

HISTORIC PRESERVATION COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	May 4, 2016
PROJECT:	103 Lawrence Street – Renovation of existing Carriage House
APPLICANT:	Lottie Anne Munday
PROJECT MANAGER:	Erin Schumacher, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Lottie Anne Munday, requests that the Historic Preservation Commission approve the following application:

1. **COFA-3-16-9574.** A Certificate of Appropriateness to allow the renovation of the existing open air carport of approximately 725 SF to enclose the exterior envelope and construct a second story with a finished room of approximately 425 SF over the garage on the property identified as 103 Lawrence St in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

INTRODUCTION: The Applicant is proposing enclosing and adding a second story addition to the existing Carriage House structure located in the Old Town Bluffton Historic District. The proposed addition, of approximately 425 SF, is designed to correspond with the architectural detailing of the primary structure as required by the building type standards.

The Applicant has proposed a building addition that reflects the vernacular characteristics of Bluffton by integrating a variety of roof slopes and a variety of exterior cladding including horizontal weatherboard and hardishake fishscale. Additional materials that are in keeping with the vernacular of Bluffton are the use of decorative banding and corner board trim.

This project was presented to the Historic Preservation Review Committee for conceptual review at the April 4, 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 renovate and add an addition to an existing Carriage House within the Old Town Bluffton Historic District, a locally and nationally designated historic district. The building addition and renovation have 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 to the existing 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 existing structure falls within the category of a Carriage House building type as allowed in the Neighborhood General Historic District per Section 5.15.5.C.

- 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 5.15.5.F.4. Building Composition. The proposed elevations depict two horizontal band boards; one at the break between the first and second floor and another above the second story window. The UDO notes that horizontal rhythm should be established by the organization of the building façade into horizontal bands, which provide human scale and proportion to the façade. As proposed, the upper horizontal band is located in a position that strikes the building in an unusual point and should be revised to establish better organization of the building facade.

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 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 renovation and addition to an existing 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 complete.

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 5.15.5.F.4. of the UDO, the upper horizontal band should be revised to establish better horizontal rhythm and organization of the building facade.

ATTACHMENTS:

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

103 Lawrence Street

Location Map

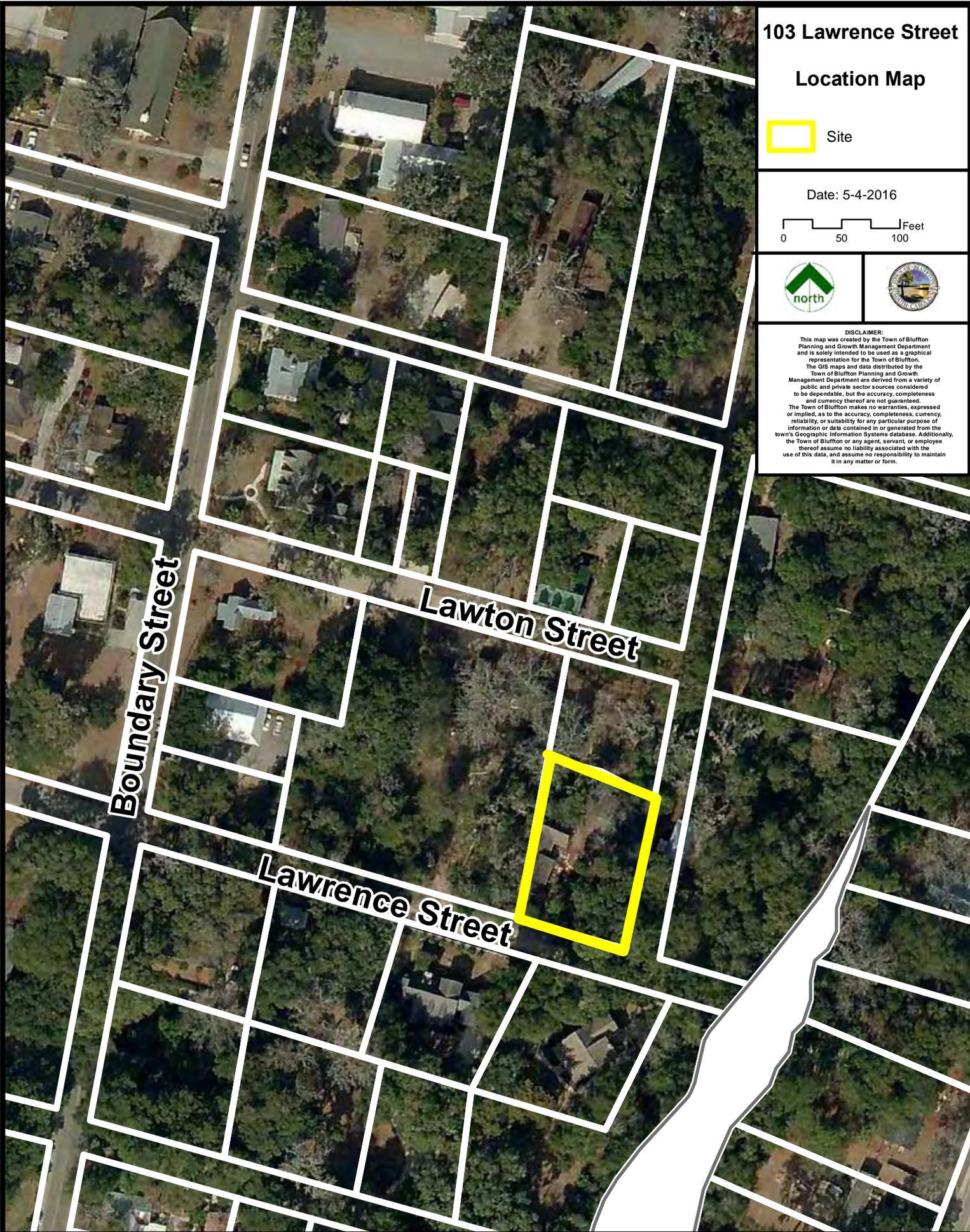


Site

Date: 5-4-2016



DISCLAIMER:
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103 Lawrence Street Carriage House Zoning Map

