

HISTORIC PRESERVATION COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	March 4, 2016
PROJECT:	1256 May River Road – Demolition
APPLICANT:	Stephen B. Kiser
PROJECT MANAGER:	Erin Schumacher, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Stephen B. Kiser, requests that the Historic Preservation Commission approve the following application:

1. **COFA-3-16-9578.** A Certificate of Appropriateness to allow for the demolition of an existing garage located on the property identified as 1256 May River Road 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 May River Road between Wharf Street and Guerrard Street. The Applicant proposes to demolish the existing shed structure, which is an open air structure with a gable roof clad in corrugated metal roofing. 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. The Bluffton Historic Preservation Society was able to confirm that the structure was used as Hugh O’Quinn’s tractor shed; however, no additional information was regarding the historic nature of the structure was available in their archives or from the Bluffton Township Black History Historical Preservation Society records. According to the Beaufort County Assessor’s records, the only structure noted is the cottage that also sits on that lot with a construction date of 1933.

This project was presented to the Historic Preservation Review Committee for conceptual review at the April 4, 2016 meeting and comments were provided to the Applicant (See Attachment 6). As part of the review process the application was also presented to the Development Review Committee (DRC) a the April 12, 2016 meeting for comment (See Attachment 7).

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 there was no historical significance to, architectural or otherwise, the structure or site and supported the demolition request.

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, 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. Existing Conditions
6. HPRC Report
7. DRC Report
8. BC Tax Record

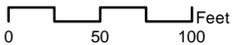
1256 May River Road

Location Map



Site

Date: 5-4-2016



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.

