

# HISTORIC PRESERVATION COMMISSION



## STAFF REPORT Department of Growth Management

<b>MEETING DATE:</b>	May 4, 2016
<b>PROJECT:</b>	35A Thomas Heyward Street – Renovation of existing structure and new construction of a Carriage House
<b>APPLICANT:</b>	Scott Corken
<b>PROJECT MANAGER:</b>	Erin Schumacher, AICP, Senior Planner

**APPLICATION REQUEST:** The Applicant, Scott Corken on behalf of Kara Hurst, requests that the Historic Preservation Commission approve the following application:

1. **COFA-2-16-9536.** A Certificate of Appropriateness to allow for the construction of a Carriage House of approximately 850 SF and an addition of approximately 370 SF at the rear of the existing structure on the property identified as 35A Thomas Heyward Street in the Old Town Historic District and zoned as Neighborhood General-HD.

**INTRODUCTION:** The Applicant is proposing an addition to the existing single family residential structure and the construction of a new detached carriage house located in the Old Town Bluffton Historic District. The proposed addition, of approximately 370 SF, is designed to correspond with the architectural detailing and meets the lot standards for the existing structure. The new carriage house structure is designed in accordance to the allowable building types for the Neighborhood General-HD zoning district. It 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 Applicant has proposed a building addition and carriage house that reflects the vernacular characteristics of Bluffton by integrating a variety of roof types including gables and dormers, a front and rear porch, and typical horizontal weatherboard cladding. Additional materials that are in keeping with the vernacular of Bluffton are the use stucco at the foundation, decorative bracketing, corner board trim, and water table trim.

This project was presented to the Historic Preservation Review Committee for conceptual review at the March 7, 2016 meeting where comments were provided to the Applicant (See Attachment 5). The project also includes the removal of a number of trees, a few of which are significant, and required review by the Development Review Committee, who provided comment at the March 15, 2016 meeting.

**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 add an addition to an existing single family residence and a new carriage house within the Old Town Bluffton Historic District, a locally and nationally designated historic district. The building addition and new structure 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 of the proposed structure and addition to the existing building add 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 primary structure falls within the category of Additional Building type and the accessory structure falls within the Carriage House 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 recommendation regarding the appropriateness of the Additional Building Type.
  - 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.G. Building Walls. The project analysis and drawings note the use of stucco over concrete at the foundation of the addition. The UDO states that exposed foundation walls shall be tabby stucco (mixed shell size only) or stucco over block or concrete (sand-finished or steel trowel only). Additional information must be provided to ensure that the type of stucco finish proposed meets the above requirements.
    - 2) Section and 5.15.6.H. Columns, Arches, Piers, Railings, and Balustrades. The plans depict railings along the porch of the new addition and at the stairwell of the Carriage House. The UDO has a number of dimensional requirements for railings and balusters and an architectural detail or additional information must be provided to ensure that the configuration meets the requirements of the UDO.

- 3) Section 5.15.6.I. Windows and Doors. The proposed plans show a band of three windows on the north elevation of the Carriage House. These windows are horizontal in nature. The UDO requires that windows must be oriented vertically and can be square or rectangular. These windows must be revised to meet the requirements noted above.

Additionally, the doors are noted in the project analysis as vinyl and the specification on sheet A3.1 notes fiberglass doors. The UDO permits wood and metal doors. The proposed doors must be revised to a permitted material.

- 4) Section 5.15.6.N. Corners and Water Tables Corners. The proposed elevations depict water table trim and corner board trim. The UDO has design criteria for the dimension and configuration of water table trim and corner board trim. An architectural detail or additional information must be provided to ensure that the configuration meets the requirements of the UDO.
- 5) Section 5.15.6.P. Cornice, Soffit, and Frieze. The elevations show the eave as a closed soffit and the project analysis 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. An architectural section through the eave and additional information must be provided to ensure that the configuration and materials meet the requirements of the UDO.

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 construction of a new structure and an addition 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.

