CALL TO ORDER

McCracken called the meeting to order at 6:00 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

Guenther made a motion to adopt the February 1, 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. Site Feature: A request by Sign D’Sign on behalf of Jeff Lobb, for approval of a Site Feature to allow franchise signage in association with Ben and Jerry’s. The property is identified by tax map number R614 039 00A 0000 and is located at 6 Promenade Street Unit 1002 in the Old Town Bluffton Historic District and zoned as Neighborhood Core-HD. (SFHD-02-17-11156) (Staff – Katie Peterson)

Katie Peterson presented the information to the Commission which is incorporated into these minutes.

Guenther made a motion to approve the subject application for one wall sign and one blade sign at 6 Promenade Street #1002 for the Ben & Jerry’s as franchise signage with the following conditions:

1. HPC approved the use of HDU as a substitute material for those standards set forth in the Town of Bluffton Unified Development Ordinance.

2. The Blade Sign must be reduced in size to be 5 SF or less to be in conformance with Section 5.15.6.Q.3.c. of the UDO.

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

B. Certificate of Appropriateness: A request by Jana Qualey for approval of a Certificate of Appropriateness to allow the renovation of the existing building to add two windows on the front façade of the existing structure, replacing of the existing door, and add a service yard. The property is identified as tax map number R610 039 00A 091A 0000 and is located at 12 Church Street in the Old Town Bluffton Historic District and zoned as Neighborhood Center-HD. (COFA-12-16-10409) (Staff - Erin Schumacher)

Erin Schumacher presented the information to the Commission which is incorporated into these minutes.

Blair made a motion to approve the renovation of the existing building to add two windows on the front façade, replace the existing door, and add a service yard on the property identified as 12 Church Street (COFA-12-16-10409) with the following conditions:

1. Per Section 5.15.6.I. of the UDO, the proposed door material must be revised to a permitted material.

2. Per discussion at the meeting, the sliding door may be replaced with a casement or French doors as permitted by the UDO.

Guenther seconded the motion. All were in favor and the motion passed.
C. **Certificate of Appropriateness:** A request by Pearce Scott Architects on behalf of David Abney, for approval of a Certificate of Appropriateness to allow the construction of a two-story Sideyard Building of approximately 1,990 SF to function as office space. The property is identified by tax map number R610 039 00A 212A 0000 and is located at 1250 May River Road in the Old Town Bluffton Historic District and zoned as Neighborhood General-HD. (COFA-1-17-10460) (Staff – Erin Schumacher)

Erin Schumacher presented the information to the Commission which is incorporated into these minutes.

Blair made a motion to approve the construction of a two-story Sideyard Building of approximately 1,990 SF to function as office space on the property located at 1250 May River Road (COFA-1-17-10460) with the following conditions: the Certificate of Appropriateness with the following conditions:

1. Per Section 5.15.5.F.5.a. of the UDO, the use of corrugated metal roofing was approved by the HPC as an appropriate substitute for those listed in the UDO.

2. Per Section 5.15.6.E.5.a. of the UDO, the proposed depth of the side porch on the Right Side Elevation was approved by the HPC as an appropriate design solution and found that a deviation from the standards was warranted.

3. Per the Applications Manual, a landscape plan noting foundation plantings, tree removal and canopy coverage, and any landscaping proposed for buffing is required for review. *(this item has been submitted)*

4. Per Section 3.12.2. of the UDO, a Town of Bluffton Exempt Plat application is required to combine the two existing parcels into one.

5. Per Section 3.22.2.A. of the UDO, a Town of Bluffton Tree Removal Permit is required for the removal of any tree 8 inches in DBH.

6. Per Section 3.10.2. of the UDO, all site development requirements, including but not limited to, parking, stormwater, and site planning must be submitted for review and approval by the DRC prior to final issuance of the Certificate of Appropriateness (COFA).

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

X. **DISCUSSION**

There was discussion regarding the review of alternative materials, to be used in the railing detail located at 5739 Gilford Place, Lot 2A, in this case as steel rebar, as an appropriate substitute of the allowed materials of wood or wrought iron per Section 5.15.6.a.
XI. ADJOURNMENT

The March 1, 2017, Historic Preservation Commission meeting adjourned at 6:39 p.m.