TOWN OF BLUFFTON
HISTORIC PRESERVATION COMMISSION
Theodore D. Washington Municipal Building
Large Meeting Room
Wednesday, October 4, 2017, 6:00 p.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 – September 6, 2017

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. FOR ACTION

   A. Certificate of Appropriateness – Amendment: A request by Southern Coastal Homes, for approval of a Certificate of Appropriateness – Amendment to relocate the approved building plans from 10 Guerrard Avenue to 8 Guerrard Avenue to allow the preservation of a 40” Live Oak at the back of the property. The property is identified by tax map number R610 039 00A 0209 0000 and is located at 8 Guerrard Avenue in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA 4-17-10828) (Staff – Erin Schumacher)

   B. Certificate of Appropriateness – Amendment: A request by Southern Coastal Homes, for approval of a Certificate of Appropriateness – Amendment to relocate the approved building plans from 8 Guerrard Avenue to 10 Guerrard Avenue to allow the preservation of a 40” Live Oak at the back of the property.
The property is identified by tax map number R610 039 00A 0373 0000 and is located at 10 Guerrard Avenue in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA 4-17-10826) (Staff – Erin Schumacher)

C. **Certificate of Appropriateness:** A request by Zach Brown on behalf of the owner, James Kennedy, for approval of a Certificate of Appropriateness for the construction of a carriage house of approximately 1,070 SF. The property is identified by tax map number R610 039 000 1196 0000 and is located at 30 Tabby Shell Road in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA 08-17-11245) (Staff – Katie Peterson)

D. **Certificate of Appropriateness:** A request by Ansley Hester Manuel on behalf of Louisa Harrison, for approval of a Certificate of Appropriateness to allow the construction of a single family residence of approximately 3,170 SF and an accessory carriage house of approximately 1,125 SF, located on the property identified as 71 Bridge Street in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (COFA 3-17-10669) (Staff – Erin Schumacher)

E. **Certificate of Appropriateness:** A request by Beth and Gonzalo Vargas, for approval of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 2,420 SF and a carriage house of approximately 700 SF, located on the property identified as 78 Pritchard Street in the Old Town Bluffton Historic District and zoned as Neighborhood Conservation-HD. (COFA 8-17-11276) (Staff – Erin Schumacher)

F. **Certificate of Appropriateness:** A request by Josh Matthews for approval of a Certificate of Appropriateness to allow the construction of a 3-story office building of approximately 2,990 SF located on the property identified as 211 Geothe Road, in the May River Road Subdivision Development Plan, in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD. (COFA 7-17-11187) (Staff – Erin Schumacher)

X. **DISCUSSION**

XI. **ADJOURNMENT**

**NEXT MEETING DATE – Wednesday, November 1, 2017**

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