

HISTORIC PRESERVATION COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	July 6, 2016
PROJECT:	Lot 17B, 5778 Yaupon Road – New Construction: Single-Family Residential
APPLICANT:	Southern Coastal Homes
PROJECT MANAGER:	Erin Schumacher, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Southern Coastal Homes, requests that the Historic Preservation Commission approve the following application:

1. **COFA-5-16-9675.** A Certificate of Appropriateness to construct a new single family residence of approximately 2,470 SF and a carriage house of approximately 540 SF on the property identified as 5778 Yaupon Street (Lot 17B) in the Stock Farm Development in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

INTRODUCTION: The Applicant is proposing the construction of a detached single-family residence located in the Old Town Bluffton Historic District. The proposed building, of approximately 2,470 SF, has attributes of several allowable building types, but does not fully meet the dimensional requirements of any of them, so it is reviewed as an Additional Building Type in accordance with the allowable building types for the Neighborhood General-HD zoning district. As well, the Applicant is proposing a garage building of approximately 540 SF which meets the design standards for a Carriage House.

The main house structure is a 2 story gabled form with a front tower projection and a single story gabled wing that extends to the rear and is comprised of simple architectural forms. The building features a front and rear porch. The carriage house is a single story gabled roof structure with a shed roof extending off the west elevation. The carriage house is attached by the south elevation to the main structure by an unconditioned breezeway.

The Applicant has proposed a building that reflects the vernacular characteristics of Bluffton by integrating a variety of roof types including a gable roof, front and rear porches, and a combination of horizontal lap siding and board and batten siding. Additional materials that are in keeping with the vernacular of Bluffton are the use of square columns with bases and capitals, corner board trim, and tabby stucco at the foundation wall and chimney.

This project was presented to the Historic Preservation Review Committee for conceptual review at the May 31, 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.

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 Stock Farm development in 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 section 2 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 primary 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.
- 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 through existing street parking. 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. Additional information about the access to this lot must be provided.
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 structures is consistent with those allowed in the Neighborhood General-HD zoning district and appropriate for its location within the Stock Farm Development. Additionally, 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 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.

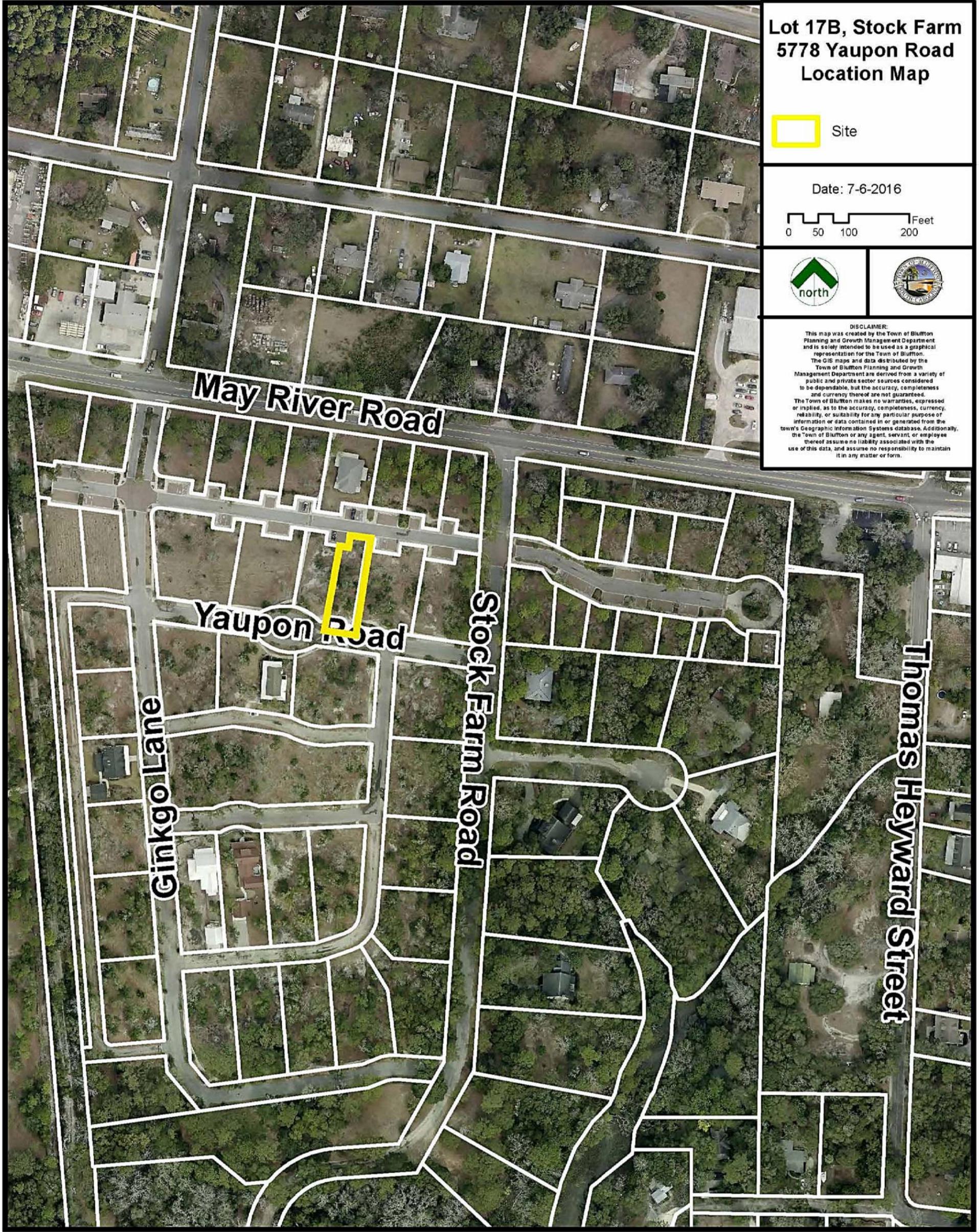
Finding. The application has been reviewed by Town Staff and has been determined to be incomplete. A letter from the Stock Farm Habitat and Architectural Review Committee of Stock Farm must be supplied to Town Staff.

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 the Applications Manual, a letter of approval from the Stock Farm HARC must be submitted, and any conditions addressed, before the issuance of the Certificate of Appropriateness.
2. Per Section 5.7.4.A.5., access must be provided to a public or private roadway through a curb cut and recorded (if necessary) via a cross or shared access easement.

ATTACHMENTS:

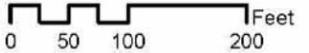
1. Location Map
2. Zoning Map
3. Applicant Narrative
4. Site Plan & Elevations
5. HPRC Report



