TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION
Auditorium, Theodore D. Washington Municipal Building
Wednesday, August 2, 2017, Minutes

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

Absent: Chuck Dulcie;

Staff: Erin Schumacher, Principal Planner - Historical Preservation & Urban Design; 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

Blair made a motion to approve the August 2, 2017, Historic Preservation Commission meeting agenda. Guenther seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF MINUTES

Blair made a motion to adopt the July 4, 2017, Historic Preservation Commission meeting minutes.

Trimbur 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** – A request by Manuel Studio, LLC, on behalf of Sara Kelly, for review of a Certificate of Appropriateness to construct a new kitchen addition of approximately 230 SF and a screened porch addition of approximately 190 SF to the existing single family residence. The property is identified by tax map number R610 039 00A 161A 0000 and located at 77 Bridge Street in the Old Town Historic District and zoned as Neighborhood Conservation-HD. (COFA 4-17-10840) (Staff – Erin Schumacher)

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

Epps made a motion to approved the construction of a new kitchen addition of approximately 240 SF and a screened porch addition of approximately 190 SF to the existing single family residence on the property identified as 77 Bridge Street (COFA-04-17-10840) with the following conditions:

1. The finished floor height was approved as submitted by the HPC allow for the deviation in finished floor height because it is an addition to an existing structure.

2. The proposed window and door trim must be revised to match the existing window and door trim.

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

II. **Certificate of Appropriateness**: A request by Court Atkins Architects, Inc., on behalf of Geoff Block, for approval of a Certificate of Appropriateness to allow the renovation of the exterior of the existing commercial structure to include new painted brick, reclaimed wood siding, cementitious siding details, and canopies along the front façade of the existing building. The property is identified by tax map number R610 039 000 0121 0000 and located at 1223 May River Road in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD. (COFA 5-17-11005) (Staff - Erin Schumacher)

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

Mascetti made a motion to approved the renovation of the exterior of the existing commercial structure to include new painted brick, reclaimed wood siding, cementitious siding details, and canopies along the front façade of the existing building on the property identified as 1223 May River Road (COFA-05-17-11005) with the following conditions:
1. Per Section 3.10.2.A. of the UDO, all comments from the DRC review must be addressed and the Development Permit issued prior to the issuance of a Certificate of Appropriateness.

2. Per 3.19.2.A. of the UDO, a Site Feature-HD permit is required for signs that are proposed within the HD zoning districts.

3. The proposed barn door was approved by the HPC as an appropriate design substitution.

4. The proposed horizontally oriented window openings which exceed 36 square feet were approved by the HPC as an appropriate design substitution due to the non-conforming nature of the commercial building with the existing tenant in place.

5. Per Section 5.15.6.1.3.c. of the UDO, the proposed gutter profiles are to be square.

6. The south elevation opacity level was approved by the HPC as an appropriate design substitution due to the non-conforming nature of the commercial building with the existing tenant in place.

7. The proposed shutter material was approved by the HPC as an appropriate design substitution.

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

III. Certificate of Appropriateness: A request by Michael Griffith, on behalf of Dennis Christy, for approval of a Certificate of Appropriateness to allow the renovation of the existing single family residence to construct a screen porch addition of approximately 195 SF and a covered breezeway. The property is identified by tax map number R610 039 00A 0239 0000 at 7 Hickory Trace in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA 06-17-11073) (Staff – Erin Schumacher)

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

Trimbur made a motion to approve the construction of a screen porch addition of approximately 195 SF and a covered breezeway on the property identified as 7 Hickory Trace (COFA-06-17-11073) as submitted.

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

IV. 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 full length wrap-around front porch, a small service yard, and a fence located on the property identified as 134 Bridge Street in the Old Town Bluffton Historic District. The property is zoned Neighborhood Conservation-HD. (COFA 07-17-11180) (Staff - Erin Schumacher).
Erin Schumcher presented the information to the Commission, which is incorporated into these minutes.

Trimbur made a motion to approve the construction of a full length wrap-around front porch, a small service yard, and a fence on the property identified as 134 Bridge Street (COFA-07-17-11180) with the following conditions:

1. The column spacing was approved as submitted due to the constraints of the existing structure.

2. 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.

3. Should the Applicant choose to revise the porch design to the alternative design presented at the meeting, it may be reviewed as an Amendment without the need for further determination from the HPC upon its appropriateness.

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

X. DISCUSSION

The Board would like to have a recommendation made to Town Council for staff to amend the UDO to require all vertical construction within the Historical District to come before the HPC for review and approval of the Certificate of Appropriateness process.

XI. ADJOURNMENT

The August 2, 2017, Historic Preservation Commission meeting adjourned at 7:31 p.m.