

# Historic Preservation Commission

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

March 01, 2023

---

## I. CALL TO ORDER

Chairman Trimbur called the meeting to order at 6pm.

## II. ROLL CALL

### PRESENT

Commissioner Kerri Schmelter

Commissioner Mary Vaux Bell

Chairman Bruce Trimbur

Vice Chairman Evan Goodwin

Commissioner Carletha Frazier

Commissioner Will Guenther (via Microsoft Teams)

### ABSENT

Commissioner Josh Simpson

## 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 THE AGENDA

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

Seconded by Vice Chairman Goodwin.

Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Chairman Trimbur, Vice Chairman Goodwin, Commissioner Frazier, Commissioner Guenther

All were in favor and the motion passed.

## VI. ADOPTION OF MINUTES

### 1. February 1, 2023 Minutes

Commissioner Frazier made a motion to adopt the minutes.

Seconded by Commissioner Vaux Bell.

Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Chairman Trimbur, Vice Chairman Goodwin, Commissioner Frazier, Commissioner Guenther

All were in favor and the motion passed.

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

Pearce Scott, 4 Chiswick Way. Mr. Scott discussed his concerns with the UDO's definition of "inns" and requested clarification.

## VIII. OLD BUSINESS

## IX. NEW BUSINESS

*Vice Chairman Goodwin made a motion to move New Business Item 1 to after New Business Item 2 since the applicant wasn't in attendance yet.*

*Seconded by Commissioner Frazier.*

*Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Chairman Trimbur, Vice Chairman Goodwin, Commissioner Frazier, Commissioner Guenther*

*All were in favor and the motion passed.*

- 1. Certificate of Appropriateness.** A request by Pearce Scott Architects, on behalf of the owners, John and Lisa Sulka, for approval of a Certificate of Appropriateness – HD application to allow the addition of a 64 SF roof over an existing porch on the existing residential structure located at 37 Stock Farm Road in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (COFA-01-23-017579) (Staff - Katie Peterson)

Vice Chairman Goodwin recused himself. The applicant was in attendance. Staff presented. There was no discussion among the Commission.

Commissioner Vaux Bell made a motion to approve the application as submitted.

Seconded by Commissioner Frazier.

Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Chairman Trimbur, Commissioner Frazier, Commissioner Guenther

All were in favor and the motion passed.

*Commissioner Frazier made a motion to move New Business Item 2 to after Discussion Item 1 since the applicant wasn't in attendance yet.*

*Seconded by Commissioner Schmelter.*

*Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Chairman Trimbur, Vice Chairman Goodwin, Commissioner Frazier, Commissioner Guenther*

*All were in favor and the motion passed.*

- 2. Certificate of Appropriateness.** A request by Steven Milloy, on behalf of the owner, Ray Bruen, for approval of a Certificate of Appropriateness – HD application to allow the construction of a 1-story Carriage House of approximately 576 SF behind the existing

residential structure located at 2 Tabby Shell Road in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-12-22-017450) (Staff - Katie Peterson)

The applicant was in attendance. Staff presented. There was no discussion from the Commission.

Vice Chairman Goodwin made a motion to approve the application as submitted.

Seconded by Commissioner Frazier.

Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Chairman Trimbur, Vice Chairman Goodwin, Commissioner Frazier, Commissioner Guenther

All were in favor and the motion passed.

## **X. DISCUSSION**

1. Discussion Regarding Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 - Unified Development Ordinance (UDO) Relating to Contributing Resources and Architectural Standards in Old Town Bluffton Historic District (Staff - Charlotte Moore)

Staff presented. There was discussion about the various proposed changes. Staff and the Commission reviewed the next steps.

Staff reviewed the current construction at the Red Dot store in Old Town. There was discussion about what a Site Feature application entails.

## **XI. ADJOURNMENT**

Commissioner Schmelter made a motion to adjourn.

Seconded by Commissioner Frazier.

Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Chairman Trimbur, Vice Chairman Goodwin, Commissioner Frazier, Commissioner Guenther

All were in favor and the motion passed.

The meeting was adjourned at 7:08pm.