**Lot 17B, Stock Farm
5778 Yaupon Road
Location Map**

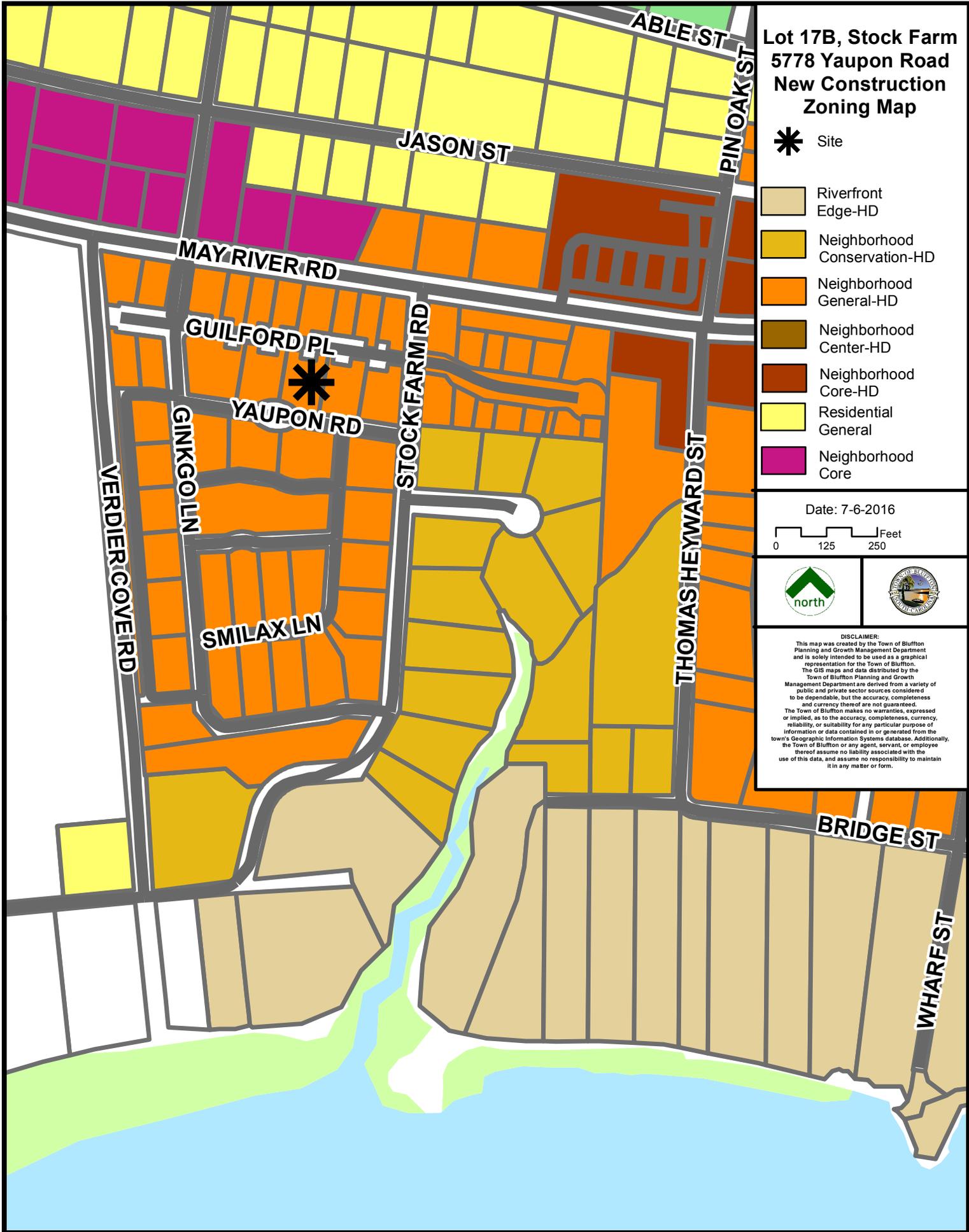
 Site

Date: 7-6-2016

 Feet
0 50 100 200



DISCLAIMER:
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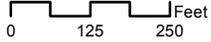


**Lot 17B, Stock Farm
5778 Yaupon Road
New Construction
Zoning Map**

***** Site

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

Date: 7-6-2016

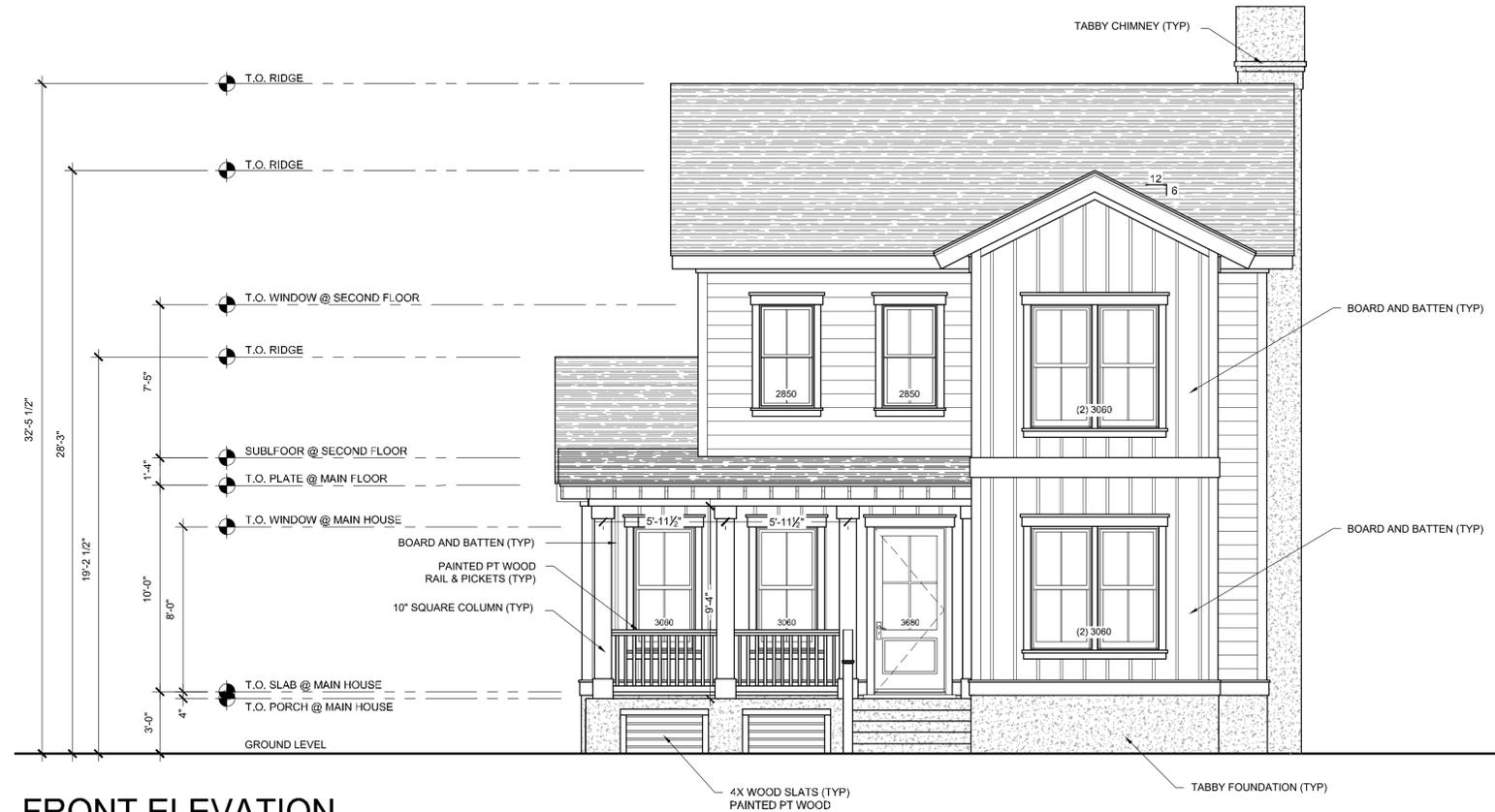


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Project Narrative
Stock Farm
Lot 17B

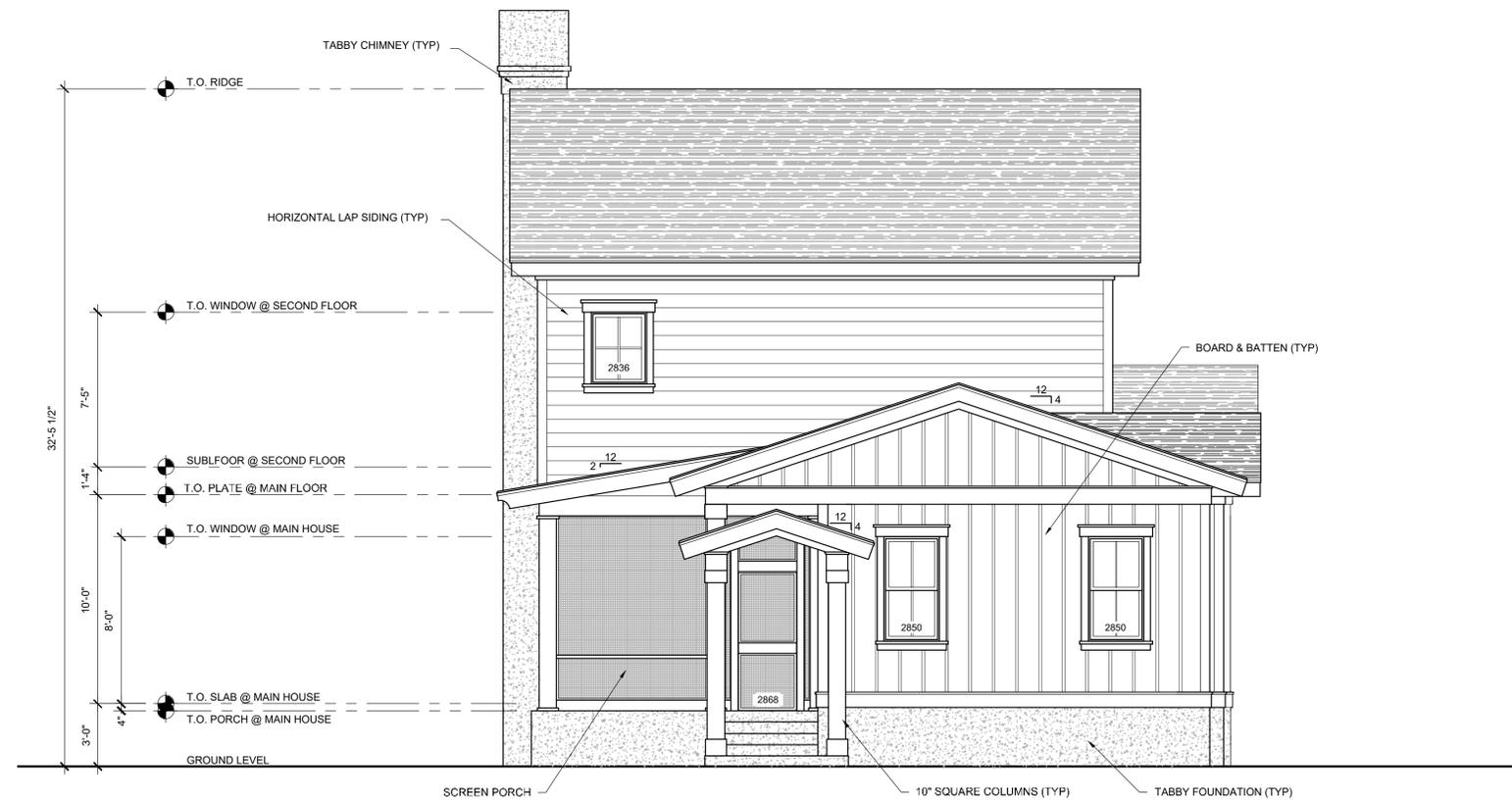
Stock Farm Lot 17B, 5788 Yaupon Road is situated on Yaupon Road among other residential structures built or in the process of being built by the applicant. It is applicant's desire to build a residential structure which conforms to the Town's Unified Development Ordinance.

