TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION
Auditorium, Theodore D. Washington Municipal Building
Wednesday, May 3, 2017

Present:  Hank McCracken, Chair; Christopher Epps, Vice-Chair; Joseph Mascetti; Marge Blair; Chuck Dulcie; Sean Barth; Will Guenther;
Absent:  N/A
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
Barth made a motion to approve the May 3, 2017, Historic Preservation Commission meeting agenda. Epps seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF MINUTES
Blair made a motion to adopt the April 12, 2017, Historic Preservation Commission meeting minutes. Dulcie 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. OLD BUSINESS

There was no Old Business.

IX. NEW BUSINESS

1. FOR ACTION

A. 43 Verdier Cove (Certificate of Appropriateness): A request by James R. Kyser, for review of a Certificate of Appropriateness to construct a new 1-story single family residence of approximately 1,940 SF and a detached accessory structure of approximately 1,185 SF. The property is identified by tax map number R610 039 00 0324 0000, and is located at 43 Verdier Cove Road in the Old Town Bluffton Historic District and zoned as Neighborhood Conservation-HD, therefore it should be reviewed based upon the requirements set forth in the Unified Development Ordinance. (COFA-3-17-10651)

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

Guenther made a motion to approve the subject application to construct a new single family residence and detached accessory structure with the following conditions:

1. Per the Applications Manual and UDO Section 5.15.6.E. of the UDO, an architectural detail of the proposed screening must be provided for Town Staff review.

2. The column spacing along the front porch was approved as submitted based on the interior floor plan layout.

3. The proposed use of corrugated metal roofing was reviewed and approved by the HPC as an appropriate substitute for those materials listed as permitted.

4. Per the Applications Manual, a landscape plan indicating foundation plantings, street tree locations, and tree mitigation is required for Town Staff review.

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

B. Lot 3 Bridge Street (Certificate of Appropriateness): A request by Steve and Kerri Schmelter, for review of a Certificate of Appropriateness to construct a new single-story single family residence of approximately 2,270 SF and a detached accessory structure of approximately 485 SF. The property is identified by tax map number R610 039 00A 0334 0000, and is located at Lot 3 Bridge Street in the Old Town Bluffton Historic District and zoned as Neighborhood Conservation-HD, therefore it should be reviewed based upon the requirements set forth in the Unified Development Ordinance. (COFA-3-17-10668)
Erin Schumacher presented the information to the Commission which is incorporated into these minutes.

Epps made a motion to approve the construction of a new single family residence and a detached accessory structure with the following conditions:

1. The column spacing along the front porch was approved as submitted.
2. Per Section 5.15.6.I. of the UDO, the proposed door material must be revised from fiberglass to a permitted material.
3. Per Section 5.15.6.P. of the UDO, the proposed soffit, cornice, frieze material must be revised from T-111 to a permitted material.
4. Per Section 5.15.6.N. of the UDO and the Applications Manual, an architectural detail of the proposed corner board and water table trim must be provided for Town Staff review.
5. Per the Applications Manual, a landscape plan indicating foundation plantings, street tree locations, and tree mitigation is required for Town Staff review.

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

X. DISCUSSION

Erin Schumacher extended event invitations to all Members to attend the Town Council meeting scheduled on May 9, 2017 for the presentation of the Town of Bluffton Historic Preservation Month Proclamation and the Town of Bluffton 2nd Annual Preservation Symposium on May 25, 2017.

XI. ADJOURNMENT

The May 3, 2017, Historic Preservation Commission meeting adjourned at 6:23 p.m.