TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION
Auditorium, Theodore D. Washington Municipal Building
Wednesday, June 7, 2017

Present: Hank McCracken, Chair; Joseph Mascetti; Chuck Dulcie; Will Guenther;
Absent: Christopher Epps, Vice-Chair; Marge Blair; Sean Barth;
Staff: Erin Schumacher, Senior Planner; Katie Peterson, Planner

I. CALL TO ORDER

McCracken called the meeting to order at 6:10 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 June 7, 2017, Historic Preservation Commission meeting agenda. Dulcie seconded the motion. All were in favor and the motion passed.

VI. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There were no public comments.

VII. OLD BUSINESS

There was no old business.

VIII. NEW BUSINESS

1. FOR ACTION

A. Certificate of Appropriateness – Amendment: A request by Joe Hall on behalf of Mr. & Mrs. Grove, for approval of a Certificate of Appropriateness –
Amendment to modify the window and door placement, relocate the chimney, and revise the skirting and foundation detailing for the addition currently under construction. The property is identified by tax map number R610 039 00A 0113 0000 and is located at 2 Pope Lane in the Old Town Bluffton Historic District. The property is zoned as Neighborhood General-HD and therefore, should be reviewed based upon the requirements set forth in the Unified Development Ordinance. (COFA 9-16-10073)

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

Guenther made a motion to approve the amendment as it was found to not substantially deviate from the basic design approved by the HPC in December of 2016 and the diagonal lattice was allowed as an appropriate substitute.

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

B. Certificate of Appropriateness – Amendment: A request by Court Atkins Group on behalf of Bluffton United Methodist Church, for approval of a Certificate of Appropriateness – Amendment to modify the window and door placement, and the addition of a storage area to the proposed carriage house. The property is identified by tax map number R610 039 00A 0103 000 and is located at 85 Calhoun Street in the Old Town Bluffton Historic District. The property is zoned as Neighborhood Conservation-HD and therefore, should be reviewed based upon the requirements set forth in the Unified Development Ordinance. (COFA 9-16-10304)

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

Guenther made a motion to approve the addition with notation added to the plans indicating the attic panel area as an unheated space, the revision complies with the standards of the UDO and did not substantially alter the basic design approved by the HPC in the January 4, 2017 approval.

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

C. Certificate of Appropriateness: A request by Kevin Grenier on behalf of Richard F. Turner, for approval of a Certificate of Appropriateness to construct a new 1 1/2-story single family residence of approximately 1,915 SF and an attached accessory structure of approximately 1,260 SF. The property is identified by tax map number R610 039 00A 0269 0000 and is located at 9 Lawrence Street in the Old Town Bluffton Historic District. The property is zoned as Neighborhood General-HD and therefore, should be reviewed based upon the requirements set forth in the Unified Development Ordinance. (COFA 2-17-10617)

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

Guenther made a motion to approve the construction of a single family residence of approximately 1,915 SF and an attached accessory structure of ap-
proximately 1,260 SF on the property identified as 9 Lawrence Street (COFA-2-17-10617) with the following conditions:

1. Due to the constraints of the lot, the square footage of the attached Carriage House was approved as submitted.

2. The first finished floor height must be increased to not less than 30 inches from the adjacent sidewalk grade.

3. The building placement as submitted was reviewed and approved by the HPC as an appropriate design solution.

4. The front gable must be revised to extend the front porch toward Lawrence Street to allow the depth of the front porch to be increased to 6 feet where practicable.

5. The height of all of the porches must be increased to not less than 24 inches from adjacent grade to the top of the stair.

6. Per Section 5.15.6.H of the UDO, the column spacing along the rear upper porch of the Carriage House must be modified to be no farther apart than they are tall.

7. The proposed use of a pair of gliding glass doors at the rear porch were reviewed and approved by the HPC as an appropriate design solution; however, the material must be revised to metal or wood with divided lights.

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

D. Certificate of Appropriateness: A request by Pearce Scott Architects on behalf of Chris Dalzell, for approval of a Certificate of Appropriateness to construct a three story commercial office building of approximately 3,745 SF. The property is identified by tax map number R614 039 00A 0317 0000 and is located at 212 Bluffton Road (Lot 5) in the Calhoun Street Promenade Development, in the Old Town Bluffton Historic District. The property is zoned Neighborhood Core-HD and therefore, should be reviewed based upon the requirements set forth in the Unified Development Ordinance. (COFA 12-16-10365)

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

Guenther made a motion to approve the construction of a three story commercial office building of approximately 3,745 SF on the property identified as 212 Bluffton Road (COFA-12-16-10365) with the following condition:

1. Per Section 3.12 of the UDO, an exempt plat application incorporating the building envelope and appurtenances that extend beyond the building pad must be approved by Town Staff prior to the issuance of a Certificate of Appropriateness.

Dulcie seconded the motion. All were in favor and the motion passed.
E. **Certificate of Appropriateness:** A request by Eugene K. Cashman, for approval of a Certificate of Appropriateness to replace the screens with casement windows on the existing front porch of the main house. The property is identified by tax map number R610 039 00A 0197 0000 and is located at 131 Bridge Street in the Old Town Historic District. The property is zoned as Riverfront Edge-HD and therefore, should be reviewed based upon the requirements set forth in the Unified Development Ordinance. (COFA 05-17-10894)

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

Dulcie made a motion to approve the renovation of the existing structure to replace the existing front porch screens with casement windows on the property identified as 131 bridge Street (COFA-05-17-10894) as submitted.

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

IX. **DISCUSSION**

X. **ADJOURNMENT**

The June 7, 2017, Historic Preservation Commission meeting adjourned at 7:31 p.m.