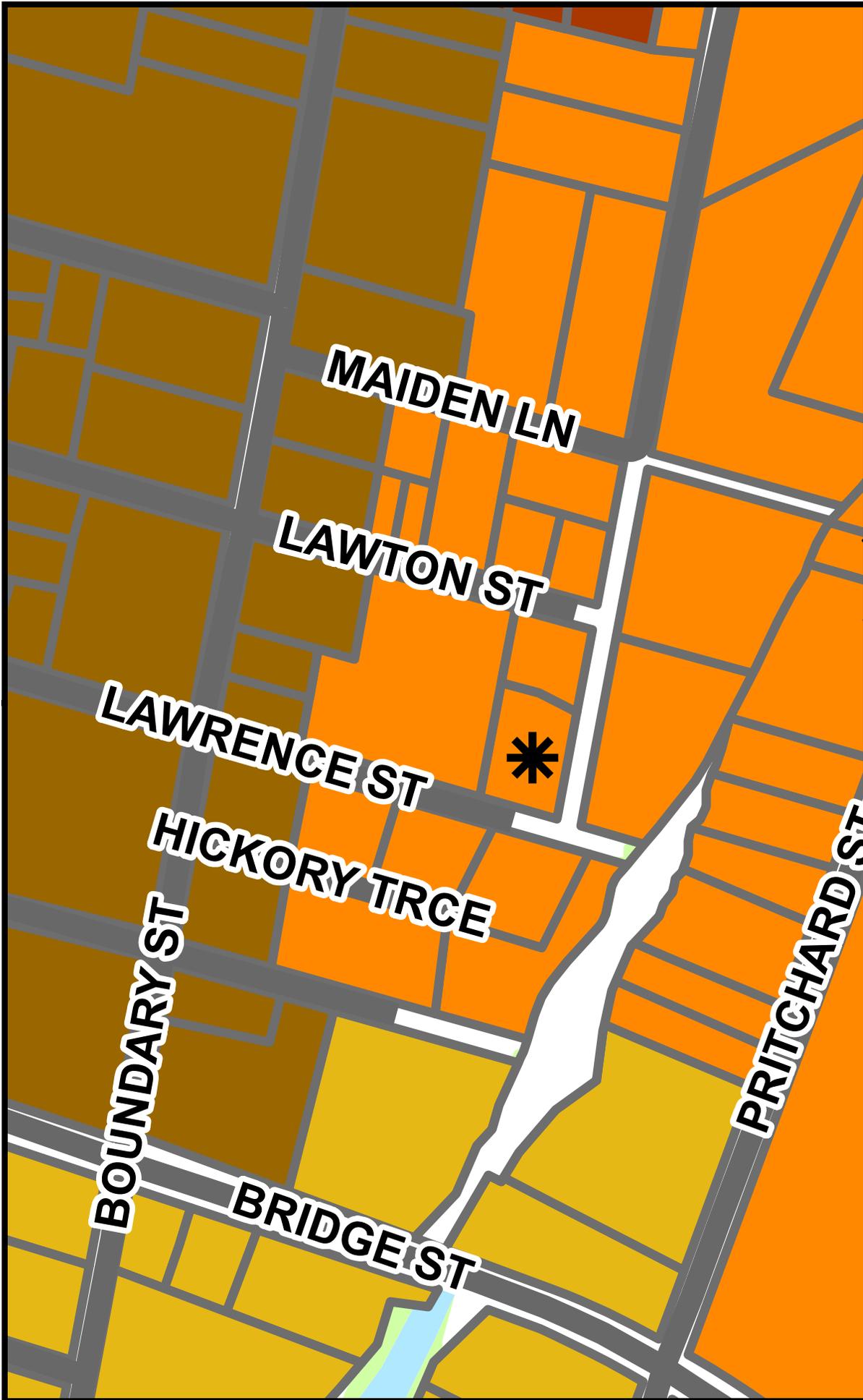
 Site

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

Date: 5-1-2016



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WINDOWS - 3

ATTACHMENT 3

DOUBLE HUNG WINDOWS

3'0" x 6'0"

JELD WEN LOW-E IMPACT RATED EGRESS
2500 Series
TO MATCH WINDOWS ON HOUSE

GARAGE DOOR - ~~2~~

① 12' single car garage door (overhead door - automatic)

