

Historic Preservation Commission

Wednesday, October 04, 2023 at 6:00 PM

MINUTES

I. CALL TO ORDER

Chairman Goodwin called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Commissioner Kerri Schmelter
Chairman Evan Goodwin
Commissioner Will Guenther
Commissioner Debbie Wunder
Commissioner Jim Hess
Commissioner Joe DePauw

ABSENT

Vice Chairwoman Carletha Frazier

III. ADOPTION OF THE AGENDA

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

Seconded by Commissioner Wunder.

Voting Yea: Commissioner Schmelter, Chairman Goodwin, Commissioner Guenther, Commissioner Wunder, Commissioner Hess, Commissioner DePauw

All were in favor and the motion passed.

IV. ADOPTION OF MINUTES

1. September 6, 2023 Minutes

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

Seconded by Commissioner DePauw.

Voting Yea: Commissioner Schmelter, Chairman Goodwin, Commissioner Guenther, Commissioner Wunder, Commissioner Hess, Commissioner DePauw

All were in favor and the motion passed.

V. OLD BUSINESS

VI. NEW BUSINESS

- Certificate of Appropriateness:** A request by Pearce Scott Architects, on behalf of the owners, Matt and Dianne Donovan, for the approval of a Certificate of Appropriateness - HD for the construction of a new single-family residential Carriage House of approximately 1,056 SF, to be located at 12 Tabby Shell Road, Lot 24 in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General - HD. (COFA-06-23-018375) (Staff - Katie Peterson)

Chairman Goodwin recused himself. Vice Chairwoman Frazier was absent therefore the Commission elected a temporary Chairperson. Commissioner Wunder elected Commissioner Schmelter.

Seconded by Commissioner Guenther.

Voting Yea: Commissioner Schmelter, Commissioner Guenther, Commissioner Wunder, Commissioner Hess, Commissioner DePauw

All were in favor and Commissioner Schmelter acted as Chair for the New Business agenda item 1.

Staff presented. The applicant was in attendance. There was discussion about the amount of brackets on each side of the structure.

Commissioner Hess made a motion to approve the application as submitted.

Seconded by Commissioner Wunder.

Voting Yea: Commissioner Schmelter, Commissioner Guenther, Commissioner Wunder, Commissioner Hess, Commissioner DePauw

All were in favor and the motion passed.

- 2. Certificate of Appropriateness:** A request by Shifting Tides, LLC on behalf of the owner, May River Project, LLC, for a review of a Certificate of Appropriateness - HD to renovate the Contributing Resource, known as Nathaniel Brown's Cottage, to include enclosing the rear porch, replacing windows, renovating the front porch, and adding a side patio with ramp, and the renovation of the CMU Carriage House Structure to include removing the shed-roof side addition, and replacing windows and updating the structure. The site is located at 1268 May River Road, in the Old Town Bluffton Historic District and is zoned Neighborhood General - HD. (COFA-06-23-018141) (Staff - Katie Peterson)

Chairman Goodwin returned to the dais.

Staff presented. The applicant was in attendance. There was discussion about the difference in the windows, the battens and columns on the rear elevation, which parts of the building were considered a contributing resource and if the appropriate use of plywood on the structure.

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

1. Should the window configuration of the Andersen 400 series be unable to meet the lite pane configuration shown on the Architectural Drawings, the Applicant will need to bring alternate window information to Town Staff for review and approval prior to installation.
2. The HPC must determine the appropriateness of the use of plywood for the soffit repairs, which matches the existing soffit material of the Contributing Resource but is not permitted by UDO Section 5.15.6.P. of the UDO.
3. Correct window on the right rear addition to a 2/2 lite to match the rest of the rear elevation.
4. Revise the Carriage House drawings to match the existing window opening sizes.
5. Remove windows on the rear elevation to match existing conditions.

6. Frame in the existing porch battens on the rear elevation so they do not sit proud of the foundation and read as the same opening pattern as historically was there.

Seconded by Commissioner Guenther.

Voting Yea: Commissioner Schmelter, Chairman Goodwin, Commissioner Guenther, Commissioner Wunder, Commissioner Hess, Commissioner DePauw

All were in favor and the motion passed.

VII. DISCUSSION

1. Historic District Monthly Update. (Staff)

Staff reviewed the Site Feature Report for the previous month.

The Commission asked about 1255 May River Road. Staff discussed the deconstruction of the Deer Tongue Warehouse and reviewed the new buildings proposed changes which will go through the Certificate of Appropriateness process.

VIII. ADJOURNMENT

Commissioner Guenther made a motion to adjourn.

Seconded by Commissioner Schmelter.

Voting Yea: Commissioner Schmelter, Chairman Goodwin, Commissioner Guenther, Commissioner Wunder, Commissioner Hess, Commissioner DePauw

All were in favor and the motion passed.

The meeting was adjourned at 6:48pm.