I. CALL TO ORDER

McCracken called the meeting to order at 6:01 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

Epps made a motion to approve the July 5, 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 June 7, 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. OLD BUSINESS

There was no old business.

IX. NEW BUSINESS

1. FOR ACTION

I. 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 front porch of the existing structure which is 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 and is zoned as Neighborhood Conservation-HD. (COFA 9-16-10073) (Staff – Erin Schumacher)

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

Epps 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.

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

II. Certificate of Appropriateness: A request by Chad McRorie, for review of a Certificate of Appropriateness to renovate the existing single family structure to include a small rear addition of approximately 150 SF and to construct a Carriage House building of approximately 1,015 SF located on the property identified as 134 Bridge Street in the Old Town Bluffton Historic District. The property is zoned Neighborhood Conservation-HD. (COFA-06-17-11028) (Staff – Erin Schumacher)

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

Guenther made a motion to approve the construction of a small rear addition of approximately 150 SF and the construction of a Carriage House building of approximately 1,015 SF on the property identified as 134 Bridge Street (COFA-06-17-11028) as submitted.

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

III. Certificate of Appropriateness: A request by Bill Ellis, for review of a Certificate of Appropriateness for the installation of a door on the south elevation and an exhaust hood at the west elevation on the existing structure. The property is identified by tax map number R610 039 00A 0225 0000 and located at 22 Thomas Heyward Street in the Old Town Bluffton Historic District and zoned as Neighborhood General-HD. (COFA-05-17-10925) (Staff – Erin Schumacher)
Erin Schumacher presented the information to the Commission which is incorporated into these minutes.

Epps made a motion to approve the construction of a the installation of a door on the south elevation and an exhaust hood at the west elevation on the property identified as 22 Thomas Heyward Street (COFA-05-17-10925) with the following conditions:

1. The proposed fence must be continued around to the rear to conceal the exhaust fan at the rear of the building;

2. The fence is permitted to extend 2’ above the 6’ maximum permitted by the UDO to allow for adequate screening of the equipment from the adjacent properties; and,

3. The fence must be finished on both sides.

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

IV. Certificate of Appropriateness: A request by Southern Coastal Homes, for review of a Certificate of Appropriateness to construct a new 1 and 1/2-story single family residence of approximately 2,040 SF and a garden structure of approximately 70 SF. The property is identified by tax map number R610 039 00A 1219 0000 and located at 9 Shell Rake Street (Lot 39) In the Tabby Roads Development in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-05-17-10926) (Staff – Erin Schumacher)

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 1 and 1/2-story single family residence of approximately 2,040 SF and a garden structure of approximately 70 SF on the property identified as 9 Shell Rake Street (COFA-05-17-10926) with the following conditions:

1. The placement was approved as submitted for consistency with the neighboring lot.

2. Per the Applications manual, a letter from the Tabby Roads HARB shall be provided to Town Staff stating that the plans have been reviewed and approved.

3. Per Section 3.22.2.A. of the UDO, A Town of Bluffton Tree Removal Permit must be submitted and approved for the removal of any tree 14” (DBH) or greater located on a single family lot.

4. Recommendation: The hot water heater and other mechanicals should be screened behind that service yard walls.

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

V. Certificate of Appropriateness: A request by Pearce Scott Architects on behalf of Jim Saba/JC Enterprises, for review of a Certificate of Appropriateness to construct a new 2-story commercial building of approximately 1,995 SF and
an accessory carriage house of approximately 545 SF. The property is identified by tax map number R610 039 000 1491 0000, and is located at 5846 Guildford Place (Lot 15A) in the Stock Farm Development in Old Town Bluffton Historic District and zoned as Neighborhood General-HD. (COFA-1-17-10528) (Staff – Erin Schumacher)

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

McCracken recused himself from this item due to conflict of interest.

Guenther made a motion to approve the application with the following conditions:

1. Per Section 3.33.2.A of the UDO, a town of Bluffton Tree removal Permit is required for the removal of any trees over 8” in DBH.

2. Per Section 32 of Traditional Construction Patterns, the square windows proposed on the left elevation must have the pane configuration revised to a 1:1 proportion. The applicant must adjust the horizontal mullion of the windows and to be approved at a staff level.

3. Per the Applications Manual, a landscape plan shall be provided to Town Staff to review for conformance with the UDO.

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

VI. Site Feature-HD: A request by Darlene Heinig on behalf of George Lamb and Lucy Scardino, for approval of a Site Feature – HD permit to allow for the use of an ornamental galvanized wire fencing material. The property is identified by tax map number R610 039 00A 0035 0000, and is located at 131 Pritchard Street in the Old Town Bluffton Historic District and zoned as Riverfront Edge-HD. This permit should be reviewed based on the Unified Development Ordinance. (SFHD-06-17-11949) (Staff – Katie Peterson)

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

Epps made a motion to approve the use of an ornamental galvanized wire fencing material as an appropriate substitute for those listed in the UDO, on the property identified as 131 Pritchard Street. It was determined that existing fencing at that location is of the same configuration and therefore has a precedent in the Bluffton vernacular. This approval is for the material only and does not approve the placement of the fence within the OCRM River Buffer, as the Historic Preservation Commission does not hold the authority for that approval.

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

X. DISCUSSION

Demolition – Staff provided an update on 68 Boundary Street (Staff – Pat Rooney)
XI. ADJOURNMENT

The July 5, 2017, Historic Preservation Commission meeting adjourned at 7:31 p.m.