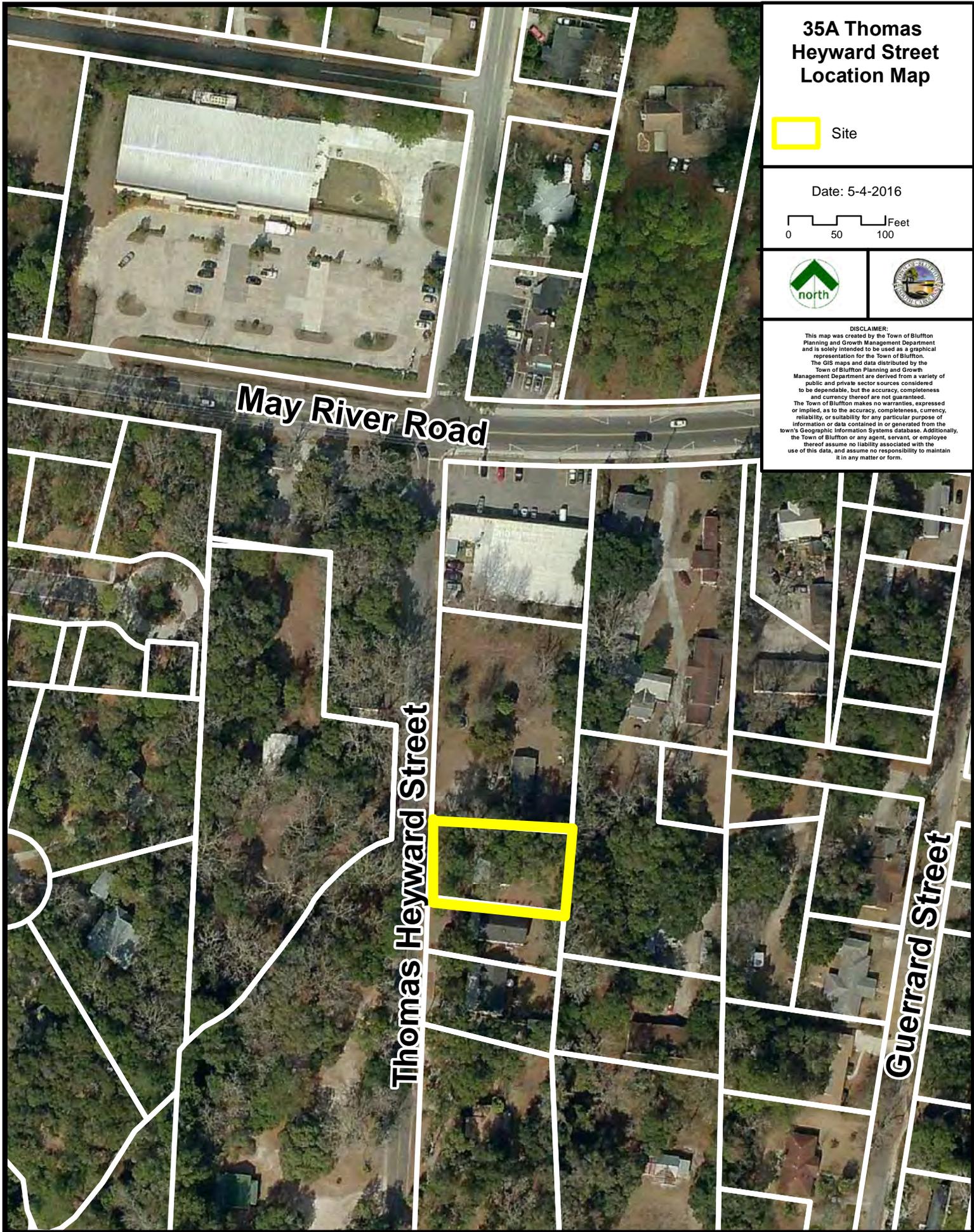
*Finding.* The application has been reviewed by Town Staff and has been determined to be incomplete as a number of architectural details, noted above, are missing and must be supplied for review for conformance with the UDO.

**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 5.15.6.G. of the UDO, additional information must be provided to ensure that the type of stucco finish proposed meets the requirements of the UDO.
2. Per Section and 5.15.6.H. of the UDO, an architectural detail or additional information on the configuration of the railings and balusters must be provided to ensure that the configuration meets the requirements of the UDO.
3. Per Section 5.15.6.I. of the UDO, the band of three windows on the north elevation of the Carriage House must be revised to be oriented vertically and can be square or rectangular.
4. Per Section 5.15.6.I. of the UDO, the proposed doors must be revised to a permitted material.
5. Per Section 5.15.6.N. of the UDO, architectural detail or additional information regarding the configuration of the corner board and water table trim must be provided to ensure that the configuration meets the requirements of the UDO.
6. Per Section 5.15.6.P. of the UDO, an architectural section through the eave and additional information must be provided to ensure that the configuration and materials meet the requirements of the UDO.

**ATTACHMENTS:**

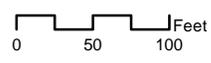
1. Location Map
2. Zoning Map
3. Applicant Narrative
4. Site Plan & Elevations
5. HPRC Report



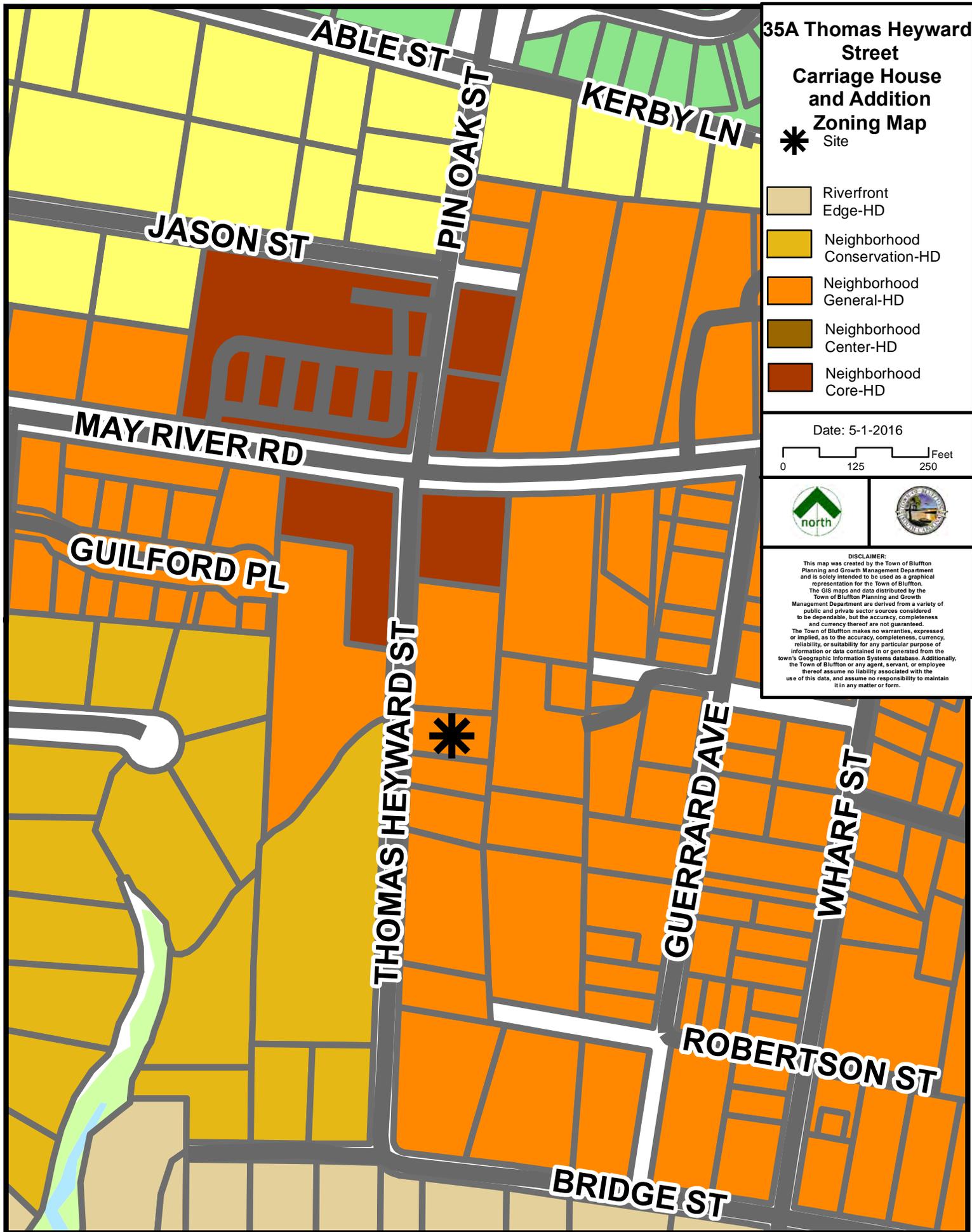
### 35A Thomas Heyward Street Location Map

