

TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION
Meeting Room, Theodore D. Washington Municipal Building
Wednesday, February 3, 2016

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

Absent: Chuck Dulcie; Kathryn Drury; Marge Blair

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 6:04 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

Schumacher made a correction on item C in the agenda. She stated that the square footage of the single family home residence is not 1,578 SF and it should be corrected to 2,224 SF.

Epps made a motion to approve the amended agenda. Guenther seconded the motion. All were in favor and the motion to amend the agenda passed.

Epps made a motion to approve the February 3, 2016, Historic Preservation Commission amended agenda. Guenther seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF MINUTES – January 6, 2016

Epps made a motion to adopt the January 6, 2016, Historic Preservation Commission meeting minutes. Barth 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. Site Feature Permit-HD.** A request by Anna Painter and Fran Oropeta, for the approval of a Site Feature Permit-HD to renovate the existing structure to include reroofing, removing an existing sliding door and replacing it with a window to match existing, and the addition of new porch posts located on the property identified as 39 Bridge Street in the Old Town Historic District and zoned Neighborhood Conservation-HD (SFHD-1-16-8674).

Schumacher presented.

Barth made a motion to approve the Site Feature Permit with the following conditions:

1. The proposed work that was deemed appropriate includes repainting, reroofing, removal of the existing sliding door to be replaced with a horizontal sliding window, and the addition of new porch post at the entrance.
2. Regarding the shutters, remove all inoperable shutters and if new shutters are proposed, they must meet the requirements of the UDO (be operable, made of durable wood, and sized to match the window opening).

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

- B. Certificate of Appropriateness Amendment.** A request by Court Atkins Architects on behalf of McClure Guarisuco, LLC., for the approval of a Certificate of Appropriateness to add composite louver shutters to the second floor elevation of the building currently under construction on the property identified as 210 Bluffton Road (Lot 6) in the Calhoun Street Promenade development and zoned Neighborhood Core-HD (COFA-12-14-8648).

Schumacher presented.

Guenther made a motion to approve the Certificate of Appropriateness as submitted.

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

- C. Certificate of Appropriateness.** A request by Wiley Parsons & John Leonard, for approval of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 2,224 SF and a carriage house of approximately 362 SF, located on the property identified as 5 Tabby Shell Road (Lot 33) in the Old Town Historic District and zoned as Neighborhood General-HD (COFA-12-15-9442).

Schumacher presented.

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

1. 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.
2. Per Section 5.15.6.N. of the UDO, the change in material from shake to horizontal lap siding must occur at in interior corner rather than in the same plane as currently shown. This can be achieved by adding a bump out at the stair that extends an appreciable distance (approx. 6”).

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

D. Certificate of Appropriateness. A request by Michael Watson, for approval of a Certificate of Appropriateness to allow the construction of a new carriage house of approximately 1,200SF, located on the property identified as 20 Tabby Shell Road in the Tabby Roads Development and zoned as Neighborhood General-HD (COFA-12-15-9423).

Peterson presented.

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

1. Per the Applications Manual, details for the typical window detail (head, sill, jamb), water table, eave (configuration of materials), and railing (configuration and spacing dimensions) shall be provided to Town Staff to review for conformance with the UDO.
2. Per Section 5.15.6.H.1.A of the UDO, columns and porch post shall be spaced no farther apart than they are tall. Additional columns must be added or the configuration of the entry porch modified to meet this requirement.

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

E. Certificate of Appropriateness. A request by Robert Policy, for approval of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 2,870 SF and a carriage house of approximately 1,035 SF, located on the property identified as 47 Stock Farm Road (Lot 10A) in the Old Town Historic District and zoned as Neighborhood Conservation-HD (COFA-12-15-9432).

Schumacher presented.

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

1. Per Section 5.15.6.H.1.a. of the UDO, the column spacing of the breezeway must be modified to be “no farther apart than they are tall”.
2. Per Section 5.15.6.I. of the UDO, the windows on the Carriage House must be modified to meet the requirements of the UDO.

