

Historic Preservation Commission

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

February 01, 2023

I. CALL TO ORDER

Chairman Trimbur called the meeting to order at 6:00pm.

II. ROLL CALL

PRESENT

Commissioner Kerri Schmelter
Commissioner Mary Vaux Bell
Chairman Bruce Trimbur
Commissioner Evan Goodwin
Commissioner Will Guenther
Commissioner Carletha Frazier

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

VI. ADOPTION OF MINUTES

1. December 7, 2022 Minutes

Commissioner Vaux Bell made a motion to adopt the minutes as written.

Seconded by Commissioner Schmelter.

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

Commissioner Goodwin and Commissioner Guenther did not vote since they did not attend the meeting.

VII. ELECTION OF OFFICERS

1. Election of Historic Preservation Commission Chair and Vice-Chair

Commissioner Guenther made a motion to elect Bruce Trimbur to Chairman.

Seconded by Commissioner Schmelter.

Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Commissioner Guenther, Commissioner Frazier, Commissioner Goodwin

Voting Abstaining: Chairman Trimbur

Commissioner Vaux Bell made a motion to elect Evan Goodwin to Vice Chairman.

Seconded by Commissioner Frazier.

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

2. Election of Historic Preservation Review Committee member.

Commissioner Schmelter made a motion to elect Will Guenther to the Historic Preservation Review Committee.

Seconded by Commissioner Goodwin.

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

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

Chairman Trimbur asked for a moment of silence for Marge Blair who was a HPC member and had passed away recently.

Chairman Trimbur discussed the groundbreaking ceremony for the Squire Pope Carriage House that will be held on February 2, 2023. HPC members are encouraged to attend.

IX. OLD BUSINESS**X. NEW BUSINESS**

1. **Certificate of Appropriateness.** A request by Ansley H. Manuel, Architect, on behalf of the owners, Brad and Jacki Rechtfertig, for approval of a Certificate of Appropriateness – HD application to allow the construction of a new 2 story Single-Family Residential structure of approximately 2,070 SF and Carriage House of approximately 1,158 SF located at 4 Wild Spartina Street, Lot 42 of the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-05-22-016795) (Staff - Katie Peterson)

The applicant, owners and Landscape Architect were in attendance. Staff presented. There was discussion regarding the HARB approval conflicting with the plans which were presented before the Commission. There was discussion regarding the operation and lite pattern of the proposed windows on the house. There was discussion regarding the other staff findings and the depth of the balcony on the Carriage House structure.

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

1. Per Section 5.15.6.G. of the UDO, additional information on the foundation finish must be provided to ensure it meets the material requirements.
2. Per Section 5.15.7.H. of the UDO, the driveway width must be reduced to no more than 10 feet in front of the principal plane of the building.
3. Per Section 5.15.6.I., of the UDO, the awning windows be removed or changed to louvered vents per HARB letter.
4. Per Section 5.3.3.G. of the UDO, provide updated canopy coverage calculations to ensure the 75% lot coverage is met.
5. Per Section 5.15.5.F.4. of the UDO, the number of windows and the pane proportion variation must be reduced to provide a better proportional relationship with one another by changing the gable windows to louvered vents and changing the window in the connector to a 2 lite.
6. Window lite pattern must be changed to the 2/1 lites double-hung windows HARB approved version or HARB Letter of Approval indicating the 6 lite pattern is permitted as submitted.
7. HARB Approval of trees off the lot must be provided prior to Town Staff prior to issuance of the Certificate of Appropriateness.
8. HARB Approval of the landscape modifications to the rear elevation must be submitted prior to issuance of the Certificate of Appropriates.
9. The window in the gable must be changed to a louvered vent, per HARB letter, or revised HARB Letter of Approval provided.

Seconded by Commissioner Frazier.

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

All were in favor and the motion passed.

2. **Certificate of Appropriateness.** A request by Court Atkins Architects, Inc., on behalf of the owner, May River Montessori, Inc., for approval of a Certificate of Appropriateness – HD application to allow the construction of a new 2 story private school structure of approximately 5,317 SF located at 58 Calhoun Street, in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD. (COFA-11-21-016057) (Staff - Katie Peterson)

The applicant was in attendance. Staff presented. There was discussion about the square footage, which exceeded the permittable. There was discussion about the status of the Development Plan and ability to meet the requirements of that approval without altering the design of the structure. It was noted that should the structure need to be modified after the conditional approval for the Certificate of Appropriateness was issued, it may cause the need to submit a new Certificate of Appropriateness as the conditions of the original approval would not be able to be met. There was brief discussion about the items identified in the staff report.

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

1. Per Section 5.15.5.B. of the UDO, the building must be reduced in size to be no more than 5,000 total SF.
2. It was determined that, with traditional finials and capped bases, a heavy weight powder coated aluminum is an acceptable substitute for those materials listed for railings in Section 5.15.6.I. of the UDO.
3. Per Section 5.15.5.K. of the UDO, the fence height must be reduced to no more than 42 inches in height in the front yard.
4. Section 5.15.5.N. of the UDO, the skirt board must be increased to a minimum of 5/4 stock.
5. Per the Applications Manual, any proposed signage must be reviewed through the Site Feature-HD Application process.
6. Per the Applications Manual, all conditions of the Development Plan must be met prior to final approval of this Certificate of Appropriateness.

Seconded by Commissioner Frazier.

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

All were in favor and the motion passed.

XI. DISCUSSION

Chairman Trimbur welcomed Commissioner Guenther to the Historic Preservation Commission.

Commissioner Guenther asked Staff to provide an update on the UDO workshop that was held in January.

XII. ADJOURNMENT

Commissioner Guenther made a motion to adjourn.

Seconded by Commissioner Schmelter.

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

The meeting was adjourned at 7:10pm.