I. CALL TO ORDER

Epps called the meeting to order at 6:03 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

Guenther made a motion to approve the December 7, 2016, Historic Preservation Commission meeting agenda. Blair seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF MINUTES

Blair made a motion to adopt the November 2, 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 was no Public Comment.
VIII. OLD BUSINESS

There was no Old Business.

IX. NEW BUSINESS

1. FOR ACTION

A. Certificate of Appropriateness Amendment. A request by Pearce Scott Architects on behalf of Keene and Allison Reese, for approval of a Certificate of Appropriateness Amendment to allow for the revision of the design of an outdoor pavilion of approximately 365 SF proposed at 45 Stock Farm Road in the Stock Farm Development in the Old Town Bluffton Historic District and zoned Neighborhood General-HD (COFA-4-15-9183).

Staff presenting: Erin Schumacher, AICP

Guenther made a motion to approve the Certificate of Appropriateness as submitted with the condition that the columns be extended above the horizontal beam and be recessed so that the vertical members read proud of the horizontal members.

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

B. Certificate of Appropriateness. A request by Mike Vaccaro, for approval of a Certificate of Appropriateness Amendment to allow for the revision of minor architectural features of the building and to modify the exterior materials of the rear addition and the front door proposed at 38 Dr. Mellichamp Dr. in the Calhoun Street Promenade Development in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD (COFA-6-15-9265).

Staff presenting: Erin Schumacher, AICP

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

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

C. Certificate of Appropriateness. A request by Southern Coastal Homes, for approval of a Certificate of Appropriateness-HD to allow the construction of a single family residence of approximately 2,340 SF and a carriage house of approximately 470 SF on the property located at 23 Pritchard Street in the Tabby Roads Development, in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-09-16-10114).

Staff presenting: Erin Schumacher, AICP

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

1. The proposed placement of the primary structure was approved by the HPC as appropriate based on the nature of the site and find that a
deviation is warranted based on criteria staff provided a the November 2, 2016 HPC meeting.

2. Per Section 5.15.6.N. of the UDO, the water table material must be revised to a 2x material.

3. Per Section 3.22.2 of the UDO, a Town of Bluffton tree removal permit is required for the removal of any trees over 14” DBH.

4. Per the Applications Manual, a letter of approval from the Tabby Roads HARB must be submitted, and any conditions addressed, before the issuance of the Certificate of Appropriateness. The letter should address the architectural design, proposed curb cut location and the relocation of the existing sidewalk.

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

D. **Certificate of Appropriateness.** A request by Joseph K. Hall, on behalf of Mr. and Mrs. James F. Grove, for approval of a Certificate of Appropriateness-HD to allow the construction of a new carriage house of approximately 770 SF and an addition of approximately 540 SF to the existing single family structure on the lot located at 2 Pope Lane in the Old Town Bluffton Historic District, and zoned Neighborhood Conservation-HD (COFA-09-16-10073).

Staff presenting: Erin Schumacher, AICP

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

1. The proposed location of the Carriage house was approved by the HPC as appropriate based on the nature of the site and found that a deviation is warranted based on criteria staff provided.

2. Per Section 5.15.7.C of the UDO, the proposed guest parking must be removed or revised to meet the requirements of the UDO.

3. Per Section 5.15.6.M.1.e. of the UDO, the proposed shutter material must be revised to durable wood.

4. Per Section 5.15.6.M.1.e. of the UDO, the proposed T&G plywood soffit material must be revised to a permitted material.

5. Per the Applications Manual, a landscape plan noting foundation plantings with a plant list is required for review.

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

E. **Certificate of Appropriateness.** A request by Pearce Scott Architects on behalf of Joe O’Rourke, for approval of a Certificate of Appropriateness-HD to allow the construction of a single family residence of approximately 2,140 SF and a carriage house of approximately 915 SF on the currently undeveloped lot located...
at 5765 Guilford Place (Lot 6A) in the Stock Farm development in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-10-16-10174).

Staff presenting: Erin Schumacher, AICP

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

1. 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.

2. Per Section 5.15.6.M.1.e of the UDO, the proposed T-111 plywood soffit material must be revised to a permitted material.

3. Per the Applications Manual, a landscape plan shall be provided to Town Staff to review for conformance with the UDO.

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

Blair recused herself.

F. Certificate of Appropriateness. A request by David Abney on behalf of Joe Zokan, for approval of a Certificate of Appropriateness-HD to allow the construction of a single family residence of approximately 1,995 SF on the currently undeveloped lot located at 30 Lawton Street in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-10-16-10185).

Staff presenting: Erin Schumacher, AICP

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

1. The CPVC material noted on the plans will be replaced with P.T. material.

2. Section 5.15.7.C of the UDO, the proposed parking in front of the building must be revised, removed, or relocated to meet the requirements of the UDO.

3. Per Section 5.15.6.M.1.e of the UDO, the proposed T-111 plywood soffit material must be revised to be a permitted material.

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

Epps recused himself.

X. DISCUSSION

There was no Discussion.
XI.  ADJOURNMENT

The December 7, 2016, Historic Preservation Commission meeting adjourned at 6:54 p.m.