

TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION
Meeting Room, Theodore D. Washington Municipal Building
Wednesday, June 1, 2016

Present: Hank McCracken, Chair; Christopher Epps, Vice-Chair Marge Blair; Sean Barth; Will Guenther

Absent: Kathryn Drury; Chuck Dulcie

Staff: Erin Schumacher, Senior Planner; Katie Peterson, Planning Assistant; Rocio Rexrode, Growth Management Coordinator

I. CALL TO ORDER

McCracken called the meeting to order at 6:05 p.m.

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the meeting. State your name and address when speaking for the record. **COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF AGENDA

Blair made a motion to approve the June 1, 2016, Historic Preservation Commission meeting agenda. Barth seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF MINUTES

Epps made a motion to adopt the May 4, 2016, Historic Preservation Commission meeting minutes. Blair seconded the motion. All were in favor and the motion passed.

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There were no Public Comments.

VIII. OLD BUSINESS

There was no Old Business.

IX. NEW BUSINESS

1. FOR ACTION

- A. Certificate of Appropriateness Amendment.** A request by Thomas Viljac, for approval of a Certificate of Appropriateness Amendment to allow for the revision of the southern elevation of "The Depot" building and to change the material of the upper level from horizontal siding to board and batten on the property identified as 1 Captains Cove in the Carson Cottages Development in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD. (COAA-09-15-9356)

Schumacher presented.

Viljac was present.

Guenther made a motion to approve the Certificate of Appropriateness as submitted. Barth seconded the motion. All were in favor and the motion passed.

- B. Site Feature-HD.** A request by Sara Kelly for approval of a Site Feature-HD Permit to allow the installation of a preassembled shed of approximately 96 SF to be located on the property identified as 77 Bridge Street in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (SFHD-05-16-9354)

Schumacher presented.

Kelly was present.

Epps made a motion to approve the Site Feature Permit-HD as submitted in this particular use of T-111 siding material as an allowable substitute for those permitted by the UDO with the understanding that it was only appropriate in this instance on the garden structure. Guenther seconded the motion. All were in favor and the motion passed.

- C. Certificate of Appropriateness.** A request by Joe Hall, on behalf of Meghan and Charles Young, for approval of a Certificate of Appropriateness to allow for the construction of a Carriage House of approximately 1,200 SF and an addition of approximately 356 SF to the front porch to wrap around the east side of the building located on the property identified as 17 Lawrence Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-3-16-9567)

Schumacher presented.

Hall was present.

Epps made a motion to approve the Certificate of Appropriateness with the following conditions:

1. Per Section 5.15.6.H. of the UDO, the column spacing must be modified to meet the dimensional requirements.
2. Per Sections 5.15.6.A and 5.15.6.P. of the UDO, the use of PVC as an allowable substitute for those materials listed as permitted in the UDO was approved by HPC.

Guenther seconded the motion. All were in favor and the motion passed.

- D. Certificate of Appropriateness.** A request by Thomas Viljac, for approval of a Certificate of Appropriateness to allow the construction of a trellis of approximately 890 SF along the northern and western elevation (rear) of the Dispensary and another of approximately 240 SF at the east elevation (front) on the property identified as 15 Captains Cove in the Carson Cottages Development and zoned Neighborhood Center-HD. (COFA-3-16-9546)

Schumacher presented.

Viljac was present.

Epps made a motion to approve the Certificate of Appropriateness with the following conditions:

1. Per Section 5.3.3. of the UDO, provide additional information regarding the impacts that may occur to the existing tree canopy (branches and trees) due to the proposed trellis design and location.
2. Per Section 5.15.6.H. of the UDO, the column spacing must be modified to meet the dimensional requirements.
3. Per Section 5.15.6.J. and 5.15.6. of the UDO, the use of corrugated plastic was approved by the HPC as an allowable substitute for those materials listed as permitted in the UDO.
4. Per Section 5.15.6. of the UDO, the configuration of a roofed trellis was approved by the HPC as an allowable configuration for a trellis.
5. Per the Applications Manual, the Development Review Committee approval of the Development Plan Amendment must be issued prior to the issuance of the Certificate of Appropriateness.
6. Per the Applications Manual, additional information on the proposed gutter profile (half-round) must be submitted for review.
7. The height of the proposed trellis shall be reduced to provide a better relationship to the architectural detailing of the existing building (lining up with the expression line).