This home includes a separate detached garage and breezeway connecting the house and garage. The architectural design of the home includes elements of the Old Town Bluffton Historic District Unified Development Ordinance. The details for this home, including all construction materials, are included in the application.



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

OVERALL SQ. FT. CALCULATIONS	
MAIN LEVEL:	1,648 SF
SECOND LEVEL:	822 SF
TOTAL HEATED:	2,470 SF
GARAGE:	540 SF
SCREEN PORCH:	185 SF
FRONT PORCH:	131 SF
TOTAL NON-HEATED:	856 SF

REVISIONS:
1/05-14-2015- ADD BOARD AND BATTEN TO EXTERIOR

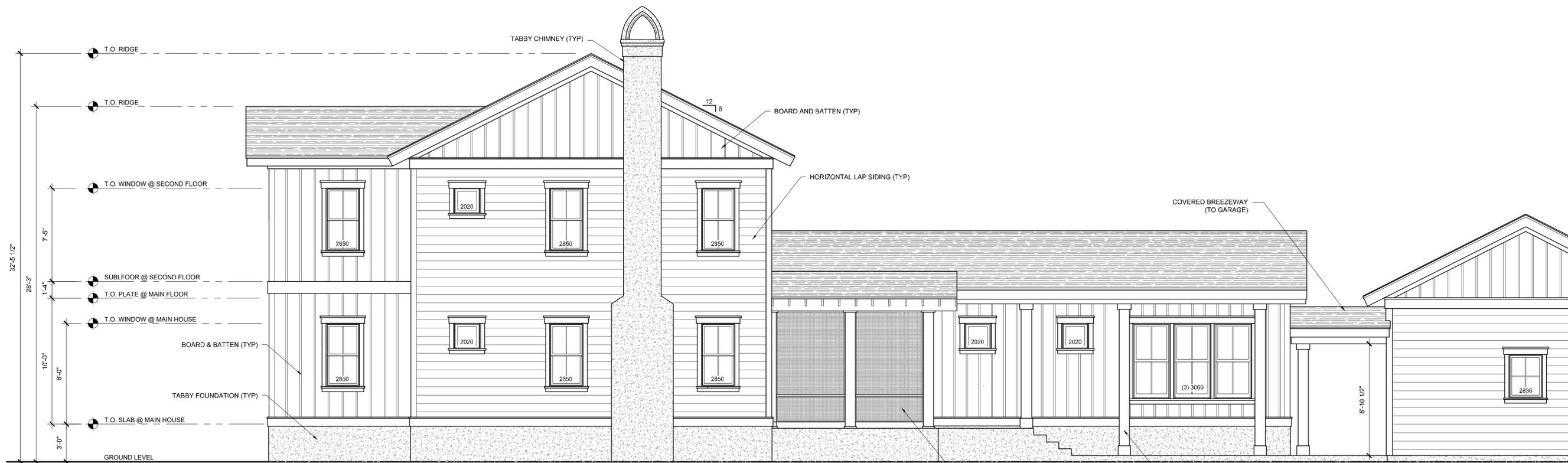
SOUTHERN COASTAL HOMES
LOT 17B
STOCK FARM | BLUFFTON, SOUTH CAROLINA
FRONT AND REAR ELEVATIONS

DATE: 05-23-2016
DESIGNED BY: KBJ
DRAWN BY: KBJ
CHECKED BY: KBJ
SCALE: AS SHOWN
PROJECT #:
SHEET NUMBER:
A-1



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



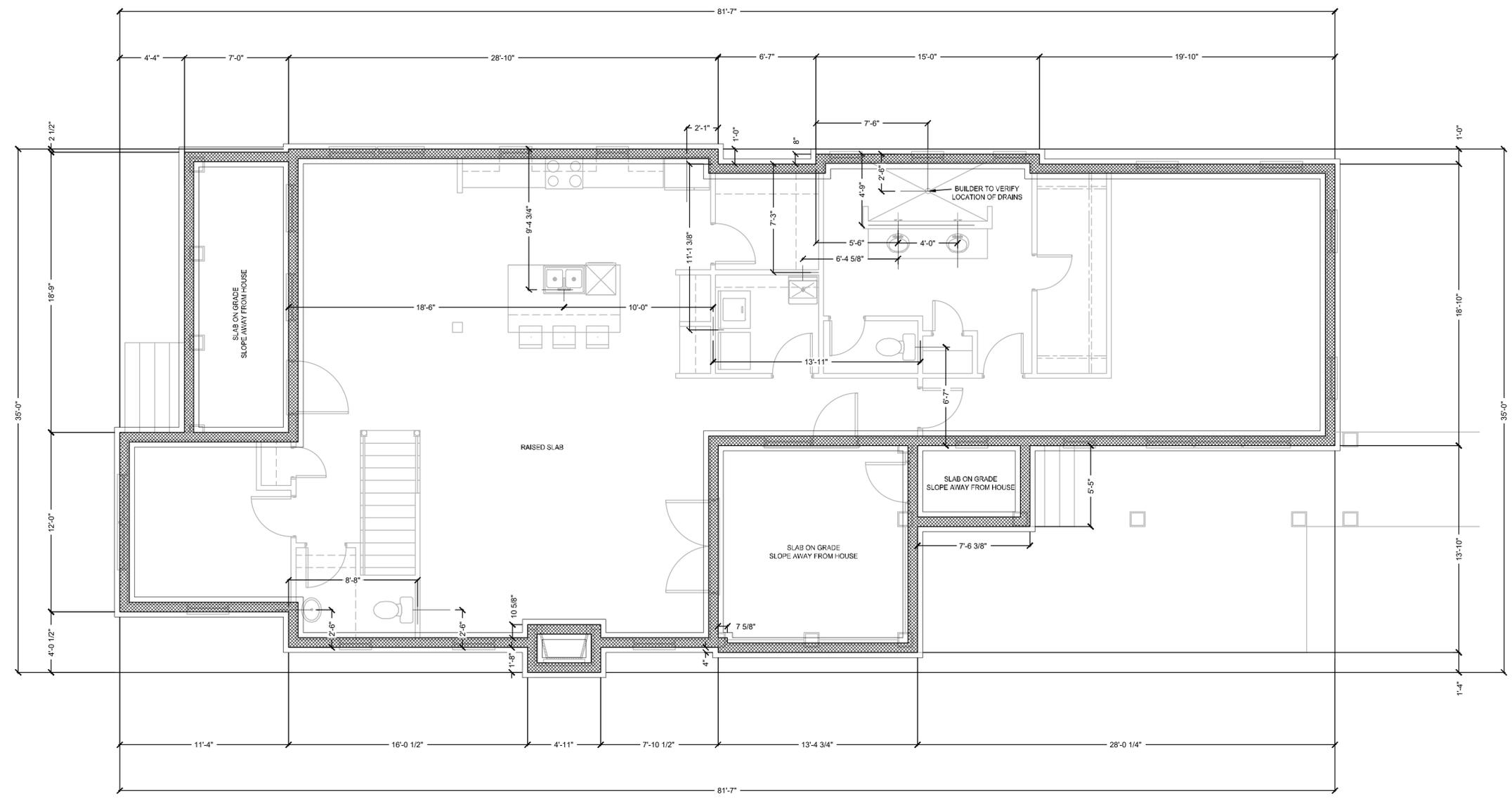
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS:
1/05/14/2015 - ADD BOARD AND BATTEN TO EXTERIOR

