issue. The inside second level floor is buckling apparently due to water damage from a leaking roof (see pictures). The barn structure also extends over the property line of 80 Bridge Street onto the adjacent property with no known easement being granted or on file (see plat attached).

According to Beaufort County Records, (attached) the building dates back to 1978. The county has no recorded plat or other records further relating to the age of this barn. As part of the purchase of this property, the seller's attorney is filing the plat for this property with Beaufort County by February 16, 2016. After further checking with Samantha Cox, archivist, with the Town of Bluffton Historic Preservation Society, she could not find any further information in their records relating to the age of the structure or use of this property. We're advised that this barn is not on the list of historic structures to be preserved in the Town of Bluffton Historic District.

The property purchaser, Katherine W. Harvey, is an avid residential preservationist having worked with the Palo Alto, CA preservation society in the past. She immediately fell in love with the Town of Bluffton and its "State of Mind" and the town's preservation plans in place. She is applying for a Town of Bluffton Demolition Permit to have the barn dismantled carefully and save as much of the wood and other artifacts as possible. She is in the process of designing a home to be built on the property that will be in keeping with the historic design of homes in the town historic. She plans to use as much of the salvaged materials as possible in the new home design. Without the barn being removed, there would be insufficient space to build a new home and garage due to the tidal creek running through the rear third of the property and the corresponding O.C.R.M. setback requirements (see attached plat). Therefore, she earnestly and respectfully requests your approval for a Demolition Permit to dismantle and remove debris from this barn to allow her to build a home on the property.

Thank you for your consideration of this request



PLAN REVIEW COMMENTS FOR COFA-02-16-009507

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 - Demolition **Apply Date:** 02/12/2016
Plan Status: Active **Plan Address:** 80 Bridge St
 BLUFFTON, SC 29910
Case Manager: Erin Schumacher **Plan PIN #:** R610 039 00A 158A 0000
Plan Description: The applicant is requesting a Final Certificate of Appropriateness for the removal of existing barn at 80 Bridge Street.
STATUS: The application will be reviewed at the February 22nd HPRC meeting were comments will be provided to the Applicant as well it has been routed to DRC for review at their March 1st meeting. 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 March 2nd meeting.

Staff Review (HD)

Submission #: 1 Received: 02/12/2016 Completed: 02/18/2016

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Addressing Review	02/15/2016	Theresa Thorsen	Approved

Comments:
 1. No comments.

Beaufort Jasper Water and Sewer Review	02/18/2016	Dick Deuel	Approved
--	------------	------------	----------

Comments:
 1. No comments.

Engineering Department Review - HD	02/18/2016	Karen Jarrett	Approved
------------------------------------	------------	---------------	----------

Comments:
 1. No comments.

Growth Management Dept Review (HD)	02/18/2016	Erin Schumacher	Approved
------------------------------------	------------	-----------------	----------

Comments:
 1. If possible, materials should be salvaged and reused as the applicant suggested in the narrative. If the roof material is not being salvaged for reuse at this site, the Garvin House project may be able to use it.

HPRC Review	02/18/2016	Erin Schumacher	Approved
-------------	------------	-----------------	----------

Comments:
 1. No comments.

Stormwater Review	02/18/2016	William Baugher	Approved
-------------------	------------	-----------------	----------

Comments:
 1. All care should be taken to ensure that all demolition material is keep away from the Critical Line and the use of standard Best Management Practices (BMP) be utilized to ensure that nothing leaves the demolition site.

















ATTACHMENT 7



Beaufort County, South Carolina

generated on 2/11/2016 3:14:00 PM EST

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of
R610 039 00A 158A 0000	00868261	80 BRIDGE ST, Town of Bluffton	2/1/2016

Current Parcel Information

Owner	WELLS ALEX R	Property Class Code	MHImp UnplattedSite
Owner Address	109 DONALDSON ST STATESBORO GA 30458	Acreage	.6400

Legal Description PLAT BK 28 P 151 1978 FLEETWOOD

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2015	\$256,000	\$23,800	\$279,800	\$926.06	\$926.06
2014	\$256,000	\$23,800	\$279,800	\$907.77	\$907.77
2013	\$256,000	\$23,800	\$279,800	\$885.62	\$885.62
2012	\$320,000	\$51,962	\$371,962	\$693.73	\$693.73
2011	\$320,000	\$51,962	\$371,962	\$686.69	\$686.69
2010	\$320,000	\$51,962	\$371,962	\$681.83	\$681.83
2009	\$320,000	\$51,962	\$371,962	\$671.67	\$671.67
2008	\$30,000	\$14,470	\$44,470	\$689.47	\$689.47
2007	\$30,000	\$14,470	\$44,470	\$649.15	\$649.15
2006	\$30,000	\$14,470	\$44,470	\$606.74	\$606.74

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
WELLS ALEX R	3377 1920	12/8/2014	Ma		\$0
WELLS CATHERINE ALEX R		12/8/2014	Ma		\$0
WELLS CATHERINE	783 1090	5/22/1995	Fu		\$1
WELLS CATHERINE	298 32	3/1/1980	Fu		\$0
		12/31/1776	Or		\$0

ATTACHMENT 7

Improvements								
Building	Type	Use Code	Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
R01	MHOME		Manufactured Home	1978	0	0		
R01	CARSHEDO		Car shed / carport - detached	1978	0	0		240
R01	OFP			1978	0	0		240
R01	OFP			1978	0	0		240
R01	DETGAR		Residential Detached Garage	1978	0	0		1,248

Features & Exterior Features						
Building	Type	Feature Code	Description		No. / Sq.Ft.	Value