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 – June 07, 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 front porch of the existing structure which is 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 and is zoned as Neighborhood Conservation-HD. (COFA 9-16-10073) (Staff – Erin Schumacher)

B. Certificate of Appropriateness: A request by Chad McRorie, for review of a Certificate of Appropriateness to renovate the existing single family structure to include a small rear addition of approximately 150 SF and to construct a...
Carriage House building of approximately 1,015 SF located on the property identified as 134 Bridge Street in the Old Town Bluffton Historic District. The property is zoned Neighborhood Conservation-HD. (COFA-06-17-11028) (Staff - Erin Schumacher)

C. **Certificate of Appropriateness:** A request by Bill Ellis, for review of a Certificate of Appropriateness for the installation of a door on the south elevation and an exhaust hood at the west elevation on the existing structure. The property is identified by tax map number R610 039 00A 0225 0000 and located at 22 Thomas Heyward Street in the Old Town Bluffton Historic District and zoned as Neighborhood General-HD. (COFA-05-17-10925) (Staff – Erin Schumacher)

D. **Certificate of Appropriateness:** A request by Southern Coastal Homes, for review of a Certificate of Appropriateness to construct a new 1 and 1/2-story single family residence of approximately 2,040 SF and a garden structure of approximately 70 SF. The property is identified by tax map number R610 039 00A 1219 0000 and located at 9 Shell Rake Street (Lot 39) In the Tabby Roads Development in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-05-17-10926) (Staff – Erin Schumacher)

E. **Certificate of Appropriateness:** A request by Pearce Scott Architects on behalf of Jim Saba/JC Enterprises, for review of a Certificate of Appropriateness to construct a new 2-story commercial building of approximately 1,995 SF and an accessory carriage house of approximately 545 SF. The property is identified by tax map number R610 039 000 1491 0000, and is located at 5846 Guildford Place (Lot 15A) in the Stock Farm Development in Old Town Bluffton Historic District and zoned as Neighborhood General-HD. (COFA-1-17-10528) (Staff – Erin Schumacher)

F. **Site Feature-HD:** A request by Darlene Heinig on behalf of George Lamb and Lucy Scardino, for approval of a Site Feature – HD permit to allow for the use of an ornamental galvanized wire fencing material. The property is identified by tax map number R610 039 00A 0035 0000, and is located at 131 Pritchard Street in the Old Town Bluffton Historic District and zoned as Riverfront Edge-HD. This permit should be reviewed based on the Unified Development Ordinance. (SFHD-06-17-11949) (Staff – Katie Peterson)

X. **DISCUSSION**

1. Demolition - 68 Boundary Street (Staff – Pat Rooney)

XI. **ADJOURNMENT**

**NEXT MEETING DATE – Wednesday, August 2, 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.

**EXECUTIVE SESSION** - The public body may vote to go into executive session for any item identified for action on the agenda.