

**TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION**  
Theodore D. Washington Municipal Building, 20 Bridge Street  
Henry "Emmett" McCracken Jr. Town Council Chambers  
**Wednesday, February 5, 2020 Minutes**

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Present: Bruce Trimbur, Vice Chairman; Will Guenther; Marge Blair; Jesse Solomon; James Grove

Absent: Joe Mascetti, Elaine Gallagher-Adams

Staff: Katie Peterson, Senior Planner; Charlotte Moore, Principal Planner; Aubrie Giroux, Special Projects & Programs Administrator

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**I. CALL TO ORDER**

Chairman Trimbur 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**

Vice Chair Guenther made a motion to adopt the Wednesday, February 5, 2020 meeting agenda, Commissioner Blair seconded the motion all were in favor and the motion passed.

**VI. ADOPTION OF MINUTES – December 4, 2019**

Vice Chair Guenther made a motion to approve the Wednesday, December 4, 2019 minutes. Commissioner Blair seconded the motion. Commissioners Trimbur, Guenther, Blair and Solomon were in favor. Commissioner Grove recused himself as he was absent at the December 4, 2019 meeting. The motion passed.

**VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

There was no public comment for items not on the agenda.

## VIII. OLD BUSINESS

There was no old business.

## IX. NEW BUSINESS

### 1. FOR ACTION

- A. Certificate of Appropriateness:** A request by Randolph Stewart, on behalf of Ernie Suozzi, for approval of a Certificate of Appropriateness to allow the construction of a new two-story single-family structure of approximately 2,372 SF and a Carriage House of approximately 968 SF located at 7 Blue Crab Street in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD. (COFA-11-19-013711)(Staff – Katie Peterson)

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

Commissioner Solomon made a motion to approve the request for approval of a Certificate of Appropriateness to allow the construction of a new two-story single-family structure of approximately 2,372 SF and a Carriage House of approximately 968 SF located at 7 Blue Crab Street with the following conditions:

1. Per the Applications Manual, a letter of approval from the Tabby Roads HARB is must be submitted.
2. Per Section 3.22.2. 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. Per UDO Section 5.3 and the Applications Manual, a landscape plan that meets the requirements of the UDO must be provided for review and approval.
4. Per Section 5.15.6.I.2.b. of the UDO, additional information showing that the doors are metal or wood must be provided.
5. Per Section 5.15.6.F. of the UDO, additional information on the location of the electric utility meter is required to ensure it will be located in the rear or side yard not facing side streets.
6. The HPC determined that the use of 3x6 Galvanized Hog Wire railings was an appropriate alternate material for those listed in Section 5.15.6.H. of the UDO.
7. Per Section 5.15.6.H. of the UDO, additional information must be provided for the front porch as railings of the same 3x6 Galvanized Hog Wire railings or alternate design solution must be applied to the front porch to be in compliance with the International Residential Code.
8. Per Section 5.15.6.H. of the UDO, additional porches post must be added to the second story balcony and shall be placed directly above the piers on which they are supported.

Vice Chair Guenther seconded the motion all were in favor and the motion passed.

- B. Certificate of Appropriateness:** A request by Andrew Pietz, for approval of a Certificate of Appropriateness to allow the construction of a new two-story single-family residential structure of approximately 2,038 SF and a Carriage House of approximately 1,056 SF located at 25 Pritchard Street in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD. (COFA-09-19-013508)(Staff – Katie Peterson)

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

Vice Chair Guenther made a motion to approve the request for approval of a Certificate of Appropriateness to allow the construction of a new two-story single-family residential structure of approximately 2,038 SF and a Carriage House of approximately 1,056 SF located at 25 Pritchard Street with the following conditions:

1. The proposed placement of the primary structure was approved by the HPC and determined to be appropriate based on the nature of the site and was found that a deviation from Section 5.15.5.f.5.a. of the UDO is warranted based on criteria staff provided at the November 2, 2016 HPC meeting.
2. Per Section 3.22.2. 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 or any American holly, dogwood, redbud, southern magnolia or red buckeye 4 inches in DBH or greater located on a single-family lot.
3. Per Section 5.15.6.K. of the UDO, additional information on the materials and configuration of the Service Yard is required to ensure it is in compliance with the standards found in the UDO.

## X. ADJOURNMENT

Commissioner Blair made a motion to adjourn the January 05, 2020 Historic Preservation Commission meeting, Vice Chair Guenther seconded the motion all were in favor and the meeting was adjourned at 6:38 p.m.