SOUTHERN COASTAL HOMES
LOT 17B
 STOCK FARM | BLUFFTON, SOUTH CAROLINA
 RIGHT AND LEFT SIDE ELEVATIONS

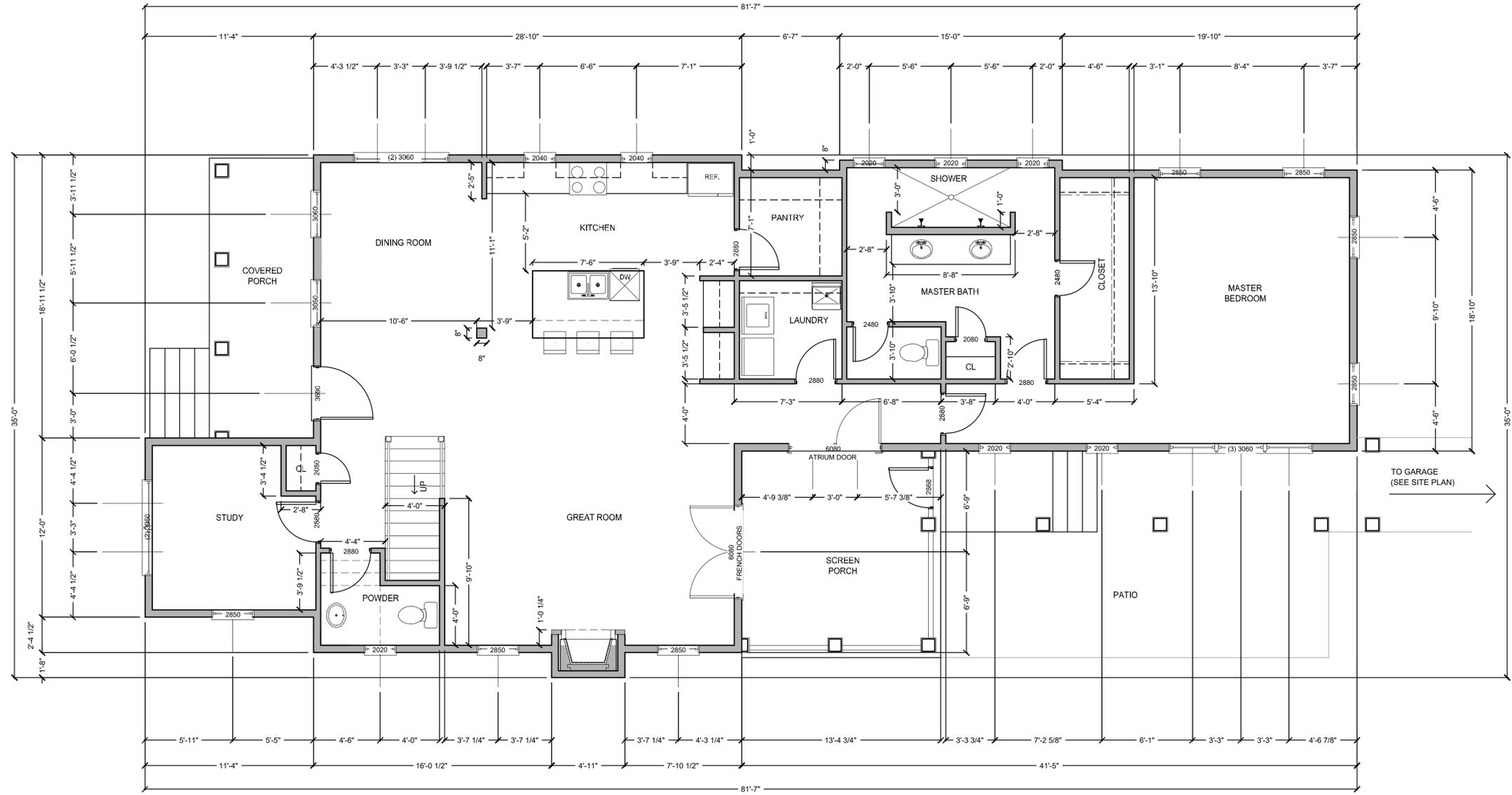
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 DRAWN BY: KBJ
 CHECKED BY: KBJ
 SCALE: AS SHOWN
 PROJECT #:
 SHEET NUMBER:
A-2



REVISIONS:

SOUTHERN COASTAL HOMES
LOT 17B
 STOCK FARM | BLUFFTON, SOUTH CAROLINA
 SLAB/FOUNDATION PLAN

DATE: 05-23-2016
 DESIGNED BY: KBJ
 DRAWN BY: KBJ
 CHECKED BY: KBJ
 SCALE: 1/4" = 1'-0"
 PROJECT #:
 SHEET NUMBER:
A-3

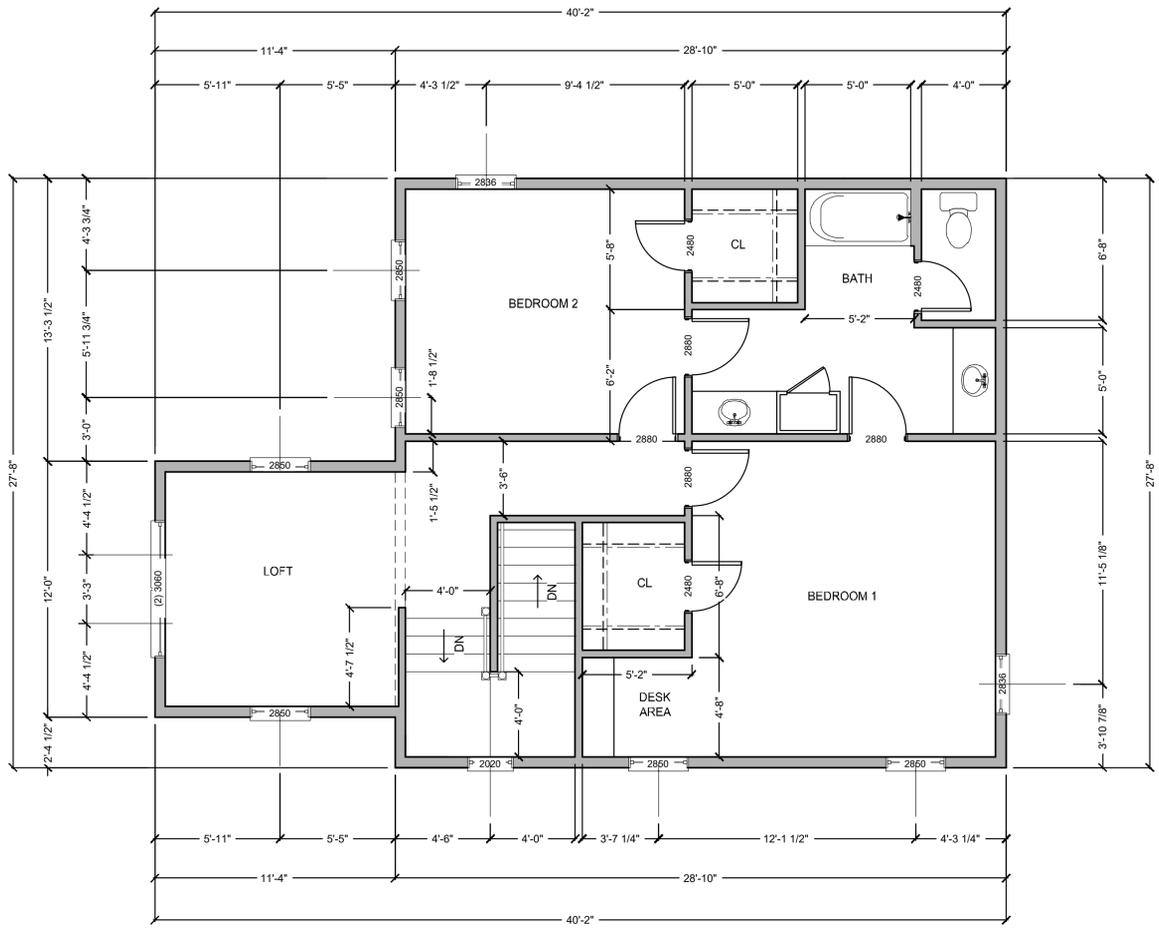


REVISIONS:

