TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION  
Auditorium, Theodore D. Washington Municipal Building  
Wednesday, April 12, 2017

Present: Hank McCracken, Chair; Christopher Epps, Vice-Chair; Joseph Mascetti;  
Marge Blair; Will Guenther

Absent: Sean Barth; Chuck Dulcie

Staff: Erin Schumacher, Senior Planner; Katie Peterson, Planner; Marcia Hunter,  
Growth Management Coordinator

I. CALL TO ORDER
McCracken called the meeting to order at 6:00 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
A motion was made by Blair to amend the order of action items A. (71 Boundary  
Street) and B. (12 Church Street). Guenther seconded the motion. Epps made a  
motion to approve the amended April 12, 2017, Historic Preservation Commission  
meeting agenda. Guenther seconded the motion. All were in favor and the motion  
passed.

VI. ADOPTION OF MINUTES
Guenther made a motion to adopt the March 1, 2017, Historic Preservation  
Commission meeting minutes. Blair 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. NEW BUSINESS

1. FOR ACTION

A. Certificate of Appropriateness – Amendment: A request by Jack Qualey, for approval of a Certificate of Appropriateness Amendment to allow the installation of a sliding barn door on the right side elevation. The property is identified by tax map number R610 039 00A 091A 0000, and is located at 12 Church Street in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD. (COFA 12-16-10409) (Staff – Erin Schumacher)

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

Guenther made a motion to approve the Certificate of Appropriateness - Amendment as submitted as the proposed sliding barn door was found to be an appropriate design solution and substitution for those door operations permitted by the UDO and does not substantially deviate from the basic design approved by the HPC at the April 12, 2017 meeting.

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

B. Site Feature – Historic District (HD): A request by Kathleen Toombs of 71 Boundary Street, for approval of a Site Feature – HD permit to allow for the use of TPO as a roofing material. The property is identified by tax map number R610 039 00A 0242 000, and is located at 71 Boundary Street in Old Town Bluffton Historic District and zoned as Neighborhood Center-HD. This permit should be reviewed based on the Unified Development Ordinance. (SFHD 03-17-11344) (Staff - Katie Peterson)

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

Epps made a motion to approve the Site Feature Permit-HD for the use of a TPO roofing material on the north, near flat wing of the house located on the property identified as 71 Boundary Street (SFHD-03-17-11344) as submitted. The proposed work was deemed appropriate and includes:

1. The replacement of the existing metal roof on the north, near flat roofed wing of the house with a TPO (rubber) roofing material.

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 81 Calhoun Street LLC, for approval of a Certificate of Appropriateness to allow the construction of a new 2-story mixed-use building of approximately 3,420 SF. The property is identified by tax map number R610 039 000 0102 0000, and is located at 79 Calhoun Street in Old Town Bluffton Historic District and zoned as Neighborhood Conservation-HD. (COFA 2-17-10572) (Staff – Erin Schumacher)
Erin Schumacher presented the information to the Commission which is incorporated into these minutes.

Epps made a motion to approve the certificate of appropriateness for the construction a new two-story mixed-use building of approximately 3,420 SF on the property located at 79 Calhoun Street (COFA-2-17-10572) with the following condition:

1. 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).

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

IX. DISCUSSION

There were no further discussions.

X. ADJOURNMENT

The April 12, 2017, Historic Preservation Commission meeting adjourned at 6:19 p.m.