



## Historic Preservation Commission

Wednesday, April 06, 2022 at 6:00 PM

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

### AGENDA

This meeting can be viewed live on [Beaufort County Channel](#), on Hargray Channel 9 and 113 or on Spectrum Channel 1304.

#### 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. February 2, 2022

#### VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA\*

#### VIII. OLD BUSINESS

1. **Certificate of Appropriateness Amendment:** A request by Court Atkins Architects, Inc., on behalf of the owner, Cunningham South Carolina, LLC, for review of an Amendment to the Certificate of Appropriateness for the structure located at 54 Bridge Street in the Old Town Bluffton Historic District, and zoned Neighborhood Center-HD. (COFA-12-19-013785)(Staff – Katie Peterson)

#### IX. NEW BUSINESS

1. **Certificate of Appropriateness:** A request by Chad McRorie for approval of a Certificate of Appropriateness to allow the addition of approximately 385 SF to the existing 1,800 SF 2-story single-family residence located at 134 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (COFA-01-22-016242) (Staff- Katie Peterson)
2. **Certificate of Appropriateness:** A request by Tim Probst with PDG Architects, on behalf of the owner, Calhoun Cottage, LLC, for approval of a Certificate of Appropriateness to allow the addition of approximately 185 SF to the existing 1,340 SF 1-story Contributing Resource located at 37 Calhoun Street, in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD. (COFA-01-22-016290) (Staff - Katie Peterson)
3. **Certificate of Appropriateness:** A request by Sean and Kathy Barbina for approval of a Certificate of Appropriateness to allow the construction a new 1.5 story single-family residence of approximately 2,152 SF located at 36 Wharf Street, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-01-22-016241) (Staff- Katie Peterson)
4. **Certificate of Appropriateness:** A request by Court Atkins Architects, Inc., on behalf of the owner, Mike Nerhus, for approval of a Certificate of Appropriateness to allow the construction a new 1.5 story single-family residence of approximately 4,120 SF and a Carriage House structure of approximately 1,188 SF located at 27 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (COFA-05-18-011989) (Staff - Katie Peterson)
5. **Site Feature Permit-HD:** A request by Southern Roof and Wood Care Corporation for approval of a Site Feature-HD Permit to allow the installation of a Thermoplastic Polyolefin (“TPO”) roof on a portion of a Contributing Resource known as the “Planters’ Mercantile,” located at 20 Calhoun Street in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD (SFHD-02-22-0517). (Staff - Glen Umberger)
6. **Designation of Contributing Resource:** A request by the Town of Bluffton, for recommendation of approval of a Designation of Contributing Resource application to designate the former Bluffton Health Center, now known as the Jennie Kitty Municipal Building, located at 1261 May River Road, identified by Beaufort County Tax Map No. R610-039-00A-0004-0000 within the Neighborhood General-HD Zoning District, as a Contributing Resource to the Old Town Bluffton Historic District. (DCR-03-22-016503) (Staff - Glen Umberger)
7. **Designation of Contributing Resource:** A request by Rusty Pistachio and Debbie Wunder for recommendation of approval of a Designation of Contributing Resource application to designate the former Bluffton Post Office, located at 41 Bridge Street, identified by Beaufort County Tax Map No. R610-039-00A-0333-0000 within the Neighborhood Conservation-HD Zoning District, as a Contributing Resource to the Old Town Bluffton Historic District. (DCR-03-22-016504) (Staff - Glen Umberger)

#### X. DISCUSSION

#### XI. ADJOURNMENT

**NEXT MEETING DATE: Wednesday, May 4, 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](mailto: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.*

*Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.*