

**TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION**  
**Electronic Meeting**

**Wednesday, February 3, 2021, Minutes**

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**Present:** Bruce Trimbur - Chair; Elaine Gallagher Adams- Vice Chair; Michael Lovecchio; Jesse Solomon; Mary Vaux Bell; and Kerri Schmelter

**Staff:** Katie Peterson, Senior Planner; Charlotte Moore, Principal Planner; and, Darby McLain, Growth Management Coordinator

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**I. CALL TO ORDER**

Chairman Trimbur called the meeting to order at 6:02 p.m.

**II. ROLL CALL**

All members were present.

**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 an additional 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 the Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. **UNLESS OTHERWISE AMENDED BY THE HISTORIC PRESERVATION COMMISSION, COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

**V. ADOPTION OF THE AGENDA**

Commissioner Schmelter made a motion to adopt the agenda. Vice Chair Gallagher-Adams seconded the motion. All were in favor and the motion passed.

**VI. ADOPTION OF MINUTES**

Commissioner Solomon made a motion to adopt the January 6, 2021 Minutes with the addition that Vice Chair Gallagher Adams be marked present at the last meeting. Vice Chair Gallagher-Adams seconded the motion. All were in favor the motion passed.

**VII. ELECTION OF OFFICERS** – Election for vice-chair and Historic Preservation Review Committee Member

Commissioner Schmelter motioned to remove this item from the agenda as it was voted on during the last meeting. Vice Chair Gallagher-Adams seconded the motion. All were in favor and the motion passed.

**VIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

There were no public comments.

**IX. OLD BUSINESS**

There was no old business.

**X. NEW BUSINESS**

- A. Certificate of Appropriateness:** A request by Ansley Manuel, on behalf of the owner, Patricia Ellen Malphrus, for approval of a Certificate of Appropriateness to allow an addition of approximately 2,971 SF to the existing single-family structure of approximately 1,095 SF located at 114 Pritchard Street in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (COFA-12-20-014811) (Staff-Katie Peterson)

Staff Katie Peterson presented the information to the Commission which is included in these minutes.

Commissioner Solomon made a motion to approve the application with the following conditions:

1. Per Section 5.15.5.F.4., the HPC determined the overall building proportions and individual building features have a proportional relationship with one another as the new addition will be the primary mass of the structure upon completion and the existing structure a secondary wing.
2. Per Section 5.15.6.A., the HPC determined the use of Stainless-Steel Cables in the railings on the balcony is a substitute material for those listed in Section 5.15.6.H.2.d. of the UDO as it is on a rear elevation, will be low profile and will withstand the elements better than those listed in the UDO at this location.
3. Per Section 5.15.6.A., the HPC determined the use of a circular window on the east elevation was a substitute material for those listed in 5.15.6.I.3.a of the UDO as there is precedent in many local houses for the use of a circular

window shape as a decorative detail.

4. Per Section 5.15.6.A., the HPC determined the use of a circular window on the west elevation was a substitute material for those listed in 5.15.6.I.3.a of the UDO as there is precedent in many local houses for the use of a right trapezoid window shapes as a decorative detail.
5. The HPC determined that as the existing structure does not have a finished floor height, it is appropriate that the addition does not meet the required 3 feet, but rather matches that of the existing structure. Staff requests a height be added to the elevations to ensure it matches at time of construction.
6. The HPC determined that as the finished floor height will match the existing, the porch height is appropriate at 2' 9" from adjacent grade as meeting the minimum in section 5.15.6.E.5.c., would require a step up.
7. Per Section 5.15.6.A., the HPC determined that the use of a concrete block foundation sealed and painted to match the existing cottage and better define the relationship between the new and existing construction is an appropriate substitute for those materials listed in Section 5.15.6.G.1.a. of the UDO.
8. Per Section 5.15.7.D.1. the parking area must be relocated to the side (behind the front plane of the structure) or rear of the structure.
9. Per Section 3.22.2.A., a Town of Bluffton Tree Removal Permit must be obtained for any tree 14" (DBH) or greater located on a single-family lot and proposed for removal.
10. Per Section 5.3.3.G., the landscape plan must be updated to show the site meets the 75% lot coverage with tree canopy measured as the mature canopy, not included rooftops.
11. Per Section 5.15.6.H., a detail of the underpinning on the pier porches must be submitted for review.

Vice Chair Gallagher-Adams seconded the motion. All were in favor and the motion passed.

- B. Certificate of Appropriateness:** A request by Court Atkins Architects, on behalf of the owner, Herkus, LLC, for approval of a Certificate of Appropriateness to allow the construction of a new 2 1/2 -story Mixed-Use building of approximately 5,272 heated square feet located at 6 Marianna Way, Building 4 in the Old Village Square development, in the Old Town Bluffton Historic District and zoned Neighborhood General – HD. (Staff-Katie Peterson)(COFA-01-21-014892)

Commissioner Lovecchio made a motion to approve the application with the following conditions:

1. Per Section 5.15.6.J., the fiberglass shingles must be replaced with a permitted roof material.
2. Per Section 5.3.7.E. the landscape plan must be revised to show plantings in the areas which had porches shown on the Development Plan and now are not within the porch/building footprint.
3. Per Section 5.15.6.M., the shutter dog profile must be provided for review.
4. Per Section 5.15.6.N., a corner board detail must be provided for review.
5. Per Section 5.15.F.4 the proportion of the central portico relative to the overall width of the building should be restudied.
6. Per Section 5.15.F.4., the glazing on the rear elevation should be restudied to reduce large areas of blank walls on the rear elevation.
7. Per Section 5.7.6.A. the site plan must be revised to provide a dedicated and improved pedestrian walkway between the commercial space and the parking area and the ADA compliant space and commercial and residential units.

Commissioner Schmelter seconded the motion.

After a discussion between Commissioners, Commissioner Schmelter made a motion to amend the original motion to include the following conditions:

1. The HPC determined that the proportion of the central portico relative to the overall width of the building was appropriate per Section 5.15.F.4. and is approved as drawn.
2. The HPC determined that as it is the rear elevation and additional glazing would result in the installation of false windows or detailing, the glazing on the rear elevation was appropriate as submitted.

Commissioner Vaux-Bell seconded the motion to amend the primary motion.

All were in favor to amend the motion and it passed.

Commissioner Schmelter made a motion to approve the amended primary motion.

All were in favor of the amended primary motion.

## **XI. DISCUSSION**

No discussion.

## **XII. ADJOURNMENT**

Commissioner Vaux-Bell made a motion to adjourn the February 3, 2021 Historic Preservation Commission meeting. Vice Chair, Gallagher-Adams, seconded the motion, and all were in favor. The meeting was adjourned at 8:11 p.m.

APPROVED