SIDING -

CYPRESS BOARD SIDING TO MATCH EXISTING
ON 1ST FLOOR

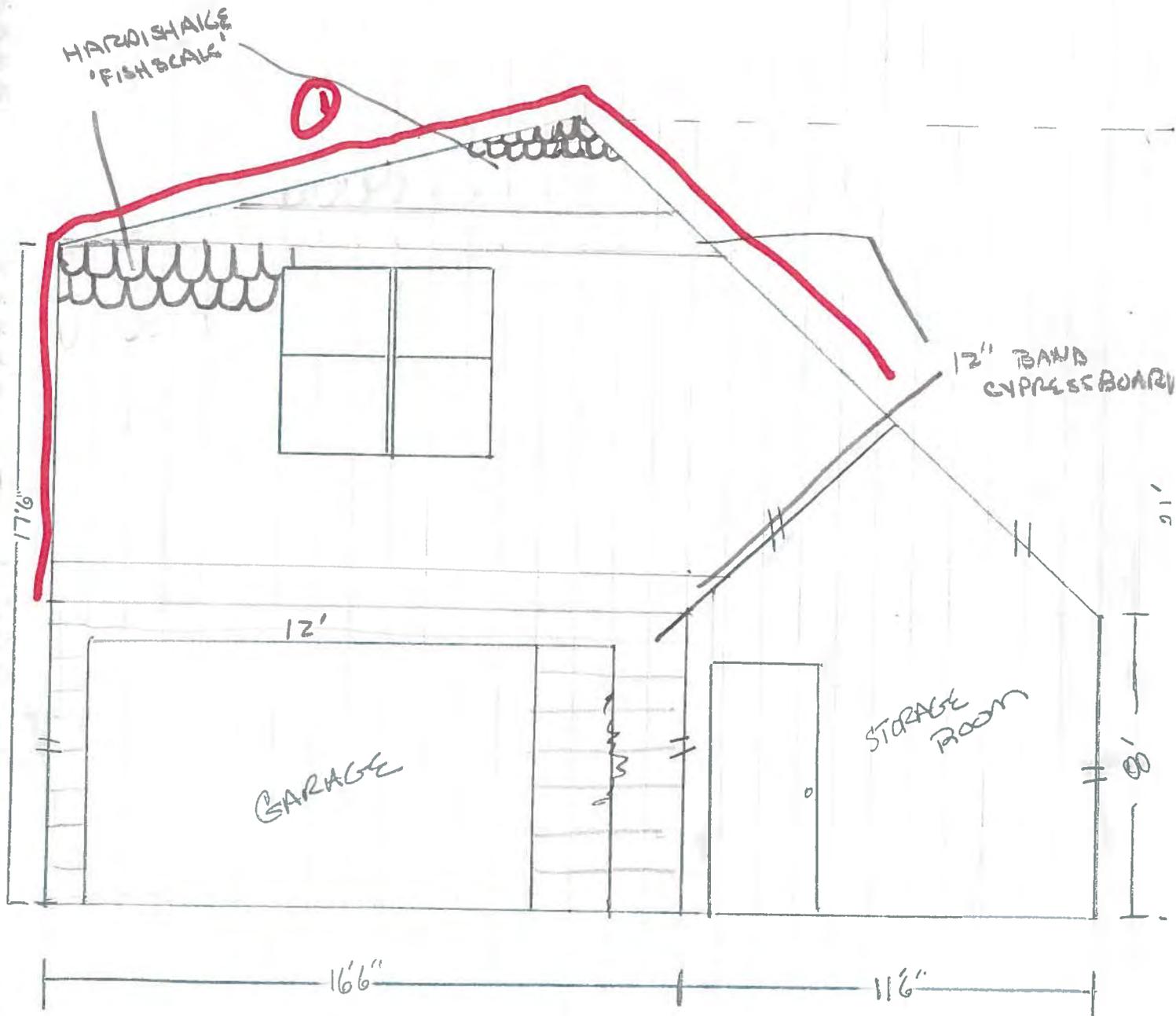
HARDISHING HALF ROUND FISHTAIL STYLE
TO DIFFERENTIATE SECOND FLOOR (SEE ATTACHED)