 Site

Date: 5-4-2016



**DISCLAIMER:**  
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**35A Thomas Heyward Street**  
**Carriage House and Addition**  
**Zoning Map**  
 \* Site

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

Date: 5-1-2016  
 0 125 250 Feet

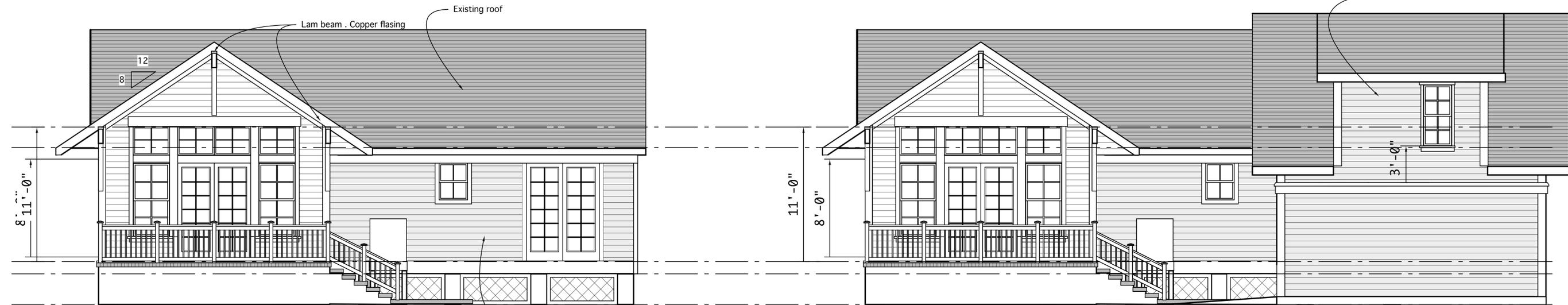


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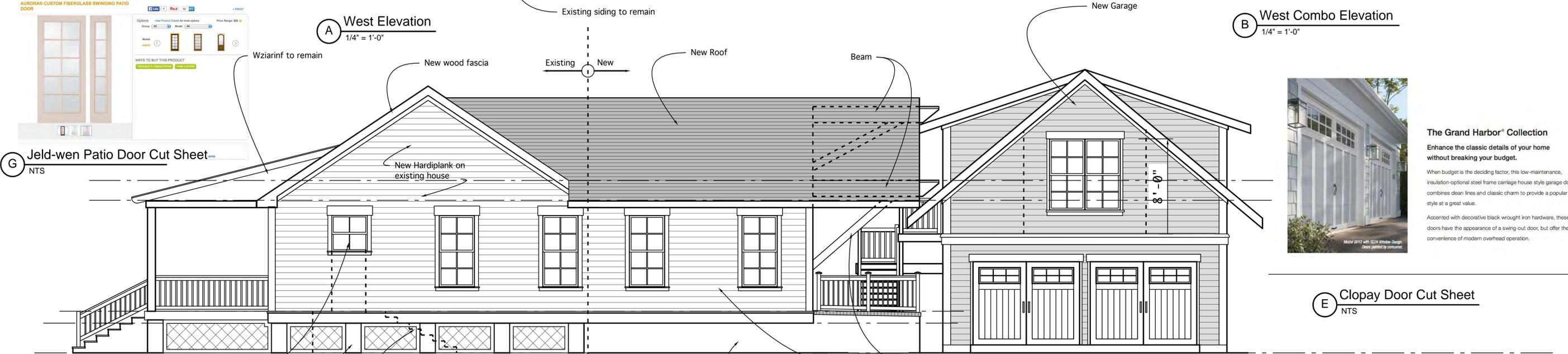
Project Narrative  
Hurst Residence.  
35a Thomas Heyward Street

My client intends to build an Addition to their home and a garage with a bedroom above.

Additional driveways shall be gravel to match existing with an a hard scape skirt in front of the garage doors.

