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 – May 3, 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 Joe Hall on behalf of Mr. & Mrs. Grove, for approval of a Certificate of Appropriateness – Amendment to modify the window and door placement, relocate the chimney, and revise the skirting and foundation detailing for the addition currently under construction. The property is identified by tax map number R610 039 00A 0113 0000 and is located at 2 Pope Lane in the Old Town Bluffton Historic District. The property is zoned as Neighborhood General-HD and therefore, should be reviewed based upon the requirements set forth in the Unified Development Ordinance. (COFA 9-16-10073) (Staff – Erin Schumacher)

   B. Certificate of Appropriateness – Amendment: A request by Court Atkins Group on behalf of Bluffton United Methodist Church, for approval of a Certificate of Appropriateness – Amendment to modify the window and door placement, and
the addition of a storage area to the proposed carriage house. The property is identified by tax map number R610 039 00A 0103 000 and is located at 85 Calhoun Street in the Old Town Bluffton Historic District. The property is zoned as Neighborhood Conservation-HD and therefore, should be reviewed based upon the requirements set forth in the Unified Development Ordinance. (COFA 9-16-10304) (Staff – Katie Peterson)

C. **Certificate of Appropriateness:** A request by Kevin Grenier on behalf of Richard F. Turner, for approval of a Certificate of Appropriateness to construct a new 1 1/2-story single family residence of approximately 1,915 SF and an attached accessory structure of approximately 1,260 SF. The property is identified by tax map number R610 039 00A 0269 0000 and is located at 9 Lawrence Street in the Old Town Bluffton Historic District. The property is zoned as Neighborhood General-HD and therefore, should be reviewed based upon the requirements set forth in the Unified Development Ordinance. (COFA 2-17-10617) (Staff – Erin Schumacher)

D. **Certificate of Appropriateness:** A request by Pearce Scott Architects on behalf of Chris Dalzell, for approval of a Certificate of Appropriateness to construct a three story commercial office building of approximately 3,745 SF. The property is identified by tax map number R614 039 00A 0317 0000 and is located at 212 Bluffton Road (Lot 5) in the Calhoun Street Promenade Development, in the Old Town Bluffton Historic District. The property is zoned Neighborhood Core-HD and therefore, should be reviewed based upon the requirements set forth in the Unified Development Ordinance. (COFA 12-16-10365) (Staff – Erin Schumacher)

E. **Certificate of Appropriateness:** A request by Eugene K. Cashman, for approval of a Certificate of Appropriateness to replace the screens with casement windows on the existing front porch of the main house. The property is identified by tax map number R610 039 00A 0197 0000 and is located at 131 Bridge Street in the Old Town Historic District. The property is zoned as Riverfront Edge-HD and therefore, should be reviewed based upon the requirements set forth in the Unified Development Ordinance. (COFA 05-17-10894) (Staff – Erin Schumacher)

X. **DISCUSSION**

XI. **ADJOURNMENT**

**NEXT MEETING DATE – Wednesday, July 5, 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.