103 LAWRENCE ST

ATTACHMENT 4

#8628

ENCLOSE CARPORT & ADD 2nd FLOOR OVER GARAGE AREA



FRONT ELEVATION

COFA-3-16-9574 NG-HD

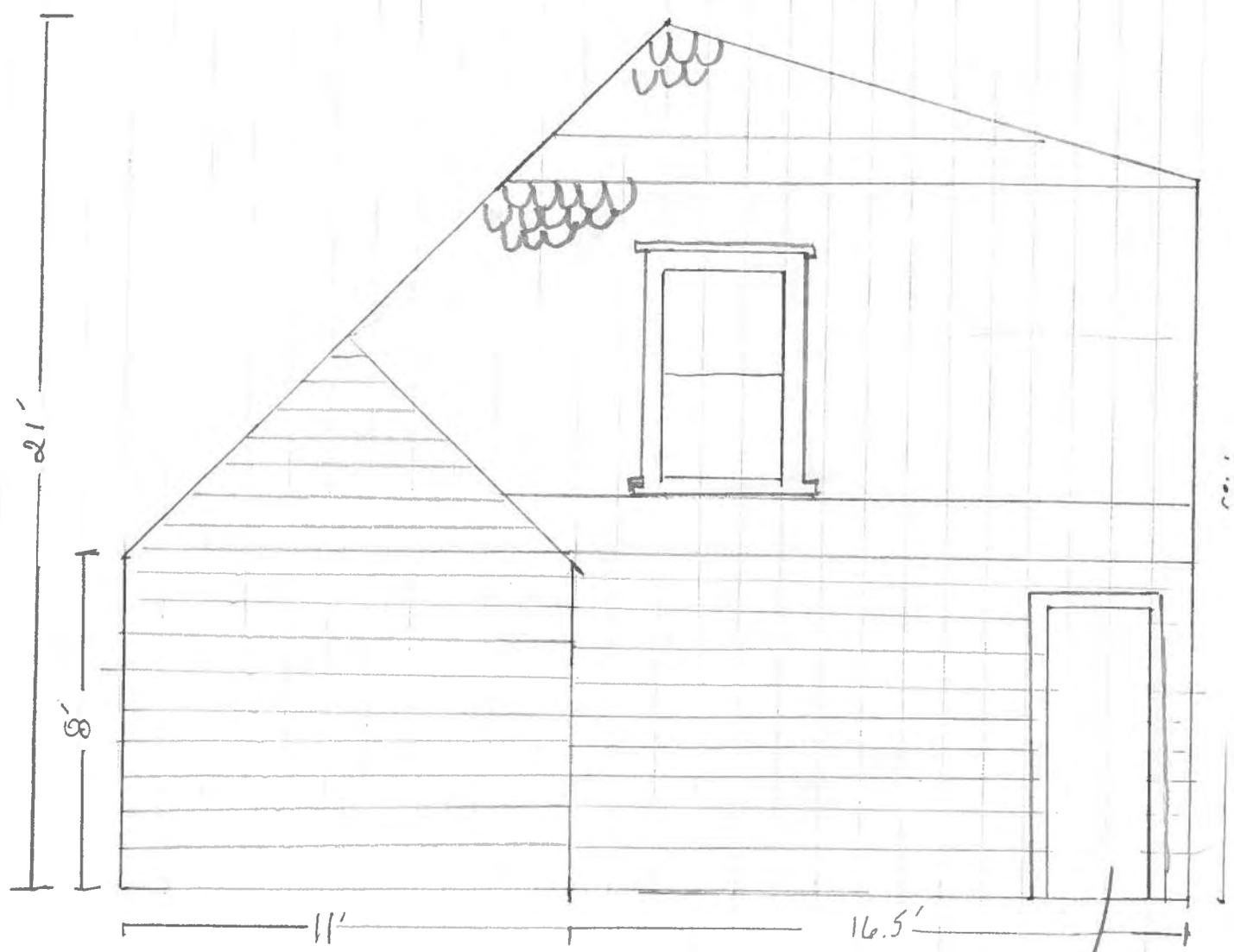
103 Lawrence
Old Town

Munday Carriage

|| = EXISTING

3 LAWRENCE ST
GARAGE RENOVATION

ATTACHMENT 4# 8628



REAR ELEVATION

metal
1-light
exterior Door

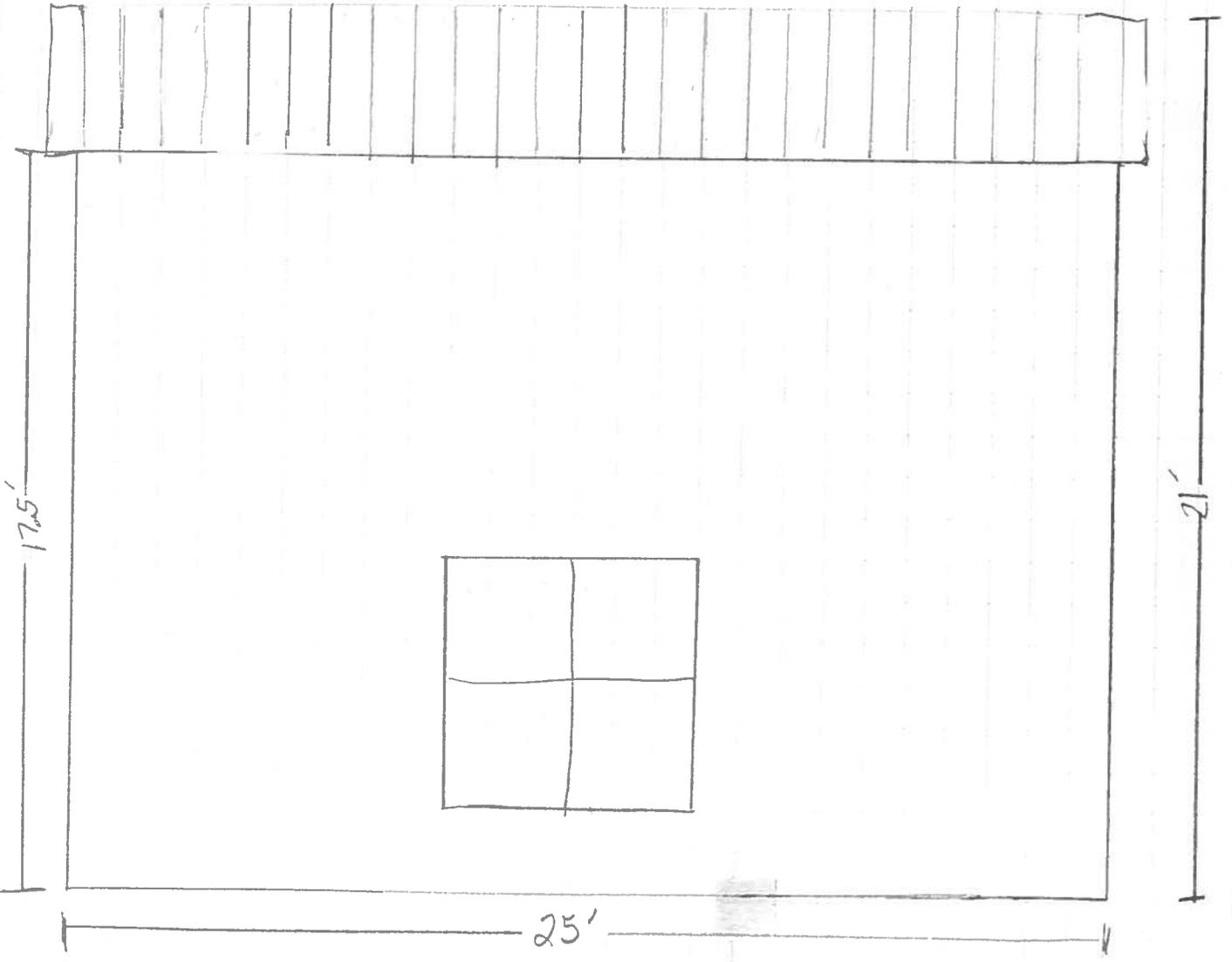
Scale = 1/4"