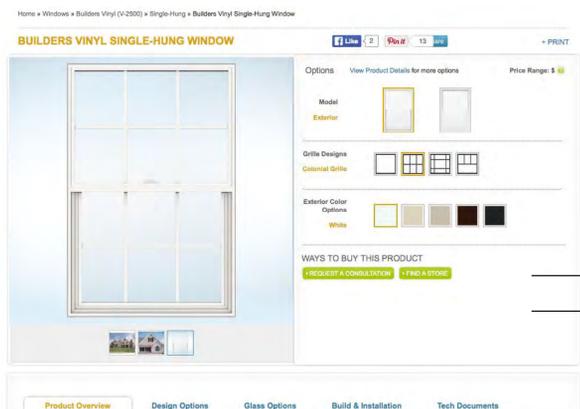


G Jeld-wen Patio Door Cut Sheet  
NTS

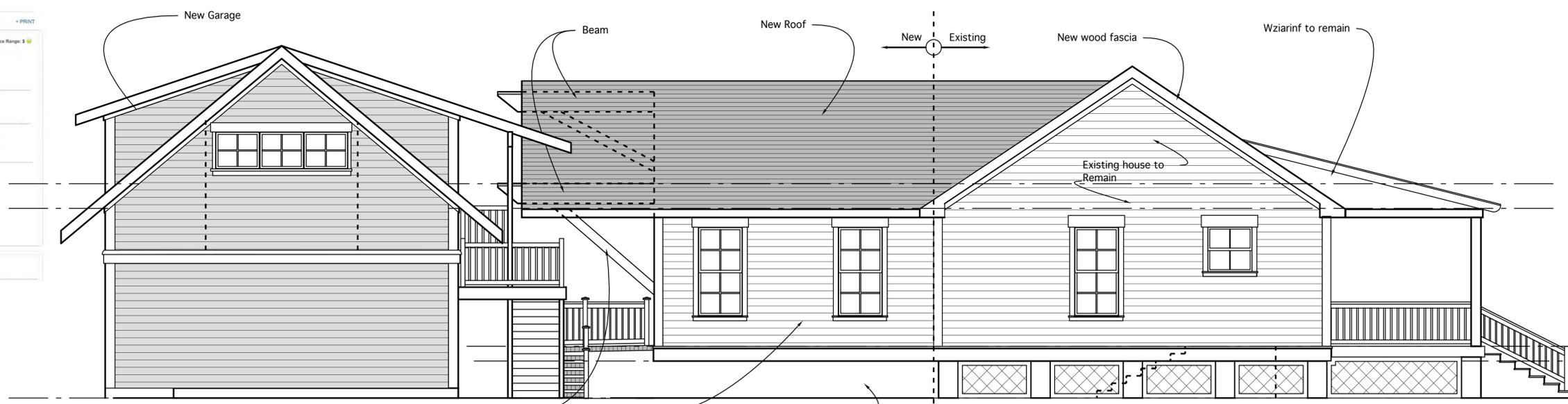


**The Grand Harbor® Collection**  
Enhance the classic details of your home without breaking your budget.  
When budget is the deciding factor, this low-maintenance, insulation-optional steel frame carriage house style garage door combines clean lines and classic charm to provide a popular style at a great value.  
Accented with decorative black wrought iron hardware, these doors have the appearance of a swing-out door, but offer the convenience of modern overhead operation.

