

Historic Preservation Commission Meeting

Theodore D. Washington Municipal Building, Henry “Emmett” McCracken Jr. Council Chambers, 20
Bridge Street, Bluffton, SC

February 07, 2024

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 Will Guenther
Commissioner Jim Hess
Commissioner Debbie Wunder

ABSENT

Commissioner Kerri Schmelter

III. ADOPTION OF THE AGENDA

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

Seconded by Commissioner Guenther.

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

All were in favor and the motion passed.

IV. ADOPTION OF MINUTES

1. January 3, 2024 Minutes

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

Seconded by Commissioner Wunder.

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

All were in favor and the motion passed.

V. ELECTION OF OFFICERS

1. Election of Historic Preservation Commission Chair

Commissioner Hess made a motion to elect Evan Goodwin as Chairman.

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

All were in favor and the motion passed.

2. Election of Historic Preservation Commission Vice Chair

Chairman Goodwin made a motion to elect Joseph DePauw to Vice Chairman.

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

All were in favor and the motion passed.

3. Election of Two Historic Preservation Review Committee members.

Chairman Goodwin made a motion to elect Joseph DePauw and Jim Hess to the Historic Preservation Review Committee.

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

All were in favor and the motion passed.

VI. PUBLIC COMMENT

VII. OLD BUSINESS

VIII. NEW BUSINESS

1. **Certificate of Appropriateness:** A request by Pearce Scott Architects, on behalf of the Owner, Billy Watterson, for approval of a Certificate of Appropriateness - HD to allow the construction of a new 1,999 SF 1-story retail building in the Ma Daisy's Porch Development Plan, on the parcel currently addressed as 24 Ma Daisy's Way, in the Old Town Bluffton Historic District and zoned Neighborhood General - HD. (COFA-12-23-018754) (Staff - Katie Peterson)

Chairman Goodwin recused himself. Staff presented. The applicant was in attendance. There was discussion about the exterior openings to the market, shutter style and security.

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

1. Per Section 5.15.6.F.2. of the UDO, if any exterior mechanicals will be associated with the building, a service yard location and screening detailing is required for review. Otherwise, no exterior mechanical equipment is permitted.
2. Per Section 5.15.6.J, additional information regarding downspouts or rain chain profiles and locations must be provided.
3. The shutter operation was found to be an appropriate substitution for the operations found in UDO Section 5.15.6.M.1.e., due to the function of the building and to retain foundation landscaping along the entire side elevations.

Seconded by Commissioner Hess.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Guenther, Commissioner Hess, Commissioner Wunder

All were in favor and the motion passed.

2. **Certificate of Appropriateness:** A request by Charlie Wetmore for a review of a Certificate of Appropriateness - HD to construct a new 2-story attached Carriage House of approximately 1,200 SF, and renovation of the existing single family residential structure to include window and door modifications, porch addition, and modification to the rear exterior stairs, to be

located at 48 Lawrence Street, in the Old Town Bluffton Historic district and zoned Neighborhood General - HD zoning District. (COFA-11-23-018662) (Staff - Katie Peterson)

Chairman Goodwin recused himself. Staff presented. The applicant was in attendance. There was discussion about the garage doors width, neighboring parcels, carriage house layout and windows.

Commissioner Guenther made a motion to approve the application as submitted as they found the third garage door bay, which is 6 feet wide, to be an appropriate design solution as they had recently recommended an amendment to the design standards to allow for it.

Seconded by Commissioner Frazier.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Guenther, Commissioner Hess, Commissioner Wunder

- 3. Certificate of Appropriateness:** A request by Court Atkins Architects, Inc. on behalf of the owner, TripleBCo, LLC for approval of a Certificate of Appropriateness - HD to construct a new 1.5-story commercial building of approximately 2,315 SF for Hair and So On Salon to be located at 5818 Guilford Place, in the Old Town Bluffton Historic district and zoned Neighborhood General - HD zoning District. (COFA-11-23-018646) (Staff - Katie Peterson)

Chairman Goodwin returned to the dais. Staff presented. The applicant was in attendance. There was discussion about the shutter size, handrails, and panel detailing.

Vice Chairman DePauw made a motion to approve with the following conditions:

1. Per the Applications Manual, a Town of Bluffton Tree Removal Permit is required.
2. Per Section 3.19 of the UDO, a Site Feature-HD is required for any signs proposed on the site.
3. The railing and balusters may be approved as powder coated aluminum as a substitute for those materials listed in Section 5.15.6.H.2.d., but must have traditional fenestration, including the profile of the top rail. Provide a detail to be approved at a staff level.
4. It was determined that the use of wood composite Bahama shutters on the second-floor porch only was appropriate in accordance with UDO Section 5.15.6.M.
5. The paneling on the first floor adjacent to the slat wall be revised to have the same baseboard as the second floor at the floor line.

Seconded by Commissioner Guenther.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Guenther, Commissioner Hess

Voting Abstaining: Commissioner Wunder

The motion was passed.

IX. DISCUSSION

1. Historic District Monthly Update

The Commission did not have any questions about the report presented by staff.

X. ADJOURNMENT

Commissioner Guenther made a motion to adjourn.

Seconded by Vice Chairwoman Frazier.

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

All were in favor and the motion passed. The meeting adjourned at 7:13pm.

APPROVED