

Historic Preservation Commission

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.
Council Chambers

December 06, 2023

I. CALL TO ORDER

Chairman Goodwin called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairman Evan Goodwin
Vice Chairwoman Carletha Frazier
Commissioner Joe DePauw
Commissioner Jim Hess
Commissioner Kerri Schmelter
Commissioner Debbie Wunder

ABSENT

Commissioner Will Guenther

III. ADOPTION OF THE AGENDA

Vice Chairwoman Frazier made a motion to adopt the agenda as written.

Seconded by Commissioner Schmelter.

Voting Yea: Chairman Goodwin, Vice Chairwoman Frazier, Commissioner DePauw, Commissioner Hess, Commissioner Schmelter, Commissioner Wunder

All were in favor and the motion passed.

IV. ADOPTION OF MINUTES

1. October 4, 2023 Minutes

Commissioner Schmelter made a motion to adopt the minutes as written.

Seconded by Commissioner Hess.

Voting Yea: Chairman Goodwin, Vice Chairwoman Frazier, Commissioner DePauw, Commissioner Hess, Commissioner Schmelter, Commissioner Wunder

All were in favor and the motion passed.

V. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VI. OLD BUSINESS

VII. NEW BUSINESS

- Certificate of Appropriateness:** A request by Pearce Scott Architects, on behalf of the Owner, Billy Watterson, for review of a Certificate of Appropriateness - HD to allow the construction of a new 3,517 SF 2-story restaurant building, 1,200 SF restaurant Carriage House structure, and 120 SF commercial garden structure in the Ma Daisy's Porch Development Planed area,

on the parcel currently addressed as 1255 May River Road, in the Old Town Bluffton Historic District and zoned Neighborhood General - HD. (COFA-09-23-018501) (Staff - Katie Peterson)

Chairman Goodwin recused himself. Staff presented. The applicant was in attendance. The Commission, staff and the applicant discussed each of the staff's conditions in detail.

Commissioner Schmelter made a motion to approve the application with the following conditions:

1. Per Section 3.10 of the UDO, all conditions of the Development Plan Amendment review (DP-02-22-016417) must be addressed, and the Development Plan Amendment approved prior to issuance of a Certificate of Appropriateness.
2. Per Section 5.15.6.G.2. of the UDO, as required for all buildings except single-family houses, an expression line shall delineate the division between the first story and the second story of the accessory structure, as proposed during the meeting to be located at the sill of the second story window.
3. Per Section 5.15.6.H.1.a. of the UDO, the column spacing on the Carriage House must be revised or dimensioned appropriately on plans to show they are spaced no farther apart than they are tall when measured on center.
4. It was determined that the Type F, which is sliding in operation, is appropriate as a deviation to the operations permitted in Section 5.15.6.3.b. of the UDO, due to the use of the building, location of the building on the lot, and placement of the window towards the back of the structure, interior to a porch, and facing interior to the site.
5. Per the Applications Manual, any proposed signage requires separate Site Feature-HD approval.
6. Per Section 5.15.6.G.3. of the UDO, provide additional detail on the metal siding for the Garden Structure to ensure it is either reclaimed from the site or recycled material for use as a wall material.
7. In accordance with Section 5.15.5.F.4.e. of the UDO, align the door on the left elevation to be centered under the window and between the columns if possible, or to get it as close as possible to aligned. Final placement to be reviewed by staff.
8. Work with staff on the placement of the hood system, service platform, and access ladder. The hood system is to remain on the back portion of the roof, with the platform minimized using a restraint anchorage connector device rather than railings with flashing and curbing painted to match the roof **or** may be relocated to the rear elevation in the gable end. Ladder length should be minimized where possible.
9. Work with staff on downspout locations as they are not currently shown on the elevations.

Seconded by Commissioner Hess.

Voting Yea: Vice Chairwoman Frazier, Commissioner DePauw, Commissioner Hess, Commissioner Schmelter, Commissioner Wunder

All were in favor and the motion passed.

2. **Certificate of Appropriateness- Demolition:** A request by Ansley Hester Manuel, Architect, on behalf of the owner, Sara Harwell Kelly, for the review of a Certificate of Appropriateness - HD Demolition for the removal, in whole, of the existing 800 SF single-family residence and 120 SF

shed located at 77 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation -HD. (COFA-07-23-018245) (Staff - Katie Peterson)

Chairman Goodwin returned to the dais. Staff presented. The applicant was in attendance. There were no comments from the Commission nor the applicant.

Commissioner DePauw made a motion to approve the application for demolition.

Seconded by Vice Chairwoman Frazier.

Voting Yea: Chairman Goodwin, Vice Chairwoman Frazier, Commissioner DePauw, Commissioner Hess, Commissioner Schmelter, Commissioner Wunder

All were in favor and the motion passed.

- 3. Certificate of Appropriateness:** A request by Ansley Hester Manuel, Architect, on behalf of the owner, Sara Harwell Kelly, for the review of a Certificate of Appropriateness - HD for the construction of a new one-story single-family residential structure of approximately 1,710 SF and a new one-story Carriage House of approximately 705 SF to be located at 77 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation -HD. (COFA-06-23-018189)(Staff - Katie Peterson)

Staff presented. The applicant was in attendance. The Commission had no questions for the applicant.

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

1. Per the Applications Manual, a Town of Bluffton Tree Removal Permit is required, and any mitigation associated with the permit satisfied prior to Final-HD inspection approval.

Seconded by Commissioner Hess.

Voting Yea: Chairman Goodwin, Vice Chairwoman Frazier, Commissioner DePauw, Commissioner Hess, Commissioner Schmelter, Commissioner Wunder

All were in favor and the motion passed.

- 4. Adoption of 2024 Historic Preservation Commission Meeting Dates:** (Staff - Katie Peterson)

Commissioner DePauw made a motion to adopt the 2024 Historic Preservation Commission meeting dates.

Seconded by Vice Chairwoman Frazier.

Voting Yea: Chairman Goodwin, Vice Chairwoman Frazier, Commissioner DePauw, Commissioner Hess, Commissioner Schmelter, Commissioner Wunder

All were in favor and the motion passed.

- 5. Adoption of 2024 Historic Preservation Review Committee Meeting Dates:** (Staff - Katie Peterson)

Commissioner DePauw made a motion to adopt the 2024 Historic Preservation Review Committee meeting dates.

Seconded by Commissioner Schmelter.

Voting Yea: Chairman Goodwin, Vice Chairwoman Frazier, Commissioner DePauw, Commissioner Hess, Commissioner Schmelter, Commissioner Wunder

All were in favor and the motion passed.

VIII. DISCUSSION

1. Historic District Monthly Update. (Staff)

Staff reviewed the Site Feature Report for the previous month.

IX. ADJOURNMENT

Vice Chairwoman Frazier made a motion to adjourn.

Seconded by Commissioner Schmelter.

Voting Yea: Chairman Goodwin, Vice Chairwoman Frazier, Commissioner DePauw, Commissioner Hess, Commissioner Schmelter, Commissioner Wunder

All were in favor and the motion passed.

The meeting was adjourned at 7:22pm.