E Clopay Door Cut Sheet  
NTS



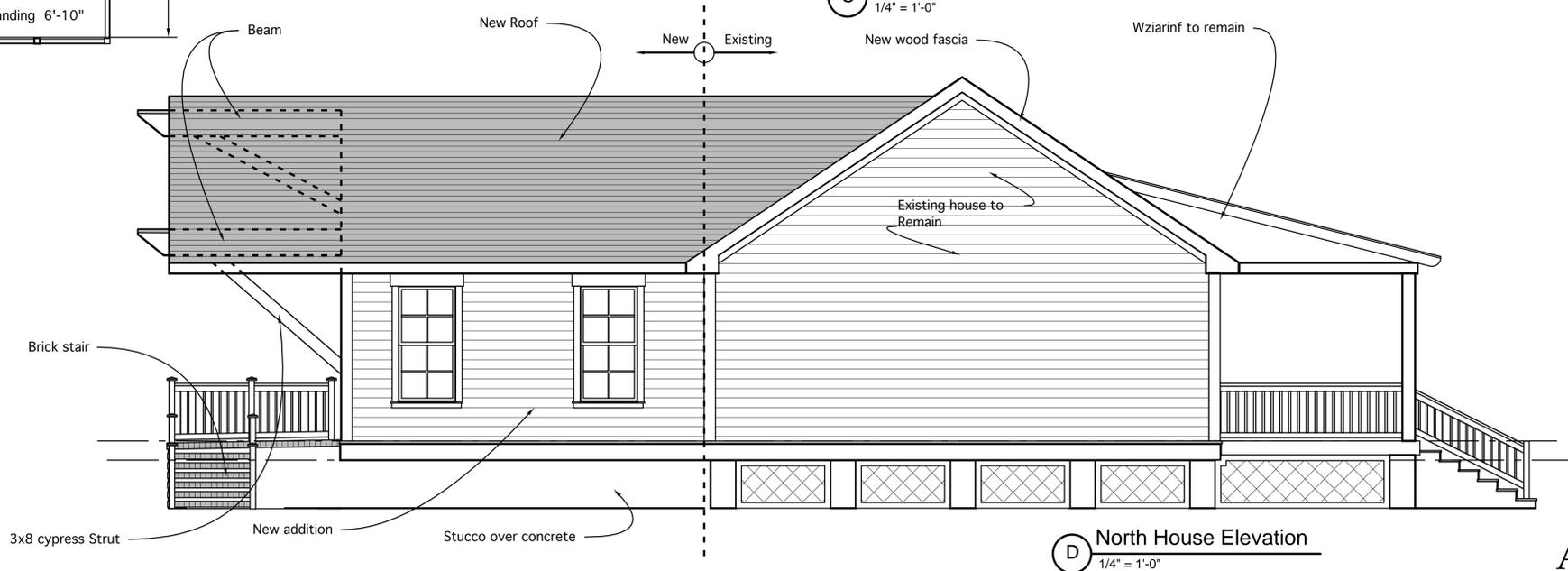
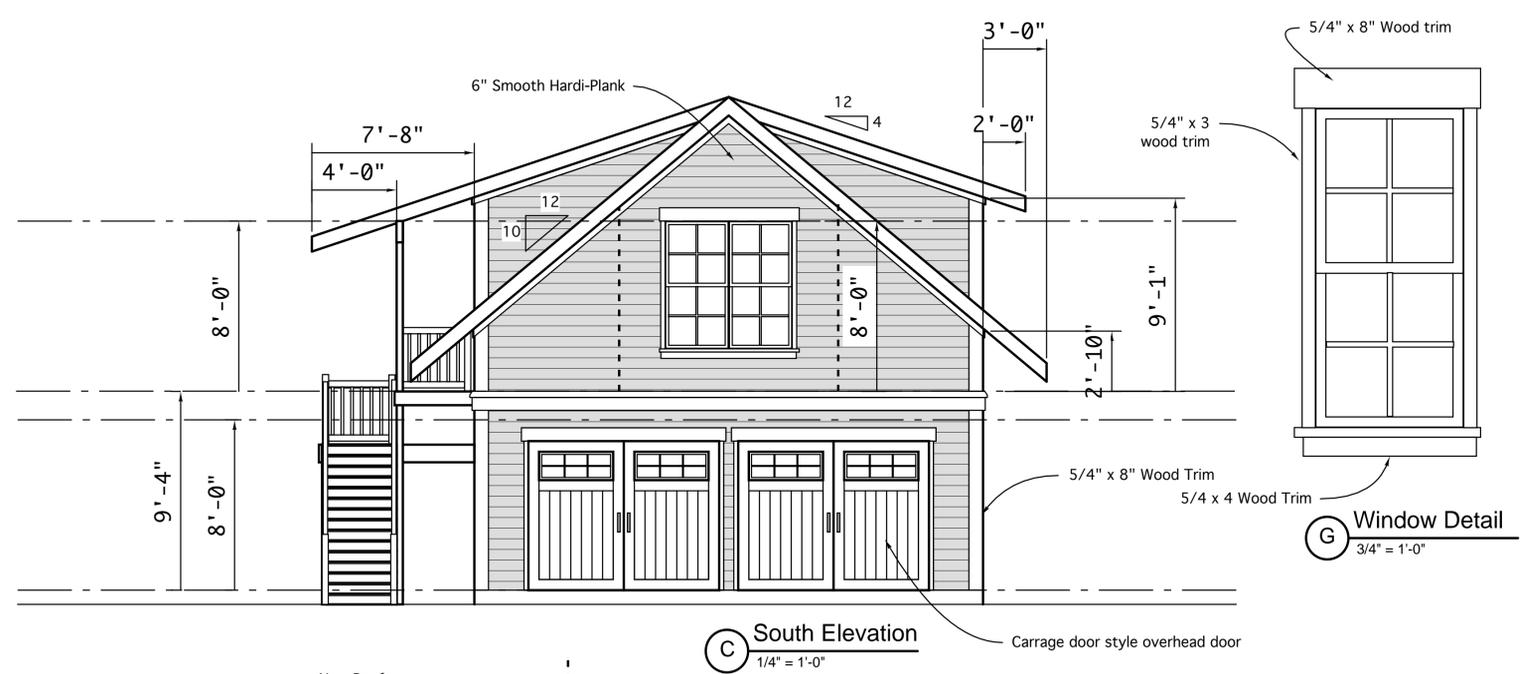
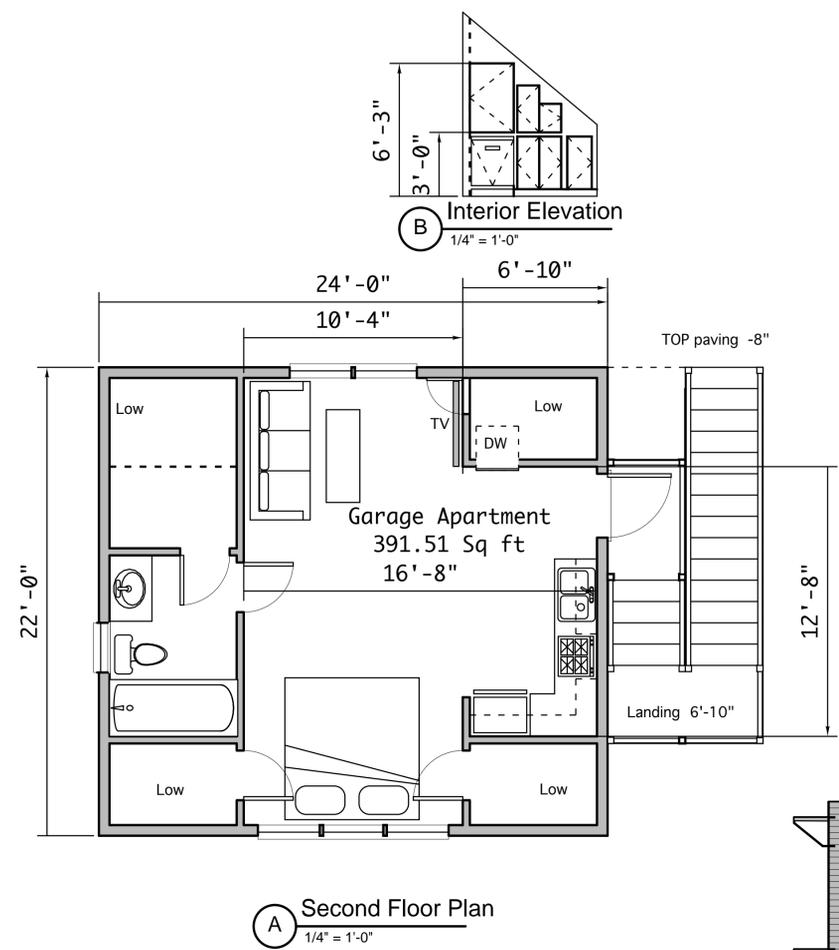
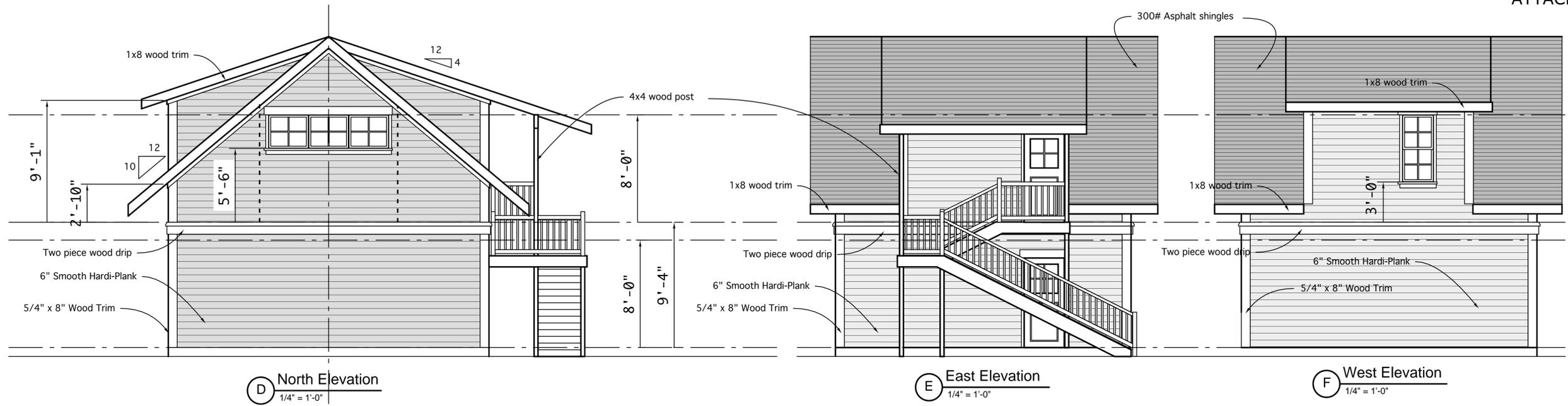
F Jeld-wen Window Cut Sheet  
NTS