SOUTHERN COASTAL HOMES
LOT 17B
STOCK FARM | BLUFFTON, SOUTH CAROLINA
FLOOR PLAN - FIRST FLOOR

DATE: 05-23-2016
DESIGNED BY: KBJ
DRAWN BY: KBJ
CHECKED BY: KBJ
SCALE: AS SHOWN
PROJECT #:
SHEET NUMBER:
A-4

FIRST FLOOR
SCALE: 1/4" = 1'-0"

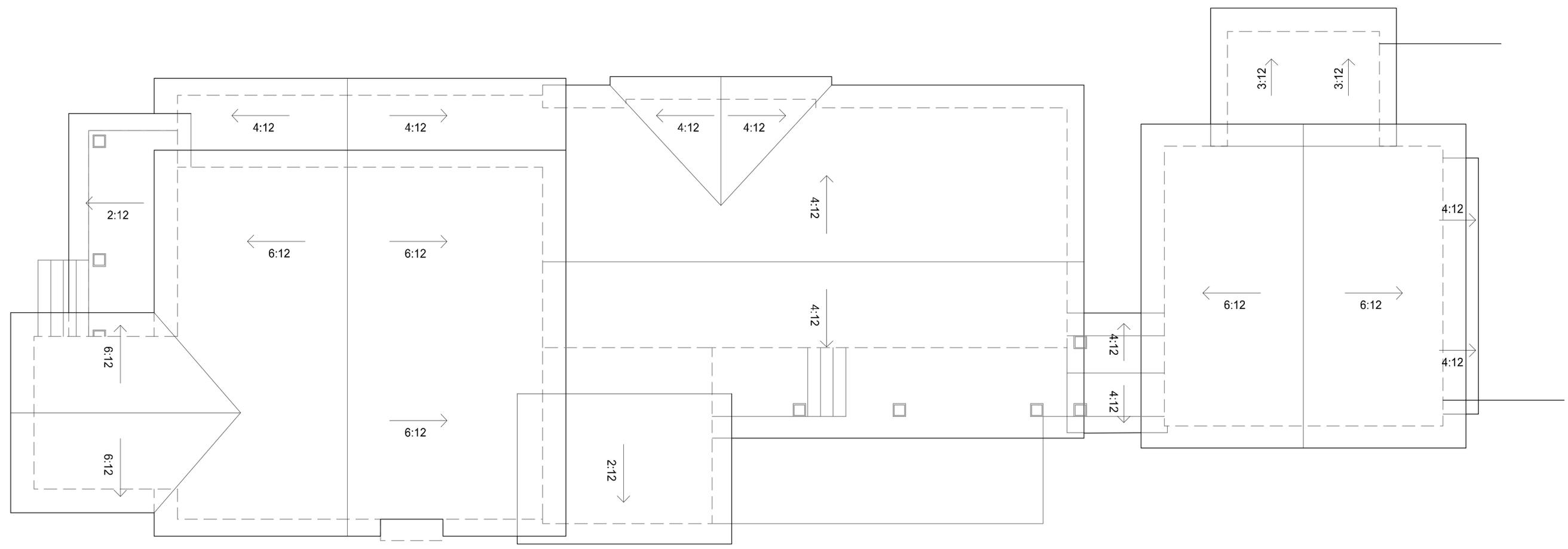


SECOND FLOOR
SCALE: 1/4" = 1'-0"

REVISIONS:

SOUTHERN COASTAL HOMES
LOT 17B
STOCK FARM | BLUFFTON, SOUTH CAROLINA
FLOOR PLAN - SECOND FLOOR

DATE: 05-23-2016
DESIGNED BY: KBJ
DRAWN BY: KBJ
CHECKED BY: KBJ
SCALE: AS SHOWN
PROJECT #:
SHEET NUMBER:
A-5



ROOF PLAN

SCALE: 1/4" = 1'-0"

REVISIONS:

SOUTHERN COASTAL HOMES
LOT 17B
STOCK FARM | BLUFFTON, SOUTH CAROLINA
ROOF PLAN

DATE: 05-23-2016
DESIGNED BY: KBJ
DRAWN BY: KBJ
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PROJECT #:
SHEET NUMBER:
A-6

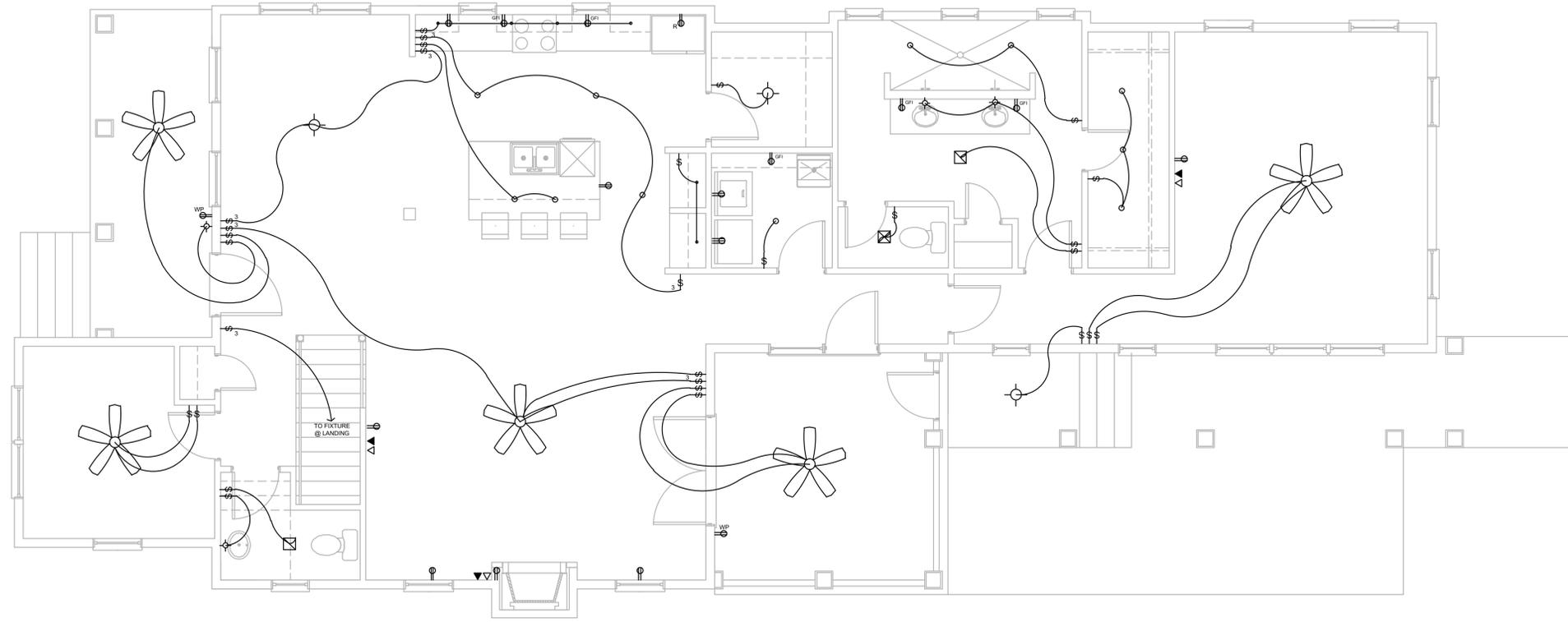


GENERAL NOTES:

1. COORDINATE W/ OWNER ELECTRICAL ROUGH-IN LOCATIONS PRIOR TO START OF ELECTRICAL WORK.
2. INSTALL SMOKE DETECTORS IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE.
3. COORDINATE THERMOSTAT LOCATIONS W/ OWNER AND PER FINAL HVAC RETURN GRILLE LOCATIONS.