FIVE STAR
FIVE STAR
FIVE STAR
FIVE STAR
FIVE STAR

103 LAWRENCE ST

ATTACHMENT 4 # 9628

GARAGE RENOVATION

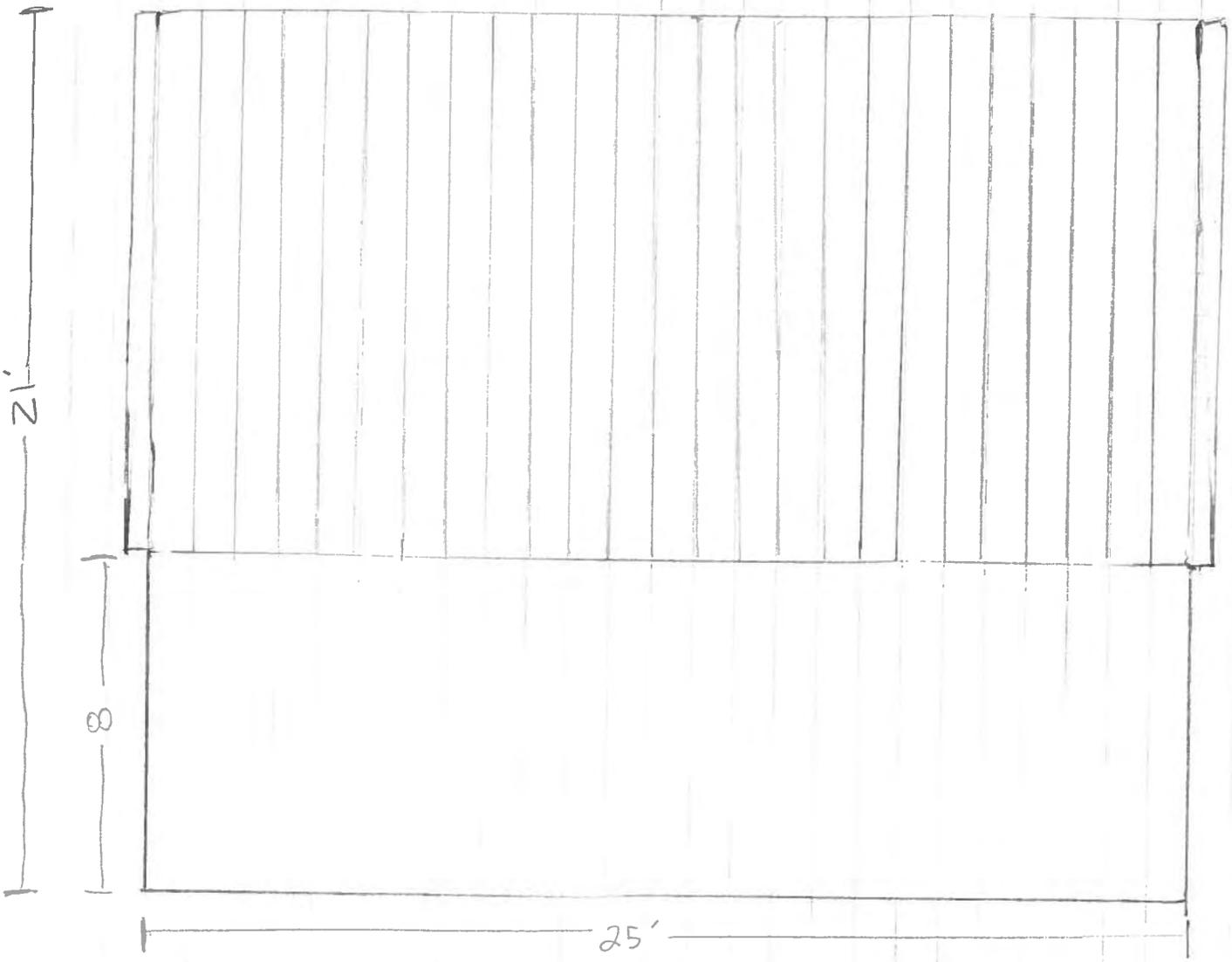


LEFT ELEVATION

103 LAWRENCE ST

Permit # 8628
ATTACHMENT 4

GARAGE RENOVATION

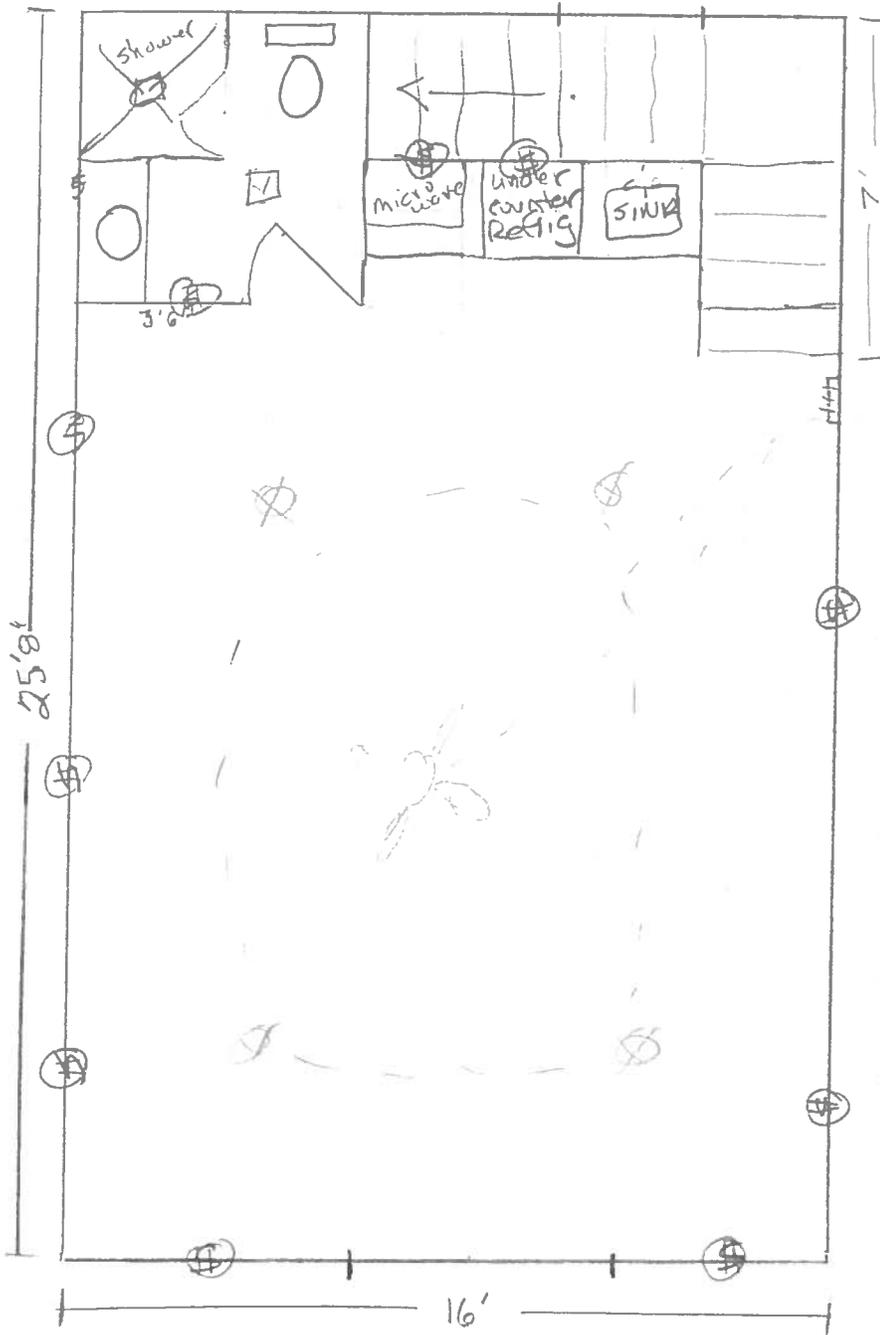


RIGHT ELEVATION

FINISHED ROOM OVER GARAGE

ATTACHMENT 4

#9608



□ Bathroom Vent/Light

⊕ = outlets

⊕ = FAN/LIGHT

E = switch

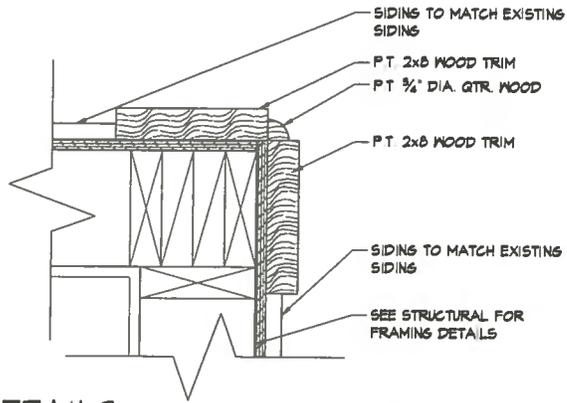
⊗ = ceiling light

- 1/2" GYPSUM BOARD