D North Combo Elevation  
1/4" = 1'-0"

Hurst Residence

35A Thomas Heyward Street  
Town of Bluffton SC



Hurst Residence

35A Thomas Heyward Street  
Town of Bluffton SC



# Hurst Residence

355 Thomas Heyward Street  
Town of Bluffton SC

## Trees Removed

- A 10" Gum
- B 26" Pine
- C 15" Wok
- D 10" Laok
- E 32" Laok
- F 23" Laok
- G 14" Plm
- H 3" Mag
- I 6" Lok
- J 10" Laok
- K 15" Plm
- L 10" Swt Bay
- M 9" Cherry

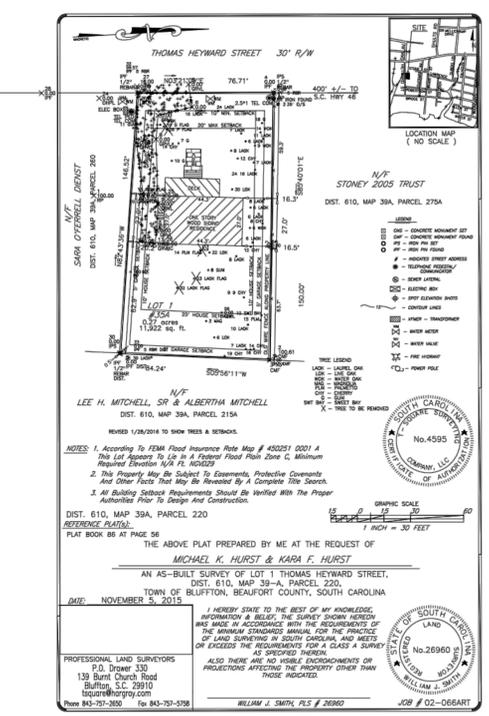
## Pervious impervious

Lot Size 11,922 Sf .27 acres  
Pervious 2,792 Sf 23%

## Landscape

- 1 quercus Virginiana  
30 Gallon 6-8'
- 3 Ilex stp."savannah Holly"  
30 Gallon 6-8'
- 1 Acer rubrum  
30 Gallon 6-8'