LEGEND:

	ELECTRICAL SWITCH
	ELECTRICAL SWITCH (3-WAY)
	ELECTRICAL SWITCH (4-WAY)
	TELEVISION AND DATA CONNECTIONS
	DUPLEX OUTLET
	GFI OUTLET
	WEATHER PROTECTED OUTLET
	DRYER RECEPTACLE
	RECESSED LIGHTING
	WALL SCONCE
	SURFACE / PENDANT FIXTURE
	LIGHT / EXHAUST FIXTURE
	CEILING FAN / LIGHT FIXTURE



REVISIONS:

FIRST FLOOR
 SCALE: 1/4" = 1'-0"

SOUTHERN COASTAL HOMES
LOT 17B
 STOCK FARM | BLUFFTON, SOUTH CAROLINA
ELECTRICAL PLAN - FIRST FLOOR

DATE: 05-23-2016
 DESIGNED BY: KBJ
 DRAWN BY: KBJ
 CHECKED BY: KBJ
 SCALE: AS SHOWN
 PROJECT #:
 SHEET NUMBER:
A-7

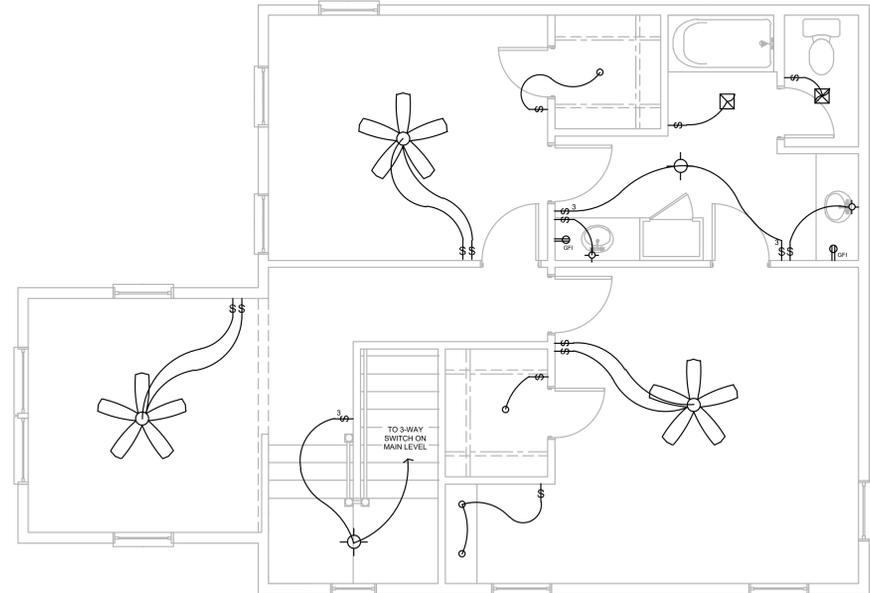


GENERAL NOTES:

1. COORDINATE W/ OWNER ELECTRICAL ROUGH-IN LOCATIONS PRIOR TO START OF ELECTRICAL WORK.
2. INSTALL SMOKE DETECTORS IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE.
3. COORDINATE THERMOSTAT LOCATIONS W/ OWNER AND PER FINAL HVAC RETURN GRILLE LOCATIONS.

LEGEND:

	ELECTRICAL SWITCH
	ELECTRICAL SWITCH (3-WAY)
	ELECTRICAL SWITCH (4-WAY)
	TELEVISION AND DATA CONNECTIONS
	DUPLEX OUTLET
	GFI OUTLET
	WEATHER PROTECTED OUTLET
	DRYER RECEPTACLE
	RECESSED LIGHTING
	WALL SCONCE
	SURFACE / PENDANT FIXTURE
	LIGHT / EXHAUST FIXTURE
	CEILING FAN / LIGHT FIXTURE



SECOND FLOOR
SCALE: 1/4" = 1'-0"

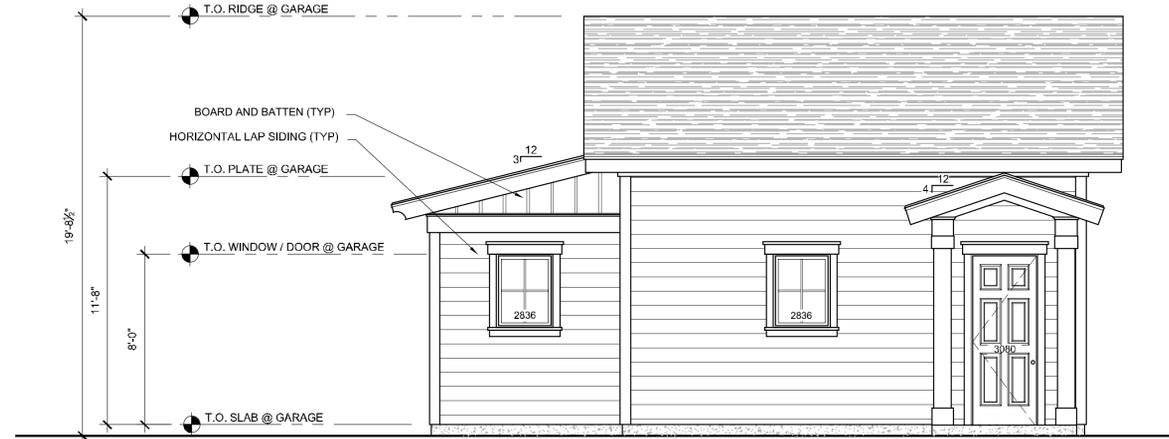
REVISIONS:

SOUTHERN COASTAL HOMES
LOT 17B
STOCK FARM | BLUFFTON, SOUTH CAROLINA
ELECTRICAL PLAN - SECOND FLOOR

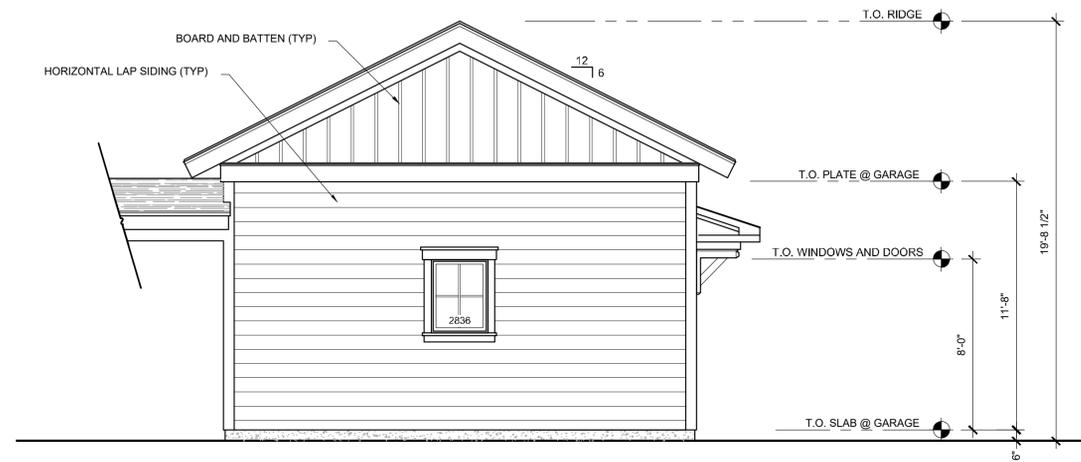
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DESIGNED BY: KBJ
DRAWN BY: KBJ
CHECKED BY: KBJ
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PROJECT #:
SHEET NUMBER:
A-8



