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 - July 5, 2017

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 Manuel Studio, LLC, on behalf of Sara Kelly, for review of a Certificate of Appropriateness to construct a new kitchen addition of approximately 230 SF and a screened porch addition of approximately 190 SF to the existing single family residence. The property is identified by tax map number R610 039 00A 161A 0000 and located at 77 Bridge Street in the Old Town Historic District and zoned as Neighborhood Conservation-HD. (COFA 4-17-10840) (Staff – Erin Schumacher)

B. Certificate of Appropriateness: A request by Court Atkins Architects, Inc., on behalf of Geoff Block, for approval of a Certificate of Appropriateness to allow the renovation of the exterior of the existing commercial structure to include new painted brick, reclaimed wood siding, cementitious siding details, and canopies along the front façade of the existing building. The property is
identified by tax map number R610 039 000 0121 0000 and located at 1223 May River Road in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD. (COFA 5-17-11005) (Staff - Erin Schumacher)

C. Certificate of Appropriateness: A request by Michael Griffith, on behalf of Dennis Christy, for approval of a Certificate of Appropriateness to allow the renovation of the existing single family residence to construct a screen porch addition of approximately 195 SF and a covered breezeway. The property is identified by tax map number R610 039 00A 0239 0000 at 7 Hickory Trace in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA 06-17-11073) (Staff - Erin Schumacher)

D. 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 full length wrap-around front porch, a small service yard, and a fence located on the property identified as 134 Bridge Street in the Old Town Bluffton Historic District. The property is zoned Neighborhood Conservation-HD. (COFA 07-17-11180) (Staff - Erin Schumacher)

X. DISCUSSION

XI. ADJOURNMENT

NEXT MEETING DATE – Wednesday, September 6, 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.