3. Per Section 5.15.6.J. of the UDO, provide additional information on the proposed gutter profile for review to ensure that it is a permitted configuration.
4. Per Section 5.15.6.N.7. of the UDO, the water table material configuration must be revised to use 2X material.
5. Per Section 5.3.3.A.1. of the UDO, a Town of Bluffton tree removal permit is required for the removal of any trees over 14" in DBH and any proposed tree removal in river buffer areas.
6. Per the Applications Manual provide a typical window detail, railing and baluster detail, corner board detail, water table detail, and a section through the eave to show the configuration of materials.
7. Per the Applications Manual, provide a letter of approval for the access drive and landscaping that encroaches upon the adjacent right of way.

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

- F. Certificate of Appropriateness.** A request by Pearce Scott Architects, on behalf of Eugene Marks, for approval of a Certificate of Appropriateness to allow the construction of a new single family residential structure of approximately 1,486 SF, located on the property identified as 5733 Guilford Place (Lot 1A), in the Stock Farm Development and zoned as Neighborhood General-HD (COFA-10-15-9382).

Peterson presented.

McCracken and Epps recused themselves.

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

1. Per Section 3.10 of the UDO, any comments provided by the DRC must be addressed prior to the issuance of a Certificate of Appropriateness through issuance of a Development Permit approving the proposed driveway access.
2. Per Section 5.15.6. HPC approved the use of corrugated metal roofing as an allowable substitute material for those listed in the Architectural Standards.

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

- G. Certificate of Appropriateness.** A request by Pearce Scott Architects, on behalf of Eugene Marks, for approval of a Certificate of Appropriateness to allow the construction of a new single family residential structure of approximately 1,790 SF and a 100 SF garden structure, located on the property identified as 5739 Guilford Place (Lot 2A), in the Stock Farm Development and zoned as Neighborhood General-HD (COFA-10-15-9383).

Peterson presented.

McCracken and Epps recused themselves.

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

1. Per Section 3.10 of the UDO, any comments provided by the DRC must be addressed prior to the issuance of a Certificate of Appropriateness through issuance of a Development Permit approving the proposed driveway access.
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.
3. Per Section 5.15.6.H.1.a. of the UDO, the column spacing at the rear porches must be modified to be "no farther apart than they are tall."
4. Per Section 5.15.6. HPC approved the use of corrugated metal roofing as an allowable substitute material for those listed in the Architectural Standards.

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

- H. Certificate of Appropriateness.** A request by Pearce Scott Architects, on behalf of Eugene Marks, for approval of a Certificate of Appropriateness to allow the construction of a new single family residential structure of approximately 1,662 SF with a 120 SF garden structure, located on the property identified as 5747 Guilford Place (Lot 3A), in the Stock Farm Development and zoned as Neighborhood General-HD (COFA-10-15-9384).

Peterson presented.

McCracken and Epps recused themselves.

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

1. Per Section 3.10 of the UDO, any comments provided by the DRC must be addressed prior to the issuance of a Certificate of Appropriateness through issuance of a Development Permit approving the proposed driveway access.
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.
3. Per Section 5.15.6. HPC approved the use of corrugated metal roofing as an allowable substitute material for those listed in the Architectural Standards.

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

- I. Certificate of Appropriateness.** A request by Pearce Scott Architects, on behalf of Eugene Marks, for approval of a Certificate of Appropriateness to allow the construction of a new single family residential structure of approximately 1,516

SF with a 120 SF garden structure, located on the property identified as 5753 Guilford Place (Lot 4A), in the Stock Farm Development and zoned as Neighborhood General-HD (COFA-10-15-9385).

Peterson presented.

McCracken and Epps recused themselves.

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

1. Per Section 3.10 of the UDO, any comments provided by the DRC must be addressed prior to the issuance of a Certificate of Appropriateness through issuance of a Development Permit approving the proposed driveway access.
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.
3. Per Section 5.15.6. HPC approved the use of corrugated metal roofing as an allowable substitute material for those listed in the Architectural Standards.

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

X. DISCUSSION

a. None – There was a conversation regarding the Strategic Planning Meeting on February 10th and 11th. McCracken encouraged the members to attend the meeting and bring up items that they would like Council to prioritize.

Schumacher mentioned the potential to expand the Town's national register district to include all of the Town's local districts, which would allow for tax credits and incentives to the property owners.

XI. ADJOURNMENT

The February 3, 2016, Historic Preservation Commission meeting adjourned at 7:08 p.m.