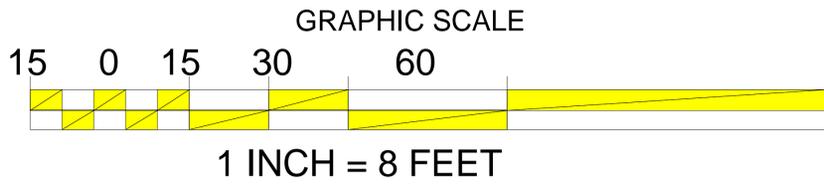
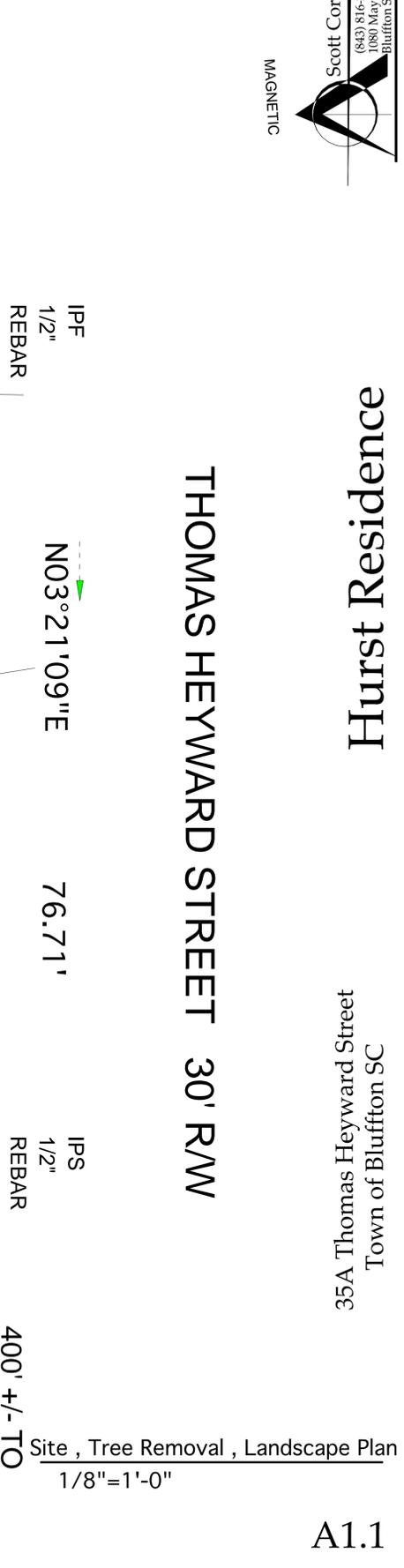
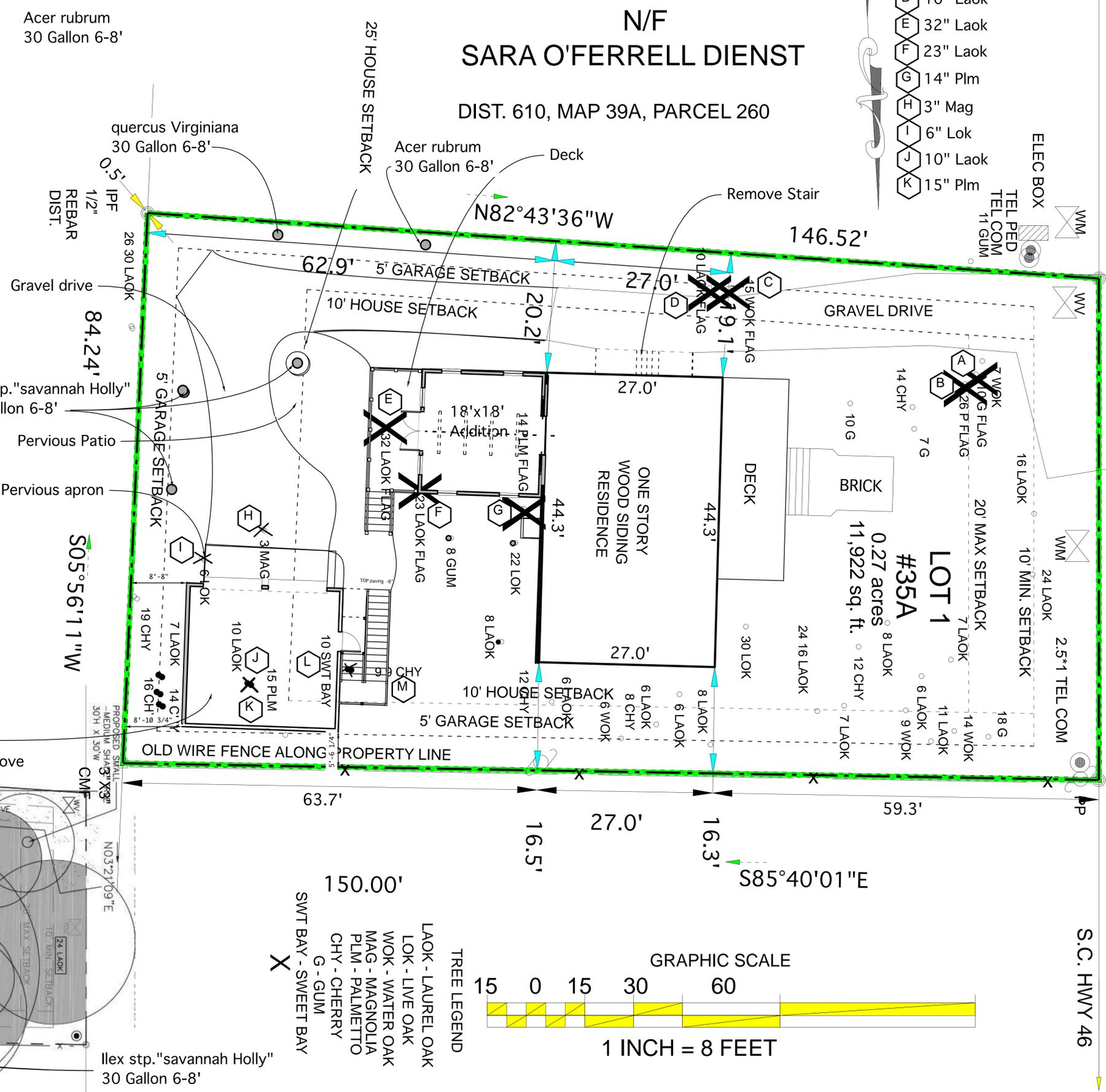
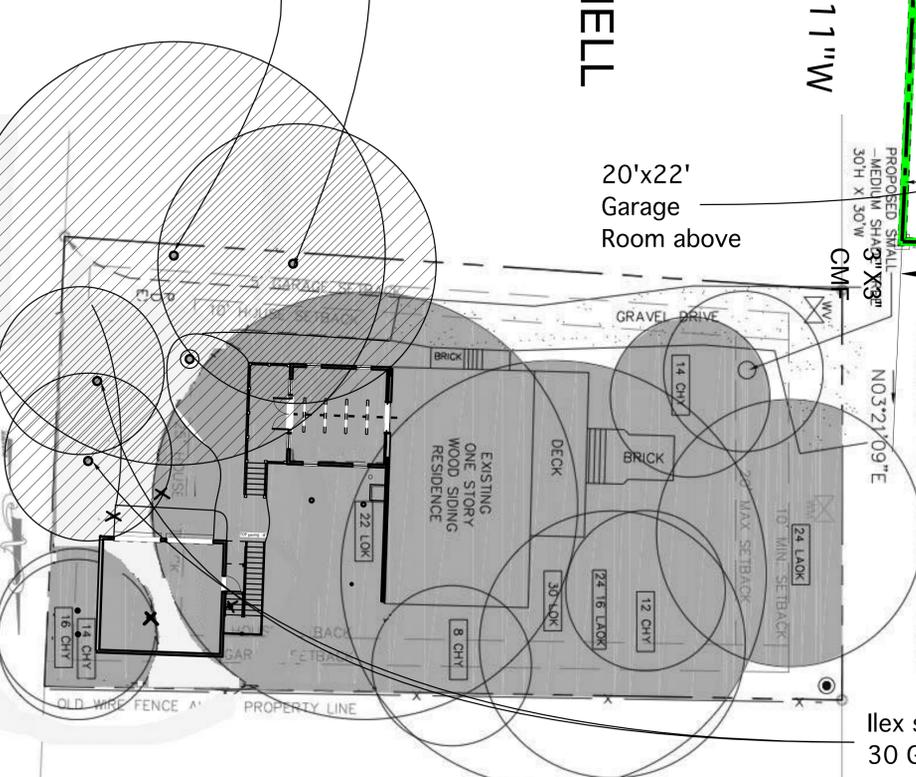
LEE H. MITCHELL, SR & ALBERTHA MITCHELL  
DIST. 610, MAP 39A, PARCEL 215A



