

Historic Preservation Commission

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

Wednesday, September 06, 2023 at 6:00 PM

I. CALL TO ORDER

Chairman Goodwin called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

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

ABSENT

Commissioner Will Guenther
Commissioner Jim Hess

III. ADOPTION OF THE AGENDA

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

Seconded by Commissioner DePauw.

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

All were in favor and the motion passed.

IV. ADOPTION OF MINUTES

1. July 5, 2023 Minutes

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

Seconded by Vice Chairwoman Frazier.

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

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 the Applicants, Ernie and Andrea Suozzi, for approval of a Certificate of Appropriateness to allow the construction of a new 2-story single-family structure of approximately 2,295 SF, and Carriage House of approximately 803 SF, located at 7 Blue Crab Street, in the Old Town Bluffton Historic District, identified as Lot 24 of

the Tabby Roads development and zoned Neighborhood General-HD. (COFA-06-23-018105) (Staff - Katie Peterson)

Commissioner DePauw recused himself. Staff presented. The applicant was in attendance. There was discussion about the centering of the front windows and the porch material detail.

Commissioner Schmelter made a motion to approve with following conditions:

1. Per the Applications Manual, a Town of Bluffton Tree Removal Permit is required.
2. The foundation detail for the porch be updated to reflect the brick border and tabby finish reflected on the elevations.

Seconded by Vice Chairwoman Frazier.

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

All were in favor and the motion passed.

- 2. Designation of a Contributing Resource:** A request by the owners, Eugene and Melanie Marks to recommend to Town Council to have the Contributing Resource, known as the Joiner House, located at 9 Bruin Road, within the Neighborhood Core-HD Zoning District be removed as a Contributing Resource from the Old Town Bluffton Historic District and to have the Contributing Resources Map amended accordingly. (DCR-06-23-018161) (Staff – Glen Umberger)

Commissioner DePauw returned to the dais. The applicant was present. Staff presented.

Public Comment

Joan Heyward, 95 Boundary Street - Ms. Heyward discussed her opinion on whether or not the structure should be on the contributing resource list.

Robert Jones, 22 Bridle Path Lane - Mr. Jones was in attendance on behalf of the Historic Bluffton Foundation. Mr. Jones discussed why he is against moving historic structures. He stated that the Foundation's opinion on this structure is that the structure should be removed from the list.

Mr. LaBruce, attorney for the Historic Preservation Commission, reviewed the procedure for how the meeting should continue and the Commissioners responsibilities.

Melanie and Eugene Marks, the applicant, reviewed the history of the project and what was being requested. They discussed what they were able to keep from the existing structure.

Staff reaffirmed that no historical records would be changed and that no precedent would be set based on the recommendation outcome.

Mr. LaBruce clarified points that were brought up including the difference between the UDO Administrator and the Chief Building Official. The Commission discussed their opinions on the structure, how to protect historic structures of Bluffton, and what the contributing structure list does for structures.

Vice Chairwoman Frazier made a motion to recommend to Town Council that the request to remove the Joiner House, 9 Bruin Rd, from the Contributing Resources Map, be denied.

Seconded by Commissioner Schmelter.

Voting Yea: Commissioner Schmelter, Chairman Goodwin, Vice Chairwoman Frazier

Voting Nay: Commissioner Wunder, Commissioner DePauw

The vote to recommend denial of the applicant's request passed 3 - 2.

- 3. Public Project:** A request by Charles Savino, on behalf of The Town of Bluffton, for recommendation of approval of a Public Project to include improvements to the outdoor pavilion and passive recreation areas located at the existing Oyster Factory Park (55 Wharf Street) in the Town of Bluffton, SC, identified by Tax Map Numbers R610 039 00A 0191 0000, R610 039 00A 0190 0000, R610 039 00A 0165 0000, R610 039 00A 0262 000, and R610 039 00A 0261 0000. (DP-01-22-016299) (Staff - Katie Peterson)

Staff presented. The applicant was present. The Commission asked about the Bahama Limestone and sidewalk locations in relation to oak trees.

Commissioner Schmelter made a motion to recommend approval with the following suggestions for ensuring the existing trees were protected:

1. Ensuring the Bahama Limestone is not placed directly at the base of the live oak trees;
2. Field locating sidewalk to avoid as much disturbance to the surface roots as possible;
3. Hand digging piers to avoid roots.

Seconded by Vice Chairwoman Frazier.

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

All were in favor and the motion passed.

VIII. DISCUSSION

1. Historic District Monthly Update. (Staff)

Staff presented the site features that were approved in the prior month.

IX. ADJOURNMENT

Commissioner Schmelter made a motion to adjourn.

Seconded by Vice Chairwoman Frazier.

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

All were in favor and meeting was adjourned at 7:17pm.