- HURRICAN STRAPS PER CODE

- 1/2" GYPSUM BOARD
- BASEBOARD AS SELECTED
- FLOORING AS SELECTED
- 3/4" PLYWOOD SUBFLOOR

- 2x12 FLOOR JOISTS
- 1/2" GYPSUM BOARD
- CROWN AS SELECTED
- 1/2" GYPSUM BOARD

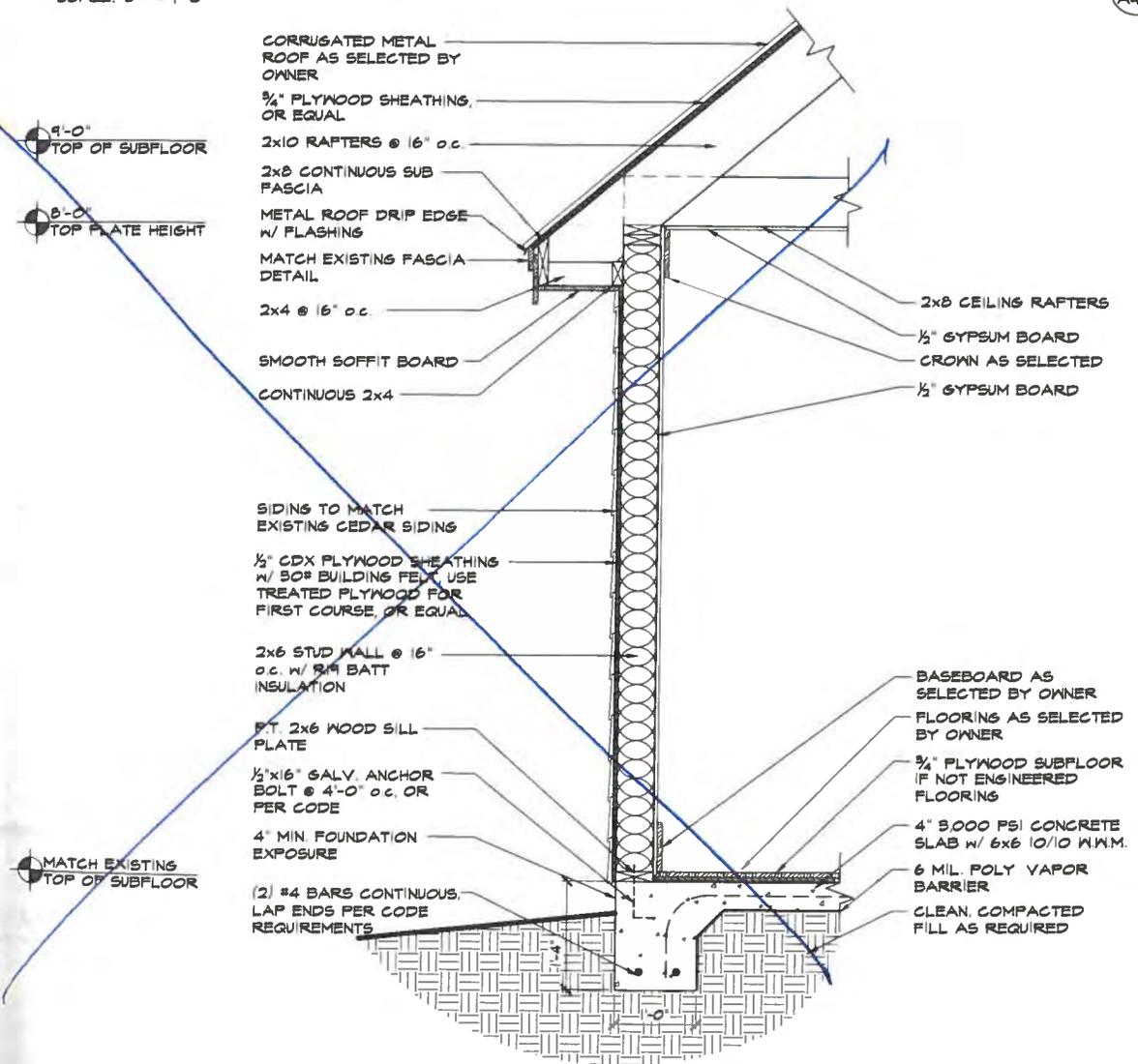
- BASEBOARD AS SELECTED BY OWNER
- FLOORING AS SELECTED BY OWNER
- 3/4" PLYWOOD SUBFLOOR IF NOT ENGINEERED FLOORING
- 4" 3,000 PSI CONCRETE SLAB w/ 6x6 10/10 W.W.M.
- 6 MIL. POLY VAPOR BARRIER
- CLEAN, COMPACTED FILL AS REQUIRED



