



TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION

Theodore D. Washington Municipal Building
Large Meeting Room
Wednesday, January 6, 2016, 6:00p.m.

I. CALL TO ORDER

II. ROLL CALL

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 AGENDA

VI. [ADOPTION OF MINUTES - December 2, 2015](#)

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. FOR ACTION

- A. [Certificate of Appropriateness. A request by Mike Vaccaro, of Ludtke & Vacarro Architects, LLC., on behalf of Bill Herbkersman for approval of a Certificate of Appropriateness to allow the construction of a new mixed use structure of approximately 5,080 SF, located on the property identified as 36 Promenade Street \(Lot 1D\) in the Calhoun Street Promenade Development and zoned as Neighborhood Core-HD \(COFA-11-15-9421\).](#)
- B. [Certificate of Appropriateness. A request by Thomas L. Hiatt, Architect, on behalf of Kristen and Matthew Scott for review of a Certificate of Appropriateness to construct a new single family residential structure of approximately 1,740 SF, with a 763 SF carriage house, located on the property identified as 28 Tabby Shell Road \(Lot 15\), in the Tabby Roads Development and zoned as Neighborhood General-HD \(COFA-11-15-9413\).](#)

- C. [Certificate of Appropriateness. A request by Scott Middleton of Southern Coastal Homes for review of a Certificate of Appropriateness for the construction of a new single family residence of approximately 2,545 SF and Carriage House of approximately 465 SF on the property is identified as 5802 Yaupon Road \(Lot 20B\) in the Stock Farm Development and zoned as Neighborhood General-HD \(COFA-6-15-9258\).](#)

X. DISCUSSION

1. [Redevelopment Opportunities for 71 Calhoun St. Pearce Scott Architects to present potential redevelopment opportunities for 71 Calhoun Street for feedback from the HPC. The lot currently has 4 structures on it, one of which is contributing to the local Bluffton Historic District \(former Eggs N Tricities building\). Redevelopment proposals include rehabilitation, partial and full demolition.](#)

XI. ADJOURNMENT

NEXT MEETING DATE – Wednesday, February 3, 2016

FOIA COMPLIANCE – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and Town of Bluffton.