

Historic Preservation Commission

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

August 03, 2022

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

Vice Chairman Jesse Solomon

Chairman Bruce Trimbur

Commissioner Josh Simpson (arrived at 6:02pm)

Commissioner Carletha Frazier

Commissioner Evan Goodwin (arrived at 6:04pm)

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 Vaux Bell made a motion to adopt the agenda.

Seconded by Commissioner Schmelter.

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

Commissioners Solomon and Goodwin had not arrived in time for the vote.

VI. ADOPTION OF MINUTES

1. July 6, 2022 Minutes

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

Seconded by Commissioner Simpson.

Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Vice Chairman Solomon, Chairman Trimbur, Commissioner Simpson

Commissioner Goodwin had not arrived in time for the vote. Commissioner Frazier was not in attendance of the July meeting and did not vote.

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. **Certificate of Appropriateness:** A request by BFL Builders for approval of Certificate of Appropriateness to allow the construction of a new 2-story Carriage House structure approximately 704 SF located at 30 Meriwether Court, Lot 4 in the Landen Oak Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-06-22-016828) (Staff - Katie Peterson)

The applicant, Barry Bryant, was in attendance. Commissioner Simpson clarified the process on the previously approved design and the new submitted plans. Staff discussed there were new plans and not an amendment because it was an addition of enclosed space that required the application to come before the HPC. Commissioner Solomon asked about the door on the left elevation on the site plans. The applicant stated there was no door, it was leftover from the original plans.

Commissioner Simpson made a motion to approve with the condition:

1. Per section 5.15.6.N. of the UDO, revise the Belly Band/Wall Detail on page A5.0 to be a minimum 5/4 stock.

Seconded by Commissioner Frazier.

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

2. **Certificate of Appropriateness:** A request by BFL Builders for approval of Certificate of Appropriateness to allow the construction of a new 2-story Carriage House structure of approximately 704 SF located at 35 Meriwether Court, Lot 5 in the Landen Oak Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-06-22-016837) (Staff - Katie Peterson)

The applicant, Barry Bryant, was in attendance. There was minimal discussion since it was a similar item to New Business Item #1.

Vice Chairman Solomon made a motion to approve with the condition:

1. Per section 5.15.6.N. of the UDO, revise the Belly Band/Wall Detail on page A5.0 to be a minimum 5/4 stock.

Seconded by Commissioner Frazier.

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

3. **Public Project:** A request by the Town of Bluffton for approval of a Public Project to allow the renovation of the Contributing Resource, known as the Squire Pope Carriage House, located at

111 Calhoun Street in Wright Family Park, in the Old Town Bluffton Historic District and zoned Riverfront Edge-HD. (COFA-007-22-017002) (Staff - Katie Peterson)

There was discussion on how this wasn't a traditional vote but a recommendation to the UDO Administrator since it was a Public Project.

Brian Osborne was representing the applicant and in attendance.

Chairman Trimbur asked about the HVAC service yard and its location. Staff discussed the ordinance that requires it to be located in rear or side yards not facing a street and away from public vantages. Chairman Trimbur also discussed the lighting fixtures selection.

The Commission discussed the porch, the roof and the different periods of the structure. There was also discussion on what the next steps in the process were since this was a Public Project.

Commissioner Simpson made a motion to approve with the following considerations for the UDO Administrator prior to allowing a building permit:

1. Revisit the material selections for the roof and consider alternate materials in locations coinciding with the ages of the specific component;
2. The windows and doors are to be restored without allowance for the alternate options listed in the document;
3. Consideration to allow the veneer to show a delineation that speaks to the time of each individual component of the structure in order to allow the finished entity to tell its past.

Commissioner Goodwin seconded. There was a discussion about other concerns commissioners had. Commissioner Simpson made a motion to amend his previous motion to include the following considerations:

4. Ensure that the light fixture selection is in keeping with the color temperature representative of historic fixtures;
5. Reconsider the service yard location;
6. Incorporate lattice work between the brick pillars as opposed to stucco.

Commissioner Schmelter seconded.

Voting Yea to amend the motion: Commissioner Schmelter, Commissioner Vaux Bell, Vice Chairman Solomon, Chairman Trimbur, Commissioner Simpson, Commissioner Goodwin, Commissioner Frazier

All were in favor to amend the motion.

Voting Yea on the motion: Commissioner Schmelter, Commissioner Vaux Bell, Chairman Trimbur, Commissioner Simpson, Commissioner Goodwin, Commissioner Frazier

Voting Nay: Vice Chairman Solomon

The motion passed 6-1.

X. DISCUSSION

1. Discussion Regarding Potential Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Related to the Maximum Building Footprint and Height for the River House Building Type – Charlotte Moore, Principal Planner

Staff reviewed the River House building height. There was a recommendation to have a consistent height designation of 1.5-2 stories in both UDO sections 5.15.8.M and 5.15.5.E.

There was also discussion about the building footprint for Additional Building Types in the River Front Edge District. The staff recommendation is to allow the UDO Administrator to approve a maximum footprint up to 5,500 square feet. The Historic Preservation Commission recommended that it be not more than 3,500 square feet. This change would be to UDO Sec. 5.15.5.

This was a discussion and there were no votes.

XI. ADJOURNMENT

Commissioner Simpson made a motion to adjourn.

Seconded by Commissioner Frazier.

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

The meeting was adjourned at 7:58pm.

XII. NEXT MEETING DATE: Wednesday, September 7, 2022