May River Road

Guerrard Street

Wharf Street



**1256 May River Road
Garage Demolition
Zoning Map**

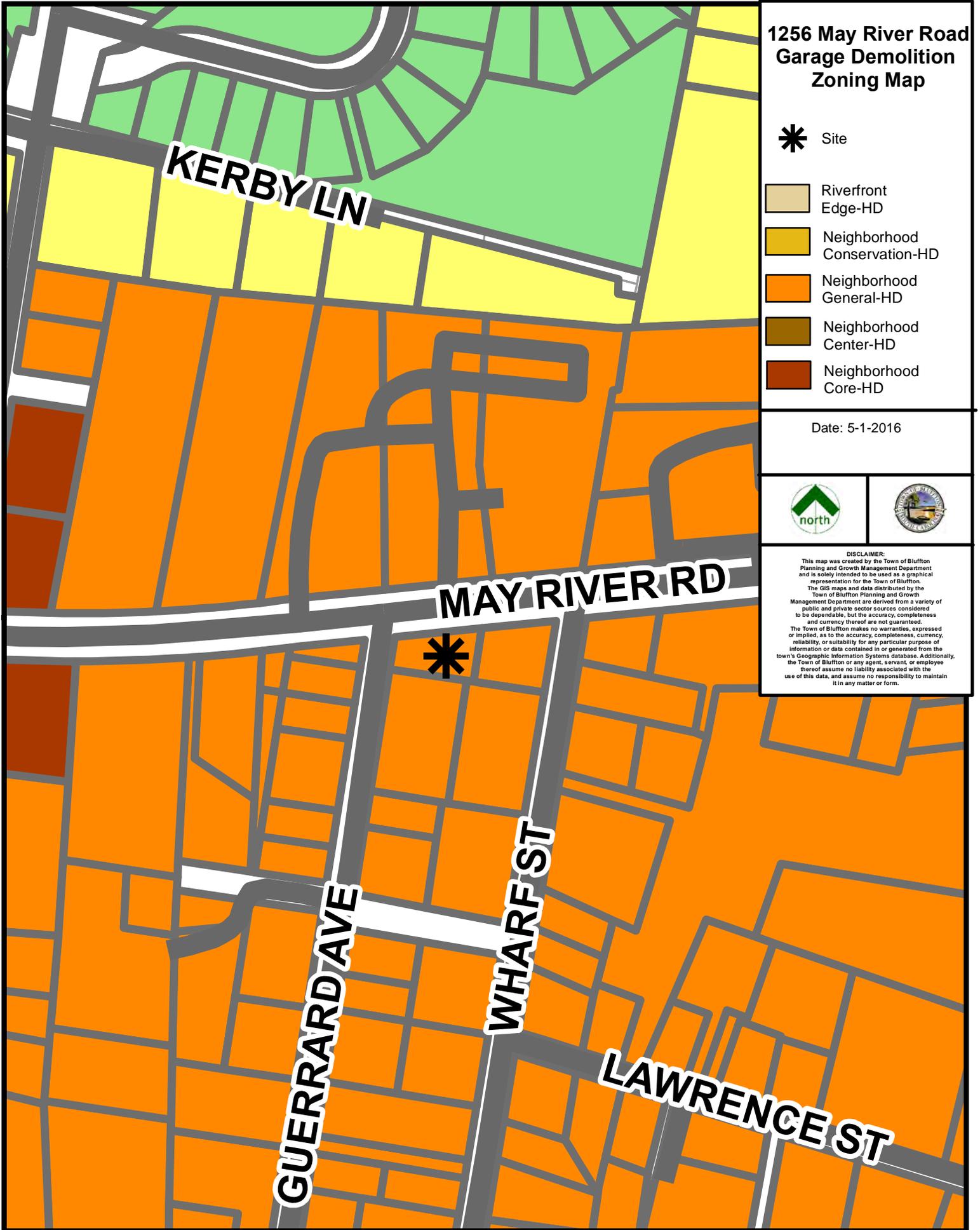
 Site

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

Date: 5-1-2016



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Project Narrative

**Garage Demolition 1256 May River Road
Parcel R610 039 00A 0178 0000**

The property is currently owned by John H. Dugue. Mr Dugue has appointed and authorized Stephen B. Kiser to act in his behalf as Agent (see enclosed letter from John H. Dugue) for the purpose of making a Demolition Application to the Town of Bluffton for demolition of a wood frame garage.

The property is located at 1256 May River Road as shown on the enclosed Location Map.

The structure is in a very poor state of repair and needs to be torn down...see attached pictures. It is unclear when the garage was constructed but it is believed to be built in the 1930's.

The Town approved a Development Plan Amendment on 8/28/15 (copy enclosed) which included a Site Development Plans (copy enclosed) which was also approved by the Town on 8-28-15. Pages C02 & C04 show the location of the subject garage. Page C05 shows property boundary, road rights of way, existing and proposed driveways, parking, utilizes, etc.

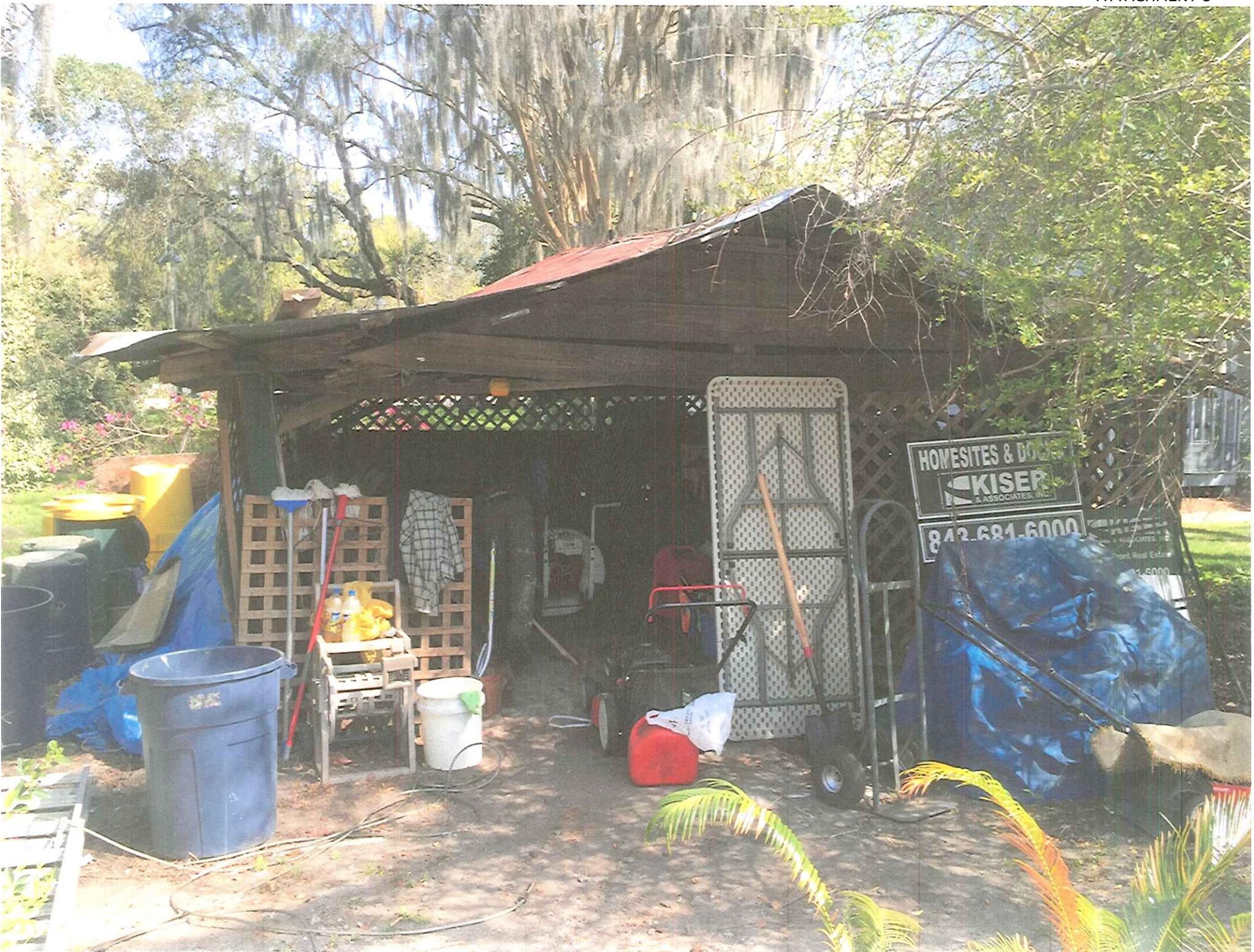
A pre-application meeting was held with Erin Schmacher on 3-16-16. The garage is not a contributing historical structure.