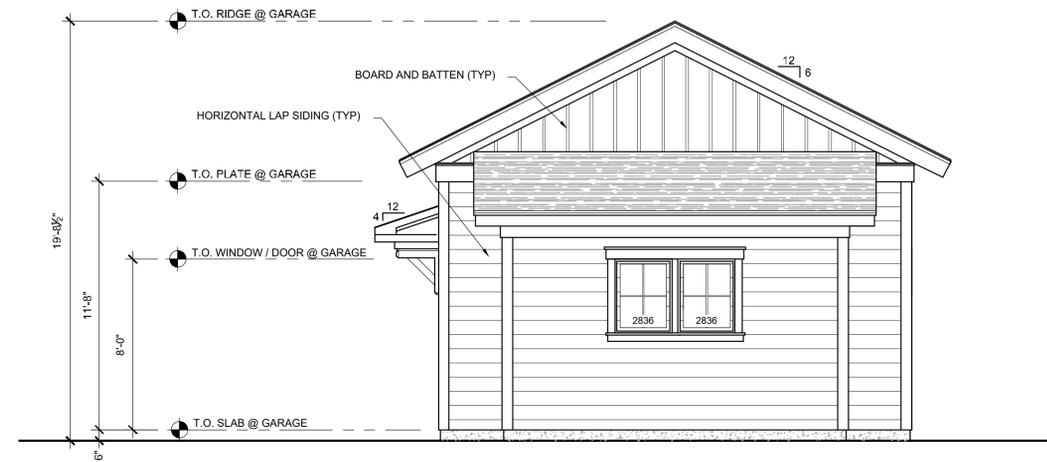
REAR ELEVATION



FRONT ELEVATION



RIGHT-SIDE ELEVATION



LEFT-SIDE ELEVATION

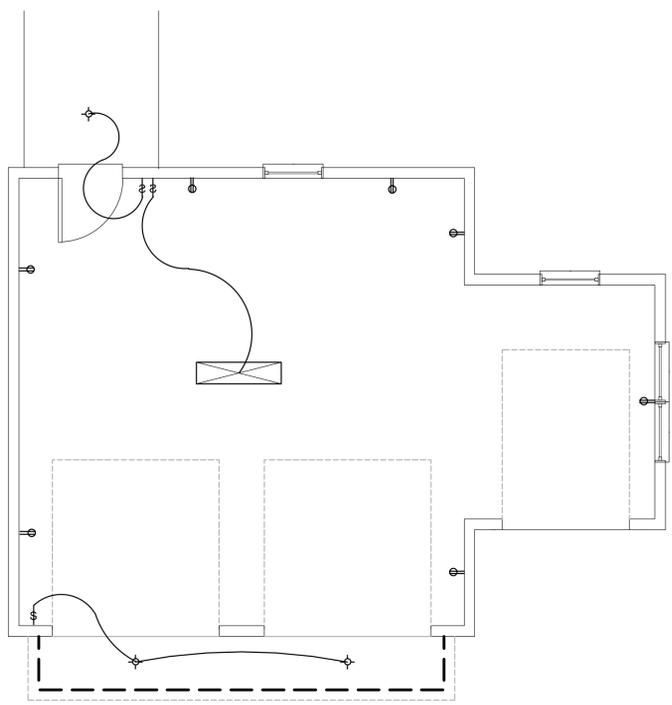
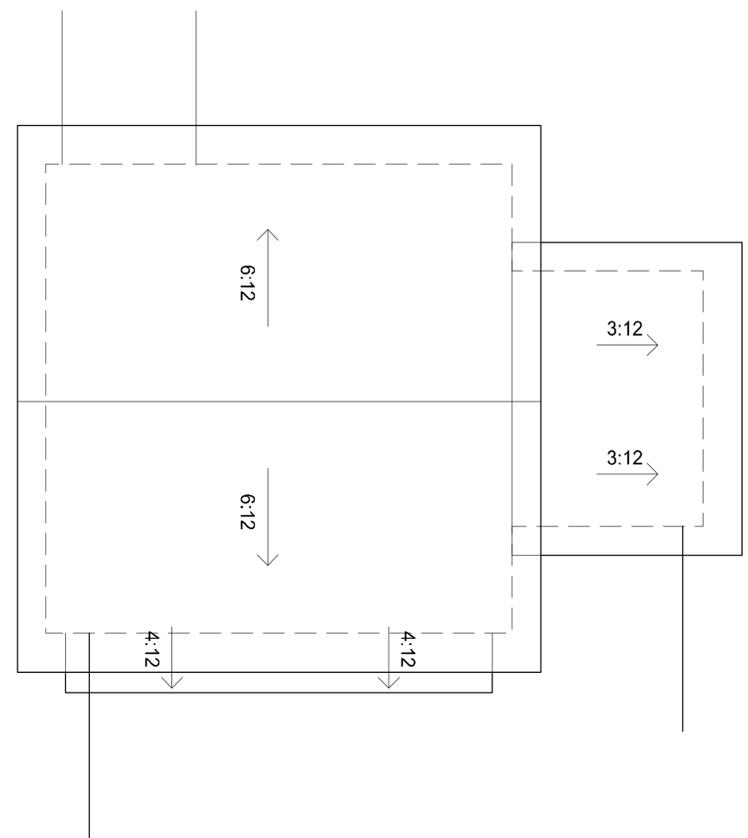
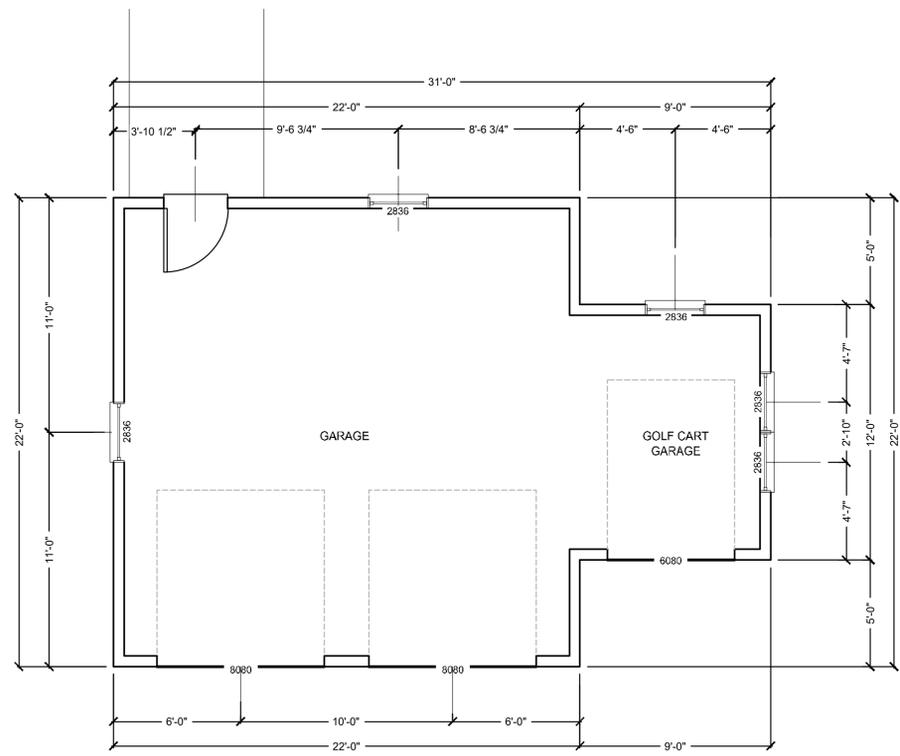
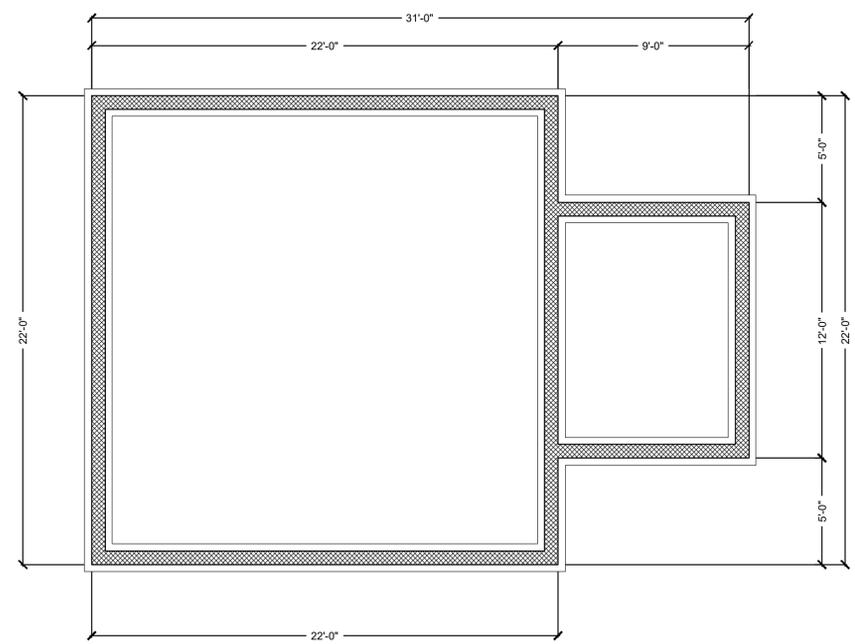
GARAGE ELEVATIONS

SCALE: 1/4" = 1'-0"

REVISIONS:
1/05-14-2015- ADD BOARD AND BATTEN TO EXTERIOR

SOUTHERN COASTAL HOMES
LOT 17B
STOCK FARM | BLUFFTON, SOUTH CAROLINA
GARAGE ELEVATIONS

DATE: 05-23-2016
DESIGNED BY: KBJ
DRAWN BY: KBJ
CHECKED BY: KBJ
SCALE: AS SHOWN
PROJECT #:
SHEET NUMBER:
A-9



LEGEND:

