TOWN OF BLUFFTON  
HISTORIC PRESERVATION COMMISSION  
Theodore D. Washington Municipal Building  
Large Meeting Room  
Wednesday, September 6, 2017, 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 – August 2, 2017

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS - None

IX. NEW BUSINESS

1. FOR ACTION

A. **Certificate of Appropriateness:** A request by Rhett Jeffcoat on behalf of David Henson and Marilyn Allpress, for approval of a Certificate of Appropriateness to construct a new 1-story single family residence of approximately 2,600 SF and to construct a Carriage House building of approximately 955 SF, located on the property identified as 10 Stock Farm Road (Lot 37), in the Stock Farm Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA 06-17-11062) (Staff – Erin Schumacher)

B. **Certificate of Appropriateness:** A request by Southern Coastal Homes, for approval of a Certificate of Appropriateness to construct a new 2-story single family residence of approximately 1,765 SF, located on the property identified as 6 Guerrard Avenue in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA 04-17-10827) (Staff – Erin Schumacher)

C. **Certificate of Appropriateness:** A request by Southern Coastal Homes, for approval of a Certificate of Appropriateness to construct a new 1-story single
family residence of approximately 1,640 SF and an accessory carriage house of approximately 800 SF, located on the property identified as 8 Guerrard Avenue in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA 04-17-10826) (Staff – Erin Schumacher)

D. **Certificate of Appropriateness:** A request by Southern Coastal Homes, for approval of a Certificate of Appropriateness to construct a new 1 and 1/2-story single family residence of approximately 1,820 SF, located on the property identified as 10 Guerrard Avenue in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA 04-17-10828) (Staff – Erin Schumacher)

E. **Certificate of Appropriateness:** A request by Southern Coastal Homes, for approval of a Certificate of Appropriateness to construct a new 2-story single family residence of approximately 1,765 SF, located on the property identified as 12 Guerrard Avenue in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA 04-17-10829) (Staff – Erin Schumacher)

F. **Certificate of Appropriateness:** A request by InCircle Architecture on behalf of Brian Smith, for approval of a Certificate of Appropriateness to construct a new 2 1/2-story multifamily residential building of approximately 5,355 SF. The property is identified by tax map number R610 039 000 0746 0000 (Building Pad #4) in the Old Village Square Development in the Old Town Historic District and zoned as Neighborhood General-HD. (COFA 7-17-11172) (Staff – Erin Schumacher)

G. **Certificate of Appropriateness:** A request by InCircle Architecture on behalf of Brian Smith, for approval of a Certificate of Appropriateness to construct a new 2 1/2-story mixed use building of approximately 5,355 SF. The property is identified by tax map number R610 039 000 0497 0000 (Building Pad #2), and is located on Schults Road in the Old Village Square development in the Old Town Bluffton Historic District and zoned as Neighborhood General-HD. (COFA 2-17-10593) (Staff – Erin Schumacher)

H. **Certificate of Appropriateness:** A request by InCircle Architecture on behalf of Brian Smith, for approval of a Certificate of Appropriateness to construct a new 2 1/2-story mixed use building of approximately 5,355 SF. The property is identified by tax map number R610 039 000 0746 0000 (Building Pad #3) in the Old Village Square Development in the Old Town Historic District and zoned as Neighborhood General-HD. (COFA 7-17-11170) (Staff – Erin Schumacher)

I. **Certificate of Appropriateness:** A request by InCircle Architecture on behalf of Brian Smith, for approval of a Certificate of Appropriateness to construct a new 2 1/2-story mixed use building of approximately 5,355 SF. The property is identified by tax map number R610 039 000 0746 0000 (Building Pad #5) in the Old Village Square Development in the Old Town Historic District and zoned as Neighborhood General-HD. (COFA 7-17-11171) (Staff – Erin Schumacher)

J. **Recommendation to Town Council:** A recommendation from the Historic Preservation Commission (HPC) to Town Council that Town Staff draft an amendment to the Unified Development Ordinance to require all vertical construction proposed as a Public Project within the - HD Zoning Districts to
come before the HPC for review and approval through the Certificate of Appropriateness application process.

X. DISCUSSION

XI. ADJOURNMENT

NEXT MEETING DATE – Wednesday October 4, 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.