NEW HOMES
1270 39th St, #100, 09000
843 2962

KISER
REAL ESTATE
843 691-0000
www.kiser.com

KISER
REAL ESTATE
843 691-0000
www.kiser.com







PLAN REVIEW COMMENTS FOR COFA-03-16-009578

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:** 03/30/2016
Plan Status: Active **Plan Address:** 1256 May River Rd
 BLUFFTON, SC 29910
Case Manager: Erin Schumacher **Plan PIN #:** R610 039 00A 0178 0000
Plan Description: The applicant is requesting a Certificate of Appropriateness for the demolition of a garage located at 1256 May River Road.
Status: Staff is reviewing the application which will be heard at the April 4th HPRC meeting and the April 12th DRC meeting.

Staff Review (HD)

Submission #: 1 Received: 03/31/2016 Completed: 04/01/2016

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Addressing Review	03/31/2016	Theresa Thorsen	Approved

Comments:
 1. No comment.

Beaufort Jasper Water and Sewer Review	04/01/2016	Dick Deuel	Approved
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Comments:
 1. No comment.

Engineering Department Review - HD	04/01/2016	Kendra Lelie	Approved
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Comments:
 1. No comment.

Growth Management Dept Review (HD)	04/01/2016	Erin Schumacher	Approved
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Comments:
 1. No comment.

HPRC Review	04/01/2016	Erin Schumacher	Approved
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Comments:
 1. No comment.

Stormwater Review	03/31/2016	William Baugher	Approved
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Comments:
 1. Small Construction Activities, The Town will require as a minimum, implementation of the Construction Site BMPs found in Chapter 9 of the Stormwater Design Manual and the SCDHEC Erosion and Sediment Reduction standards and other Stormwater Management regulations, where applicable

Plan Review Case Notes:



PLAN REVIEW COMMENTS FOR COFA-03-16-009578

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

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Growth Management Dept Review (HD)	04/01/2016	Erin Schumacher	Approved
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Comments:

1. No comment.

HPRC Review	04/01/2016	Erin Schumacher	Approved
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Stormwater Review	03/31/2016	William Baugher	Approved
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Transportation Department Review - HD	04/01/2016	Kendra Lelie	Approved
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Comments:

1. No comment.

Plan Review Case Notes:



Beaufort County, South Carolina

generated on 4/25/2016 11:18:14 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of
R610 039 00A 0178 0000	00520467	1256 MAY RIVER RD, Town of Bluffton	4/23/2016

Current Parcel Information

Owner	DUGUE JOHN H	Property Class Code	ResImp SingleFamily
Owner Address	111 CYPRESS DRIVE BLUFFTON SC 29909	Acreage	.3300
Legal Description	LOT A PB75 PG18 *SPLIT 5/01 39A/257		

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2015	\$99,000	\$30,100	\$129,100	\$2,494.24	\$0.00
2014	\$99,000	\$30,100	\$129,100	\$2,067.42	\$2,452.53
2013	\$99,000	\$30,100	\$129,100	\$2,016.19	\$2,393.62
2012	\$165,000	\$34,020	\$199,020	\$1,614.78	\$1,932.00
2011	\$165,000	\$34,020	\$199,020	\$1,598.04	\$1,598.04
2010	\$165,000	\$34,020	\$199,020	\$1,586.48	\$1,949.45
2009	\$165,000	\$34,020	\$199,020	\$1,562.34	\$1,562.34
2008	\$91,000	\$9,300	\$100,300	\$1,524.61	\$1,524.61
2007	\$91,000	\$9,300	\$100,300	\$1,448.96	\$1,448.96
2006	\$91,000	\$9,300	\$100,300	\$1,353.29	\$1,353.29

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
ATLAS SC I SPE LLC	3140 1430	3/23/2012	Qu		\$255,000
BRANCH BANKING AND TRUST COMPANY	3101 1345	11/28/2011	Ge		\$5
KISER STEPHEN B JANE S JTROS	3099 1837	7/7/2011	Ge		\$1,200,000
OQUINN DONALD H	1019 2098	2/27/1998	Fu		\$183,500
OQUINN DONALD H	462 1345	11/1/1986	Fu		\$0
		12/31/1776	Or		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
R01	DWELL	Dwelling	1933	1.0	02	864	

Features & Exterior Features

Building	Type	Feature Code	Description	No. / Sq.Ft.	Value
R01	DWELL	COOLING	None	1	\$0
R01	DWELL	EXT. COVER	Hardboard	1	\$0
R01	DWELL	FOUNDATION	Full Slab	1	\$0
R01	DWELL	HEATING	Forced hot air	1	\$0
R01	DWELL	OPF	Open Frame Porch	175	\$3,560