CORNER BOARD DETAILS

SCALE: 3" = 1'-0"

3
A4.0

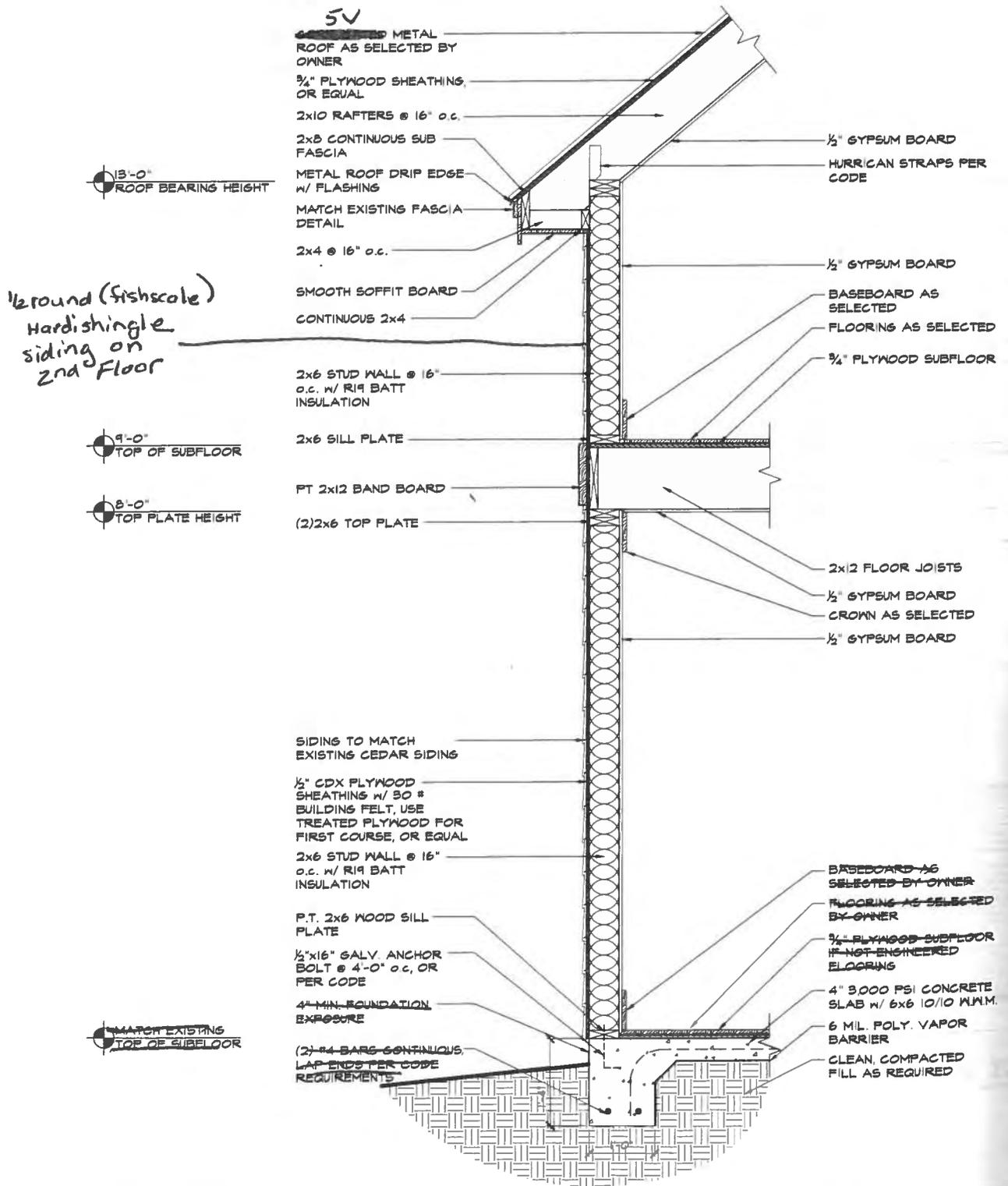


TYP. SINGLE STORY WALL SECTION

SCALE: 1" = 1'-0"

