

TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION
Electronic Meeting

Wednesday, December 2, 2020, Minutes

Present: Bruce Trimbur - Chair; Will Guenther – Vice Chair; Courtney McNeil; Michael Lovecchio; and, Jesse Solomon

Absent: Elaine Gallagher Adams

Staff: Katie Peterson, Senior Planner; Kevin Icard, Planning and Community Development Manager; Charlotte Moore, Principal Planner; and, Darby McLain, Growth Management Coordinator

I. CALL TO ORDER

Chairman Trimbur called the meeting to order at 6:04 p.m.

II. ROLL CALL

Commissioner Solomon was not present for the roll call but arrived at 6:08 p.m.

Commissioner Gallagher Adams was not in attendance.

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 an additional 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 the Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. **UNLESS OTHERWISE AMENDED BY THE HISTORIC PRESERVATION COMMISSION, COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF THE AGENDA

Commissioner Guenther made a motion to adopt the agenda. Commissioner McNeil seconded the motion. All were in favor and the motion passed. Commissioner Solomon was not present.

VI. ADOPTION OF MINUTES

Commissioner McNeil made a motion to adopt the November 4, 2020 Minutes. Commissioner Guenther seconded the motion. All were in favor the motion passed. Commissioner Solomon was not present.

VII. ADOPTION OF 2021 MEETING DATES

Commissioner Guenther made a motion to adopt the 2021 meeting dates as presented by Staff during the meeting. Commissioner Lovecchio seconded the motion. All were in favor and the motion passed.

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There were no public comments.

IX. OLD BUSINESS

There was no old business.

X. NEW BUSINESS

A. Certificate of Appropriateness: A request by Christopher Epps of InCircle Architecture, on behalf of the owners Trudy J. Eaton Trust, for approval of a Certificate of Appropriateness to allow the addition of a 578 SF second story addition to the existing one-story 514 SF Carriage House located at 23 Pritchard Street, Lot 1 in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-09-20-014597) (Staff – Katie Peterson)

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

Chris Epps, Applicant, spoke about the project and explained the approach to the addition. Mr. Epps indicated that his client is in the process of getting approval from the Tabby Roads Habitat and Architectural Review Board.

Commissioner Guenther stated that he liked the creativity of the project. There were no other comments from the Commission.

Commissioner Guenther made a motion to approve the application with the following condition:

1. Per the Applications Manual, the Application must be signed by the Property Owner.

Commissioner Solomon seconded the Motion.

Commissioner McNeil made a motion to Amend the Primary Motion to include that the letter of approval from Tabby Roads ARB be submitted to The Town.

2. Prior to approval, a copy of the letter of approval from the Tabby Roads ARB is required.

Commissioner Solomon seconded the motion to amend the Primary Motion.

All voted in favor to amend to the Primary Motion and the motion to amend passed.

All voted in favor of Amended Primary Motion and the motion passed.

- B. Certificate of Appropriateness - HD:** A request by Pearce Scott Architects, on behalf of the owners, Gerard and Beth Ronski for approval of a Certificate of Appropriateness to allow the addition of 120 SF outdoor shower and a dog door on the existing 2,849 SF single-family residence located at 5806 Yaupon Road, Lot 20A in the Stock Farm Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-09-20- 014957) (Staff – Katie Peterson)

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

Chairman Trimbur asked the Applicant, Sam Bielanin with Pearce Scott Architects, if she had anything to add. She did not.

Commissioner Solomon asked about purpose of the roof configuration. Bielanin replied that as the shower area was smaller than the gabled roof above, they chose a smaller shed roof rather than bring the full gabled roof out. She indicated that roof will be metal. Commissioner Guenther said the metal roof looks appropriate.

Commissioner McNeil made a motion to approve as submitted. Commissioner Solomon seconded the motion. All were in favor and the motion passed.

- C. Certificate of Appropriateness - HD:** A request by Dan Keefer for approval of a Certificate of Appropriateness to allow the addition of a 396 SF carport and storage area to the existing 577 SF Carriage House located at 5469 Mistletoe Loop, Lot 41 in the Stock Farm Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-10-20-014675)(Staff – Katie Peterson)

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

Commissioner Solomon made a motion to approve the application as submitted by the Applicant as the HPC found that in this case, the use of the sliding barn doors on the courtyard side of the Carriage House was an appropriate substitute for the door operations found in Section 5.15.6.I. of

the UDO. Commissioner McNeil seconded the motion. All were in favor and the motion passed.

XI. DISCUSSION

1. Chairman Trimbur thanked Commissioner Guenther for his many years of service on the Historic Preservation Commission and the Historic Preservation Review Committee.

Peterson also thanked Commissioner Guenther for everything he put into the HPC and said she hoped to continue to see him active in the Historic District.

Commissioner Guenther spoke on his time as a Commissioner and thanked both staff and the other Commissioners for their work.

2. Discussion Regarding Building Size in Old Town Bluffton Historic District.

Moore presented several topics to be discussed in the future. The highlights included:

- Focus on Neighborhood Center Historic District
- Mass and scale should fit into streetscape
- Consider reducing the maximum building footprint in the NCE-HD district to 2,000 – 2,500 sq. ft and the overall square footage to 4,500 sq. ft
- Is there too much commercial development? How do we mitigate impacts like traffic and parking?
- Is it time to update the Old Town Master Plan (2006)?
- What UDO Amendments would be needed to accomplish?

The Commissioners had multiple questions and concerns that the information being presented had not been fully reviewed and felt that it was premature to make any changes to the UDO at this time. Staff stated that they would present their concerns to the UDO Administrator and would follow up with the Commissioners at their next meeting.

XII. ADJOURNMENT

Commissioner Guenther made a motion to adjourn the December 2, 2020 Historic Preservation Commission meeting. Commissioner McNeil seconded the motion, and all were in favor. The meeting was adjourned at 7:38 p.m.