Guenther seconded the motion. All were in favor and the motion passed.

- E. Certificate of Appropriateness.** A request by Southern Coastal Homes, for approval of a Certificate of Appropriateness to allow the construction of a new Single Family Residence of approximately 1,800 SF and Carriage House of approximately 490 SF on the property identified as 5802 Yaupon Road in the Stock Farm development and zoned Neighborhood General – HD. (COFA-6-15-9258)

Schumacher presented.

McCracken recused himself.

Epps made a motion to approve the Certificate of Appropriateness as submitted. Blair seconded the motion. All were in favor and the motion passed.

- F. Certificate of Appropriateness.** A request by Sean Lewis, on behalf of Dagmara Sakowicz, for approval of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 2,335 SF and a detached carriage house of approximately 1,200 SF on the property identified as 34 Tabby Shell Road (Lot 18) in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-4-16-9606)

Schumacher presented.

Lewis was present.

Epps made a motion to approve the Certificate of Appropriateness with the following conditions:

1. Per Section 5.15.6.7.a. of the UDO, the water table trim material must be revised to a 2x material.
2. Per Section 3.22.2 of the UDO, a Town of Bluffton tree removal permit is required for any trees over 14 inches DBH proposed for removal.
3. Per the Applications Manual, a final approval letter from the Tabby Roads HARB shall be provided to Town Staff stating that the plans have been reviewed and approved.
4. Per Section 5.15.6.a. and 5.15.5.F.4.c. shutters should be added to all windows that will accept them for better consistency and a more traditional application.
5. Per Section 5.15.5.F.4.e. Additional windows should be added to the Right elevation to establish vertical rhythm in the façade.

Blair seconded the motion. All were in favor and the motion passed.

- G. Bruin Road.** A request by R. Steward Design, LLC., on behalf of Henry Carroll, for approval of a Certificate of Appropriateness to allow the construction of a Commercial Cottage of approximately 1,360 SF on the property identified as 6 Bruin Road in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD. (COFA-3-16-9549)

Schumacher presented.

Epps made a motion to approve the Certificate of Appropriateness with the following conditions:

1. Per Section 5.15.6.I. of the UDO, the use of an eyebrow window configuration was approved by the HPC as an appropriate substitute for the permitted configurations.
2. The shop front was approved as submitted and no additional untinted, transparent, shopfront windows and/or doors covering were required to the shop front wall area.
3. Per Section 5.15.6.N. of the UDO, the proposed water table material shall be of a 2x stock.

4. Per the Applications Manual, the Development Review Committee approval of the Development Plan Amendment must be issued prior to the issuance of the Certificate of Appropriateness.

Barth seconded the motion. All were in favor and the motion passed.

- H. **Lot 14, Calhoun Street Promenade.** A request by Pearce Scott Architect, on behalf of Ken & Deb Timen, for approval of a Certificate of Appropriateness to allow the construction of a 3 story Main Street Building of approximately 3,600 SF on the property identified as Lot 14 located in the Calhoun Street Promenade Development in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD. (COFA-4-16-9581)

Schumacher presented.

Scott was present.

Epps made a motion to approve the Certificate of Appropriateness as submitted. Barth seconded the motion. All were in favor and the motion passed.

X. **DISCUSSION**

- a. None.

XI. **ADJOURNMENT**

The June 1, 2016, Historic Preservation Commission meeting adjourned at 7:30 p.m.