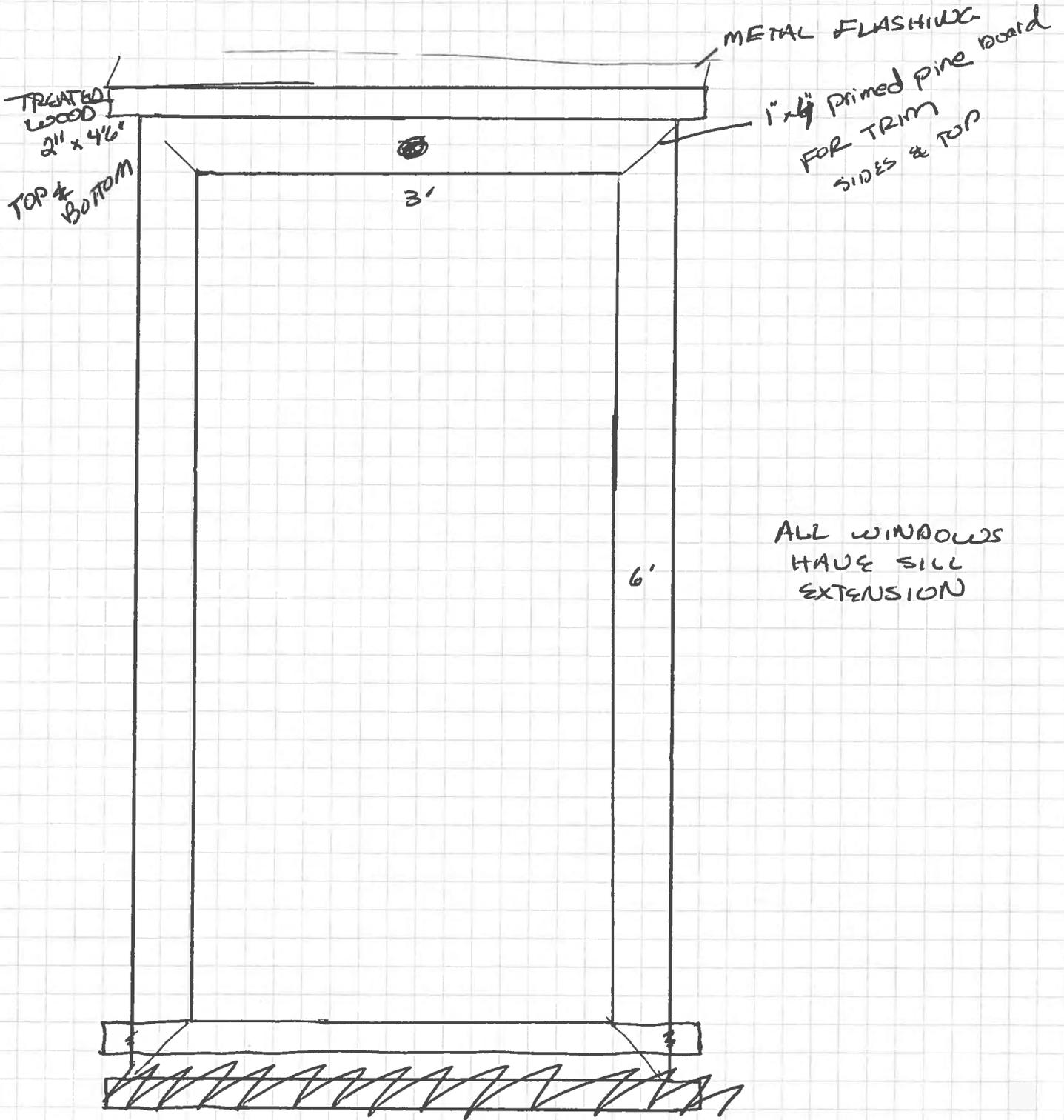
1
A4.0

2
A4.0



TYP. TWO STORY WALL SECTION

SCALE: 1" = 1'-0"







PLAN REVIEW COMMENTS FOR COFA-03-16-009574

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: 03/29/2016
Plan Status: Active Plan Address: 103 Lawrence St
BLUFFTON, SC 29910
Case Manager: Erin Schumacher Plan PIN #: R610 039 00A 0233 0000
Plan Description: A request by Lottie Anne Munday for review of a Certificate of Appropriateness to allow the renovation of the existing open air carport of approximately 735 SF to enclose the exterior envelope and construct a second story with a finished room of approximately 415 SF over the garage on the property identified as 103 Lawrence St in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. 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 April 4th meeting.

Staff Review (HD)

Submission #: 1 Received: 03/30/2016 Completed: 04/01/2016

Table with 4 columns: Reviewing Dept., Complete Date, Reviewer, Status. Row 1: Addressing Review, 03/31/2016, Theresa Thorsen, Approved

Comments:
1. If additional space over garage is to be used as a bedroom or rental space it will need a new address.

Table with 4 columns: Reviewing Dept., Complete Date, Reviewer, Status. Row 1: Beaufort Jasper Water and Sewer Review, 04/01/2016, Dick Deuel, Approved

Comments:
1. No comment.

Table with 4 columns: Reviewing Dept., Complete Date, Reviewer, Status. Row 1: Engineering Department Review - HD, 04/01/2016, Kendra Lelie, Approved

Comments:
1. No comment.

Table with 4 columns: Reviewing Dept., Complete Date, Reviewer, Status. Row 1: Growth Management Dept Review (HD), 04/01/2016, Erin Schumacher, Approved

Comments:
1. Clarify if a garage door is proposed. As shown the opening appears to accept a double garage door. The maximum width of permitted garage doors is 12 feet. (UDO Section 5.15.7.H.1)
2. For the final application provide architectural details of the typical window detail, corner board trim, and a wall section through the eave depicting the material configuration and dimensions. (Applications Manual)
3. Provide additional information to clarify the type of siding proposed. (UDO Section 5.15.6.G.)

Table with 4 columns: Reviewing Dept., Complete Date, Reviewer, Status. Row 1: HPRC Review, 04/01/2016, Erin Schumacher, Approved

Comments:
1. No comment.

Table with 4 columns: Reviewing Dept., Complete Date, Reviewer, Status. Row 1: Stormwater Review, 03/31/2016, William Baugher, Approved

Comments:

Single Family Development, not part of a larger common plan of development:

1. Silt Fencing buried a minimum of 6 inches below disturbed grade, where applicable
2. In areas where more than two feet of fill material has been placed or in areas adjacent to all wetlands, silt fencing meeting the requirements of SCDOT must be used.
3. Temporary gravel driveways a minimum of 15 feet by 10 feet, where applicable
4. 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, where applicable

Plan Review Case Notes: