

Historic Preservation Commission

Henry "Emmett" McCracken Jr., Town Council Chambers

February 02, 2022

I. CALL TO ORDER

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

II. ROLL CALL

PRESENT

Commissioner Kerri Schmelter

Commissioner Mary Vaux Bell

Commissioner Michael Lovecchio

Commissioner Jesse Solomon

Commissioner Bruce Trimbur

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

Motion to adopt the agenda made by Commissioner Vaux Bell, Seconded by Commissioner Schmelter.

Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Commissioner Lovecchio, Commissioner Solomon, Commissioner Trimbur, Commissioner Simpson

The motion passed.

VI. ADOPTION OF MINUTES

1. October 6, 2021 Minutes

Motion to adopt the agenda made by Commissioner Solomon, Seconded by Commissioner Vaux Bell.

Voting Yea: Commissioner Vaux Bell, Commissioner Lovecchio, Commissioner Solomon, Commissioner Simpson

Commissioners Schmelter and Trimbur were absent from the October meeting and did not vote.

The motion passed.

2. January 5, 2022 Minutes

Motion to approve made by Commissioner Schmelter, Seconded by Commissioner Simpson.
Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Commissioner Solomon,
Commissioner Trimbur, Commissioner Simpson
Commissioner Lovecchio was absent from the December meeting and did not vote.
The motion passed.

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. **Certificate of Appropriateness:** A request by Pearce Scott Architects, on behalf of the owners Rusty Pistachio & Debbie Wunder, for approval of a Certificate of Appropriateness to allow the renovation to, and addition of approximately 528 heated SF and 315 unheated SF to the existing 1,138 SF structure, and construct a 452 SF Carriage House to be located at 41 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (COFA-11-21-016079) (Staff- Katie Peterson)

The applicant was present. Commissioners Schmelter and Simpson recused themselves. There was discussion about the easement on the property, roof pitch, and the attempt to make this structure a contributing resource for the National Register.

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

1. Per Section 5.3.6.D., a Landscape Plan showing the canopy coverage for the site must be provided to Town Staff for review.
2. That it has been determined that as the existing structure, which was designed originally as a commercial structure, has a finished floor height at grade and an addition meeting the finished floor height found in Section 5.15.5.F.1.c. of the UDO would diminish the character of the existing structure. As such, the finished floor height of the addition is appropriate as submitted.
3. Additional documentation showing the recorded access easement must be provided prior to approval as the parking access is located on the adjacent property.

Seconded by Commissioner Vaux Bell.

Voting Yea: Commissioner Vaux Bell, Commissioner Lovecchio, Commissioner Solomon, Commissioner Trimbur.

The motion passed.

2. **Certificate of Appropriateness - Demolition:** A request by Witmer, Jones, Keefer, on behalf of the owner, Billy Waterson, for approval of a Certificate of Appropriateness (COFA)-Demolition to allow the demolition of four non-contributing structures of approximately 515 square feet, 525 square feet, 775 square feet, and 1,980 square feet, and the partial demolition and relocation of the Contributing Structure identified as the Deer Tongue Warehouse (demolition of approximately 2,045 square feet with relocation of the remaining 1,585 square feet)

located at 1257 May River Road, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-10-21-015994) (Staff—Glen Umberger)

The applicant was present. There was discussion about the non-contributing structures and the applicant maintaining the existing trees.

Commissioner Solomon made a motion to approve the demolition of the four non-contributing structures, identified as structures B,C,D, and E in the applicant's narrative and to approve the partial demolition and relocation of the contributing structure known as the Deer Tongue Warehouse with the following conditions:

1. That the structure be oriented parallel to May River Road.
2. And the structure be sited ten (10) feet from the western side of the property line.

Seconded by Commissioner Schmelter.

Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Commissioner Lovecchio, Commissioner Solomon, Commissioner Trimbur, Commissioner Simpson

The motion passed.

X. DISCUSSION

XI. ADJOURNMENT

Motion to adjourn made by Commissioner Simpson, Seconded by Commissioner Schmelter.

Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Commissioner Lovecchio, Commissioner Solomon, Commissioner Trimbur, Commissioner Simpson

The meeting was adjourned at 6:37p.m.

XII. NEXT MEETING DATE: Wednesday, March 2, 2022