CALL TO ORDER

McCracken called the meeting to order at 6:01 p.m.

ROLL CALL

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.

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.

ADOPTION OF AGENDA

Dulcie made a motion to approve the February 1, 2017, Historic Preservation Commission meeting agenda. Blair seconded the motion. All were in favor and the motion passed.

ADOPTION OF MINUTES

Barth made a motion to adopt the January 4, 2017, Historic Preservation Commission meeting minutes. Dulcie seconded the motion. All were in favor and the motion passed.

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. 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 2,410 SF and an attached carriage house of approximately 315 SF on the property located at 19 Pritchard Street (Lot 36) in the Tabby Roads Development, in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-12-16-10344)

Presenting Staff – Erin Schumacher

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

1. Per Section 5.15.5.F.5.a of the UDO, the proposed placement of the primary structure was approved by the HPC as appropriate based on the nature of the site and found that the deviation is warranted based on criteria staff provided at the November 2, 2016 HPC meeting.

2. 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” in DBH.

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

B. Certificate of Appropriateness. A request by Pearce Scott Architects on behalf of Jack & Leslie Trenta, for approval of a Certificate of Appropriateness-HD to allow the construction of a single family residence of approximately 2,055 SF and a carriage house of approximately 770 SF on the currently undeveloped lot located at 5759 Guilford Place (Lot 5A) in the Stock Farm development in the in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-11-16-10298) (Staff – Erin Schumacher)

Presenting Staff – Erin Schumacher

Barth 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 the removal of any trees over 14” in DBH.

2. Per Section 9.3.D.4 of the UDO, the wrap around porch to the east must be revised to be no closer than 3 feet from the neighboring property line.
3. Per the Development Plan Amendment of August 2015 and consistency with the development of the neighborhood, increase the width of the median adjacent to the driveway to no less than 5 feet in width.

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

C. **Certificate of Appropriateness – Demolition.** A request by Roberts Vaux, on behalf of Helen P. Messex Revocable Trust, for approval of a Certificate of Appropriateness-HD Demolition Application to allow the demolition of the existing structure and three underground fuel storage tanks located on the property identified as 71 Calhoun Street and to demolish the existing structure located at 69 Calhoun Street in the Old Town Bluffton Historic District, and zoned Neighborhood Center-HD. The parcel is identified by tax map number R610 039 00A 0099 0000. (COFA-08-16-9988) (Staff – Erin Schumacher)

Presenting Staff – Erin Schumacher

Barth made a motion to approve the demolition of the non-contributing metal structure located at 69 Calhoun Street.

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

Barth made a motion to approve the demolition of the non-contributing concrete block building and three underground fuel storage tanks located at 71 Calhoun Street.

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

X. **DISCUSSION**

There was no Discussion.

XI. **ADJOURNMENT**

The February 1, 2017, Historic Preservation Commission meeting adjourned at 6:27 p.m.