## Canopy Calculations

Lot Size 11,922 Sf .27 acres  
Under roof 2,534 Sq ft  
Canopy 9,980 Sq ft 83%

- Acer rubrum  
30 Gallon 6-8'
- quercus Virginiana  
30 Gallon 6-8'



Site, Tree Removal, Landscape Plan  
1/8" = 1'-0"



## PLAN REVIEW COMMENTS FOR COFA-02-16-009536

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:** 02/26/2016  
**Plan Status:** Active **Plan Address:** 35 Thomas Heyward St  
 BLUFFTON, SC 29910  
**Case Manager:** Erin Schumacher **Plan PIN #:** R610 039 00A 0220 0000  
**Plan Description:** The applicant is requesting a COFA for the construction of a an addition to an existing house and a new carriage house.  
**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 March 7th meeting.

### Staff Review (HD)

**Submission #: 1** Received: 02/26/2016 Completed: 03/04/2016

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	03/04/2016	Erin Schumacher	Approved with Conditions

**Comments:**

1. Provide plans printed at a scalable format so that conformance with dimensional standards for the setbacks, porch depth, and other item can be reviewed for conformance with the UDO. (Applications Manual)
2. Provide additional information about the existing materials of the building and the proposed materials of the addition and garage. Specifically, additional information is needed regarding the pier configuration and finish materials, the skirting, door material and the roofing materials. (Applications Manual)
3. Recommendation: As there are shutters on the front elevation of the structure consider adding them to the remaining elevations to provide better consistency. (UDO Section 5.15.6.A.)

HPRC Review	03/04/2016	Erin Schumacher	Approved with Conditions
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**Comments:**

1. Elevations provided need additional details for review for conformance with the standards of the UDO. As the project moves toward Final submittal, provide a landscape plan, typical window detail, railing and baluster detail, a corner board and water table trim detail, and a section through the eave as not enough information was provided in submittal to review these items for conformance with the UDO. (Applications Manual)
2. Clarify the window type (single-hung, double-hung, casement, etc.) as it appears as if new french doors are being proposed on the side elevations. Being there is no porch indicated; windows would be more appropriate. (UDO Section 5.15.6.I.)
3. Garage door must be revised as the UDO states that garage doors shall not exceed 12 feet in width. (UDO Section 5.15.7.H.2. and 5.15.8.F.)
4. Recommendation: The garage may have better horizontal rhythm if a band board was added at the floor level. (UDO Section 5.15.5.F.4.d.)

Addressing Review	02/29/2016	Theresa Thorsen	Approved
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**Comments:**

1. No comments

Beaufort Jasper Water and Sewer Review	03/04/2016	Dick Deuel	Approved
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**Comments:**

1. No comments

**Comments:**

1. No comments

Stormwater Review

03/02/2016

William Baugher

Approved

**Comments:**

1. Small Construction Activities, the SCDHEC Erosion and Sediment Reduction and Stormwater Management regulations and its most current version of standards, where applicable. The Town will require as a minimum, implementation of the Construction Site BMPs found in Chapter 9 of the Stormwater Design Manual.

**Plan Review Case Notes:**