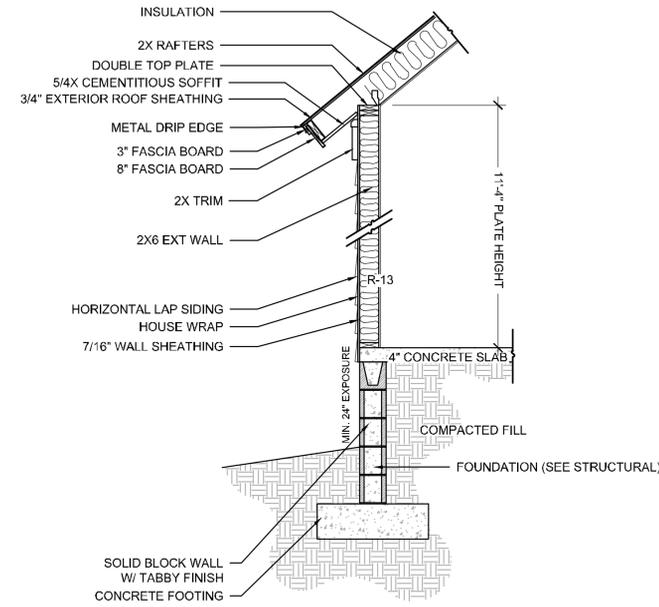
- ELECTRICAL SWITCH
- ELECTRICAL SWITCH (3-WAY)
- ELECTRICAL SWITCH (4-WAY)
- TELEVISION AND DATA CONNECTIONS
- DUPLEX OUTLET
- GFI OUTLET
- WEATHER PROTECTED OUTLET
- DRYER RECEPTACLE
- RECESSED LIGHTING
- WALL SCONCE
- SURFACE / PENDANT FIXTURE
- LIGHT / EXHAUST FIXTURE
- 4' FLUORESCENT GARAGE FIXTURE
- CEILING FAN / LIGHT FIXTURE

GARAGE PLANS
SCALE: 1/4" = 1'-0"

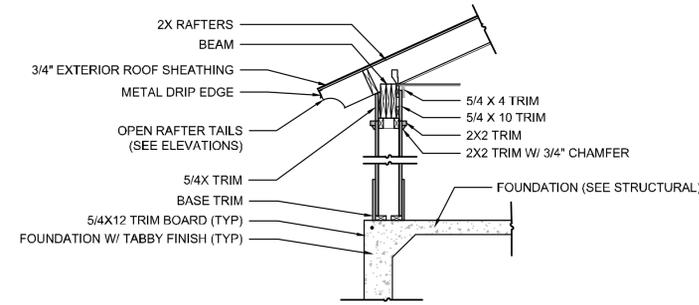
REVISIONS:

SOUTHERN COASTAL HOMES
LOT 17B
STOCK FARM | BLUFFTON, SOUTH CAROLINA
GARAGE PLANS

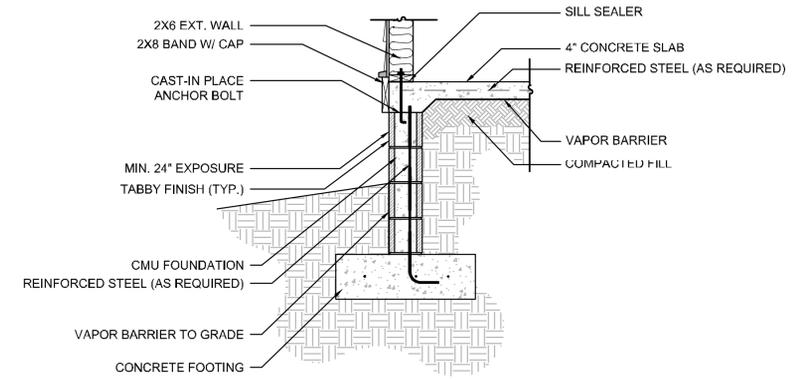
DATE: 05-23-2016
DESIGNED BY: KBJ
DRAWN BY: KBJ
CHECKED BY: KBJ
SCALE: AS SHOWN
PROJECT #:
SHEET NUMBER:
A-10



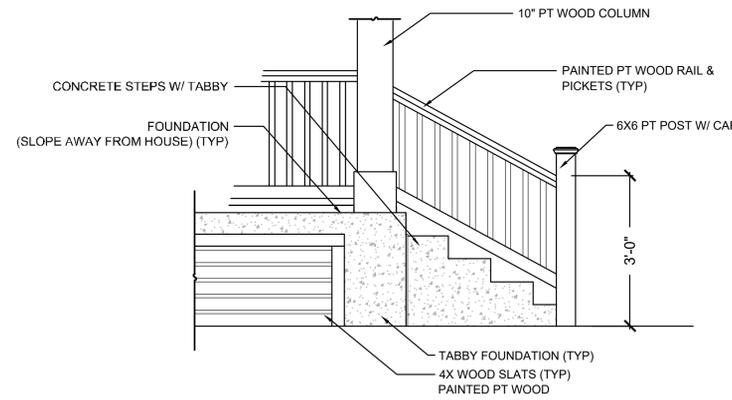
TYPICAL EXT. WALL - SECTION
 (NTS)



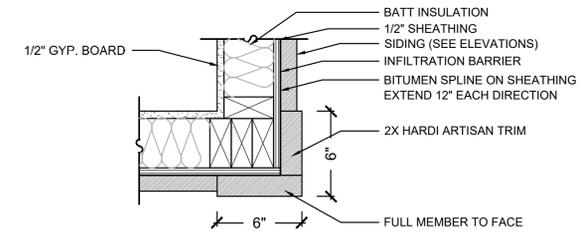
FRONT PORCH COLUMN - SECTION
 (NTS)



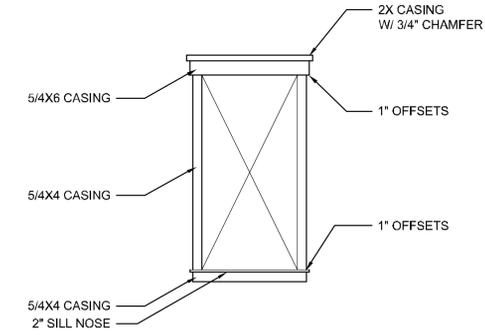
TYPICAL RAISED SLAB - SECTION
 (NTS)



TYPICAL RAIL & BALUSTERS
 (NTS)



TYPICAL CORNER BOARDS
 (NTS)



TYPICAL WINDOW DETAIL
 (NTS)

REVISIONS:

SOUTHERN COASTAL HOMES
LOT 17B
 STOCK FARM | BLUFFTON, SOUTH CAROLINA
CONSTRUCTION DETAILS

DATE: 05-23-2016
 DESIGNED BY: KBJ
 DRAWN BY: KBJ
 CHECKED BY: KBJ
 SCALE: AS SHOWN
 PROJECT #:
 SHEET NUMBER:
A-11



PLAN REVIEW COMMENTS FOR COFA-05-16-009675

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:** 05/23/2016
Plan Status: Active **Plan Address:** 5778 Yaupon Rd
 BLUFFTON, SC 29910
Case Manager: Erin Schumacher **Plan PIN #:** R610 039 000 1495 0000
Plan Description: The applicant is requesting approval for a new single family home with detached garage.
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 May 31st meeting.

Staff Review (HD)

Submission #: 1 Received: 05/23/2016 Completed: 05/27/2016

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Transportation Department Review - HD	05/24/2016	Pat Rooney	Revisions Required

Comments:

1. The proposed detached garage appears to encroach into an existing BJWSA easement area. Restudy the garage placement/configuration or obtain permission to relocate the easement to eliminate the encroachment.

Growth Management Dept Review (HD)	05/27/2016	Erin Schumacher	Approved with Conditions
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Comments:

- For the final submittal, a landscape plan noting foundation plantings, street trees and any proposed tree removal must be submitted as not enough information was provided to review with conformance with the UDO. 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. If any of the trees meet the requirement above, a tree removal permit must be submitted. (Applications Manual and UDO Section 3.22.2.A.).
- Access must be provided to a public or private roadway through a curb cut and recorded (if necessary) via a cross or shared access easement. The proposed driveway crosses the private sidewalk. Provide access to the property. (UDO Section Section 5.7.4.A.56)
- For the Final submittal, a letter of approval from the Stock Farm HARC is required per the Applications Manual.

HPRC Review	05/27/2016	Erin Schumacher	Approved with Conditions
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Comments:

- There appears to be a discrepancy between the floor plan used on the site plan and that shown in the architectural set and that there may be an issue with the plan fitting within the required setbacks. The site plan must be updated to show the correct floor plan. (Applications Manual)
- For the final submission, provide material call outs on the elevations for clarity. (Applications Manual)

Stormwater Review	05/27/2016	William Baugher	Approved with Conditions
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Comments:

All construction site activities must adhere the SCDHEC General Permit SC0010000 for Small Site Construction Activities. In addition, the Town will require as a minimum, implementation of the following Construction Site BMPs:

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
5. Flow dissipation devices, such as check dams, in all swales and ditches
6. Temporary seeding shall be placed within 7 days of the end of a land disturbance activity
7. Temporary stockpile areas and appropriate BMPs to be identified on plans
8. Two rows of silt fence are required between land disturbing activities and adjacent wetlands.

Addressing Review

05/23/2016

Theresa Thorsen

Approved

Comments:

1. No comments.

Beaufort Jasper Water and Sewer Review

05/27/2016

Dick Deuel

Approved

Comments:

1. No comments submitted.

Plan Review Case Notes: