



Historic Preservation Commission

Wednesday, January 05, 2022 at 6:00 PM

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.
Council Chambers

AGENDA

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 THE AGENDA

VI. ADOPTION OF MINUTES

1. October 6, 2021 Minutes
2. December 1, 2021 Minutes

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

1. **Certificate of Appropriateness:** A request by BFL Builders, for approval of a Certificate of Appropriateness to allow the construction of a new 1.5-story single-family building of approximately 2,113 SF and a Carriage House of approximately 632 SF located at 25 Meriwether Court, identified as Lot 6 in the Landen Oaks Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-06-21-015420) (Staff-Katie Peterson)

2. **Certificate of Appropriateness:** A request by James Atkins, on behalf of the owner, Ryan Williamson, for approval of a Certificate of Appropriateness to allow the addition of a standing seam metal roof over two existing stairs on the building identified as The Farm located at 1301 May River Road, identified as Building 11A in the Promenade development, in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD. (COFA-09-21-015852) (Staff- Katie Peterson)

IX. NEW BUSINESS

1. **Public Project:** A Public Project to renovate the May River Road Pocket Park to include grassing, drainage irrigation well and minor landscaping, site furniture and lighting in the pocket park located in front of the Stock Farm Development in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (DP-12-21-016137) (Staff- Katie Peterson)
2. **Certificate of Appropriateness:** A request by Angela B. Taylor, on behalf of Grant Cully, for approval of a Certificate of Appropriateness to allow the renovation to and addition of approximately 330 SF to the existing 2.5-story single-family residence located at 125 Pritchard Street, in the Old Town Bluffton Historic District and zoned Riverfront Edge-HD. (COFA-11-21-016064) (Staff- Katie Peterson)
3. **Certificate of Appropriateness:** A request by Webb Constriction, Inc., on behalf of the owners, Bill and Liza McCracken, for approval of a Certificate of Appropriateness Appropriateness to allow the construction of a new 1.5-story building of approximately 1,714 SF located at 55 Stock Farm Road, in the Old Town Bluffton Historic District and zoned Riverfront Edge-HD. (COFA-11-21-016062) (Staff- Katie Peterson)
4. **Certificate of Appropriateness:** A request by Ling Graves, on behalf of the owner, Kay Stanley, for approval of a Certificate of Appropriateness to allow the renovation of the Contributing Structures known as the Guerrard's Bluff Barn, Guest Cottage and Cook's Cottage and the renovation of the non-contributing garage building of approximately 740 SF located at 127 Bridge Street, in the Old Town Bluffton Historic District, and zoned Riverfront Edge-HD. (COFA-10-21-015987) (Staff- Katie Peterson)
5. **Certificate of Appropriateness:** A request by Pernell Smith, on behalf of the owner, Brenda Dunaway, for approval of a Certificate of Appropriateness to allow the screened porch to be enclosed with windows on the existing 2-story single-family residence located at 135 Bridge Street, in the Old Town Bluffton Historic District and zoned Riverfront Edge-HD. (COFA-11-21-016093) (Staff- Katie Peterson)
6. **Certificate of Appropriateness:** A request by Pearce Scott Architects, on behalf of the owner, Gerry and Amy Healy, for approval of a Certificate of Appropriateness to allow the construction of a new 3-story mixed-use building of approximately 4,360 SF located at 202 Bluffton Road, identified as Lot 9 of the Promenade Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-10-21-015944) (Staff- Katie Peterson)
7. **Certificate of Appropriateness:** A request by Shifting Tides LLC., on behalf of the owner, Luke Healy, for approval of a Certificate of Appropriateness to allow the construction of a new 1.5-story single-family building of approximately 2,920 SF and a Carriage House of approximately

1,105 SF located at 40 Dubois Lane, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-09-21-015799) (Staff- Katie Peterson)

8. **Certificate of Appropriateness:** A request by Ansley H. Manuel, Architect, on behalf of the owner, James Jeffcoat, for approval of a Certificate of Appropriateness to allow the construction of a new 2-story mixed-use building of approximately 2,520 SF and a Carriage House of approximately 1,200 SF located at 5790 Guilford Place, identified as Lot 9 in the Stock Farm Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-06-21-015528) (Staff- Katie Peterson)

X. DISCUSSION

XI. ADJOURNMENT

NEXT MEETING DATE: Wednesday, February 2, 2022

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment must not exceed three (3) minutes.*