

Historic Preservation Commission Meeting

Theodore D. Washington Municipal Building, Henry “Emmett” McCracken Jr. Council Chambers, 20
Bridge Street, Bluffton, SC

June 05, 2024

I. CALL TO ORDER

Vice Chairman DePauw called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Vice Chairman Joe DePauw
Commissioner Carletha Frazier
Commissioner Jim Hess
Commissioner Kerri Schmelter
Commissioner Debbie Wunder

ABSENT

Chairman Evan Goodwin

III. ADOPTION OF MINUTES

1. April 03, 2024 Minutes

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

Seconded by Commissioner Hess.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Hess, Commissioner Schmelter, Commissioner Wunder

All were in favor and the motion passed.

IV. PUBLIC COMMENT

Christine Murphy, 33 Big Oak St, Hilton Head Island - Mrs. Murphy introduced herself to the commission and gave background into why her family would like to move forward with the Tyson(Tison)-Derst Cottage project proposal.

Chris Murphy, 33 Big Oak St, Hilton Head Island - Mr. Murphy explained how much change was done to the original building that is known as the Tyson(Tison)-Derst Cottage. He stated how seriously his family is taking this project.

Robert Jones, 70 Boundary St, Bluffton, Historic Bluffton Foundation - Mr. Jones expressed his full support in the restoration of the Tyson(Tison)-Derst Cottage. He clarified that he supports the restoration, but is opposed to the relocation of the building.

Will Guscio, 56 Calhoun St, Bluffton - Mr. Guscio gave a history of his family time in Bluffton. He stated his support for the proposed plans for the Tyson(Tison)-Derst Cottage.

Babbie Guscio, 73 Bridge St, Bluffton - Ms. Guscio spoke in favor of the project proposed for the Tyson(Tison)-Derst Cottage. She stated the house looks nothing like what it has looked like in the past, and does not see a problem with the relocation of the building.

Cat Donaldson, 14 Palmetto Beach Ln, Bluffton - Ms. Donaldson stated she is the realtor representing the sellers of the property located at 113 Bridge St. She stated that there is nothing historically visible from the outside of the home. Expressed her support for that the applicants have planned for the Tyson(Tison)-Derst Cottage.

Jane Hancock, 123 Bridge St, Bluffton - Ms. Hancock expressed her support of the project that is proposed for the Tyson(Tison)-Derst Cottage. She stated the home looks nothing like what it looked like originally.

V. OLD BUSINESS

VI. NEW BUSINESS

- 1. Certificate of Appropriateness:** A request by RFD Construction, on behalf of the owner, Hunter H Hansen and Sue A Hansen, for approval of a Certificate of Appropriateness-HD to allow the construction of a new 1.5-story Single Family Residential Structure of approximately 2,619 SF Carriage House structure of approximately 1,123 SF, located at 28 Stock Farm Road, Lot 33 in the Stock Farm Development, in the Old Town Bluffton Historic District, within the Neighborhood General - HD zoning district. (COFA-03-24-019041)(Staff - Katie Peterson)

Staff presented. The applicant was in attendance. The commissioners had some questions on the inconsistencies in the renderings versus the elevations that were shown on the plans. The applicant agreed to make the appropriate changes requested in the staff report and to correct the inconsistencies in the plans.

Commissioner Hess made the motion to approve the Certificate of Appropriateness to allow the construction of a new 1.5-story Single Family Residential Structure of approximately 2,619 SF Carriage House structure of approximately 1,123 SF, located at 28 Stock Farm Road, Lot 33 in the Stock Farm Development, in the Old Town Bluffton Historic District, within the Neighborhood General-HD zoning district (COFA-03-24-019041) with the following conditions:

Per UDO Section 5.15.5.F.1.c., the first finished floor height must be raised to meet the minimum height requirement of 3' above average adjacent sidewalk grade.

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.

Per UDO Section 5.15.6.E.5., the porch shall be raised to have a minimum height of 30" from grade to top of stairs.

Per UDO Section 5.5.6.P.10., revise the soffit material from T1-11 T&G to a permitted material.

Per UDO Section 5.15.6.I.2.b., revise all exterior doors to be wood, metal or metal clad.

Per UDO Section 5.15.6.N.7., revise the drip board and skirt boards to be a minimum of 5/4 stock.

Clarification on the location of the siding materials, which conflict on the elevations and renderings provided with the submittal package, must be provided to be reviewed at a staff level.

Seconded by Commissioner Schmelter.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Hess, Commissioner Schmelter, Commissioner Wunder

All were in favor and the motion passed.

2. **Certificate of Appropriateness:** A request by William R. Court of Court Atkins Group on behalf of the owner, William Gary Roe Residential Property Trust, acting on behalf of prospective owners, Chris and Christine Murphy, for approval of a Certificate of Appropriateness-HD to relocate and partially demolish the Contributing Resource known as the Tyson-Derst Cottage, located at 113 Bridge Street, in the Old Town Bluffton Historic District and zoned Riverfront Edge-HD. (COFA-04-24-019080)(Staff - Glen Umberger)

Staff presented. Applicants were in attendance. Tabor Vaux, spoke on the historic portions of the building not being visible from the exterior and the uniqueness of this project. Richardson LaBruce, the attorney for the Historic Preservation Commission, discussed what it means to be designated a Contributing Resource to the local Historic District and/or on the nationally recognized Historic District. He discussed how the property in question is recognized under both local and national Historic Districts as a Contributing Resource and how it can maintain those statuses. William Court with Court Atkins Group, went through the exhibits he had submitted. The commissioners had questions regarding where they want to relocate the building. There were questions regarding why it cannot be rehabilitated without moving the structure. Commissioners questioned if any studies were done to determine what additions can be made to the original structure. LaBruce spoke on the limitations of what jurisdiction the Commission has. The ability to designate a building as a Contributing Resource is with Town Council and that this structure would still be considered a Contributing Resource, as no application has been submitted to remove that status. Commissioners discussed the issues they saw with the relocation of the structure but would like to see the rehabilitation of the structure. The applicant, commissioners, and staff discussed what routes can be taken with this application in the future.

Vice Chairman DePauw made the motion to conditionally approve (COFA-4-24-019080) a partial demolition of the Tyson(Tison)-Derst Cottage located at 113 Bridge Street, to the historic footprint, conditioned upon the approval of a proposed Certificate of Appropriateness-HD to include information regarding the specific means and methods, and additional information regarding the historic portions to be retained and deny the request to relocate the Tyson(Tison)-Derst Cottage as the request did not meet the requirements of Section 3.18.3 of the UDO as outline in the Staff report presented.

Seconded by Commissioner Hess.

Voting Yea: Vice Chairman DePauw, Commissioner Hess, Commissioner Schmelter, Commissioner Wunder

Voting Nay: Commissioner Frazier

The motion passed 4-1.

3. Change July 2024 Meeting Date. (Staff)

Staff discussed moving the July meeting to the date of July 10th 2024.

Commissioner Hess made a motion to move the meeting date to July 10, 2024.

Seconded by Commissioner Schmelter.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Hess, Commissioner Schmelter, Commissioner Wunder

All were in favor and the motion passed.

VII. DISCUSSION

1. Historic District Monthly Update. (Staff)

The Commission did not have any questions about the report presented by staff.

VIII. ADJOURNMENT

Commissioner Schmelter made the motion to adjourn.

Seconded by Commissioner Frazier.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Hess, Commissioner Schmelter, Commissioner Wunder

All were in favor and the motion passed. The meeting adjourned at 8:30pm