



## TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION

Theodore D. Washington Municipal Building  
Large Meeting Room

Wednesday, June 1, 2016, 6:00p.m.

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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 - May 4, 2016](#)

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 Thomas Viljac, for approval of a Certificate of Appropriateness Amendment to allow for the revision of the southern elevation of "The Depot" building and to change the material of the upper level from horizontal siding to board and batten on the property identified as 1 Captains Cove in the Carson Cottages Development in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD. (COAA-09-15-9356)
- B. [Site Feature-HD.](#) A request by Sara Kelly for approval of a Site Feature-HD Permit to allow the installation of a preassembled shed of approximately 96 SF to be located on the property identified as 77 Bridge Street in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (SFHD-05-16-9354)

- C. [Certificate of Appropriateness. A request by Joe Hall, on behalf of Meghan and Charles Young, for approval of a Certificate of Appropriateness to allow for the construction of a Carriage House of approximately 1,200 SF and an addition of approximately 356 SF to the front porch to wrap around the east side of the building located on the property identified as 17 Lawrence Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. \(COFA-3-16-9567\)](#)
- D. [Certificate of Appropriateness. A request by Thomas Viljac, for approval of a Certificate of Appropriateness to allow the construction of a trellis of approximately 890 SF along the northern and western elevation \(rear\) of the Dispensary and another of approximately 240 SF at the east elevation \(front\) on the property identified as 15 Captains Cove in the Carson Cottages Development and zoned Neighborhood Center-HD. \(COFA-3-16-9546\)](#)
- E. [Certificate of Appropriateness. A request by Southern Coastal Homes, for approval of a Certificate of Appropriateness to allow the construction of a new Single Family Residence of approximately 1,800 SF and Carriage House of approximately 490 SF on the property identified as 5802 Yaupon Road in the Stock Farm development and zoned Neighborhood General – HD. \(COFA-6-15-9258\)](#)
- F. [Certificate of Appropriateness. A request by Sean Lewis, on behalf of Dagmara Sakowicz, for approval of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 2,335 SF and a detached carriage house of approximately 1,200 SF on the property identified as 34 Tabby Shell Road \(Lot 18\) in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. \(COFA-4-16-9606\)](#)
- G. [6 Bruin Road. A request by R. Steward Design, LLC., on behalf of Henry Carroll, for approval of a Certificate of Appropriateness to allow the construction of a Commercial Cottage of approximately 1,360 SF on the property identified as 6 Bruin Road in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD. \(COFA-3-16-9549\)](#)
- H. [Lot 14, Calhoun Street Promenade. A request by Pearce Scott Architect, on behalf of Ken & Deb Timen, for approval of a Certificate of Appropriateness to allow the construction of a 3 story Main Street Building of approximately 3,600 SF on the property identified as Lot 14 located in the Calhoun Street Promenade Development in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD. \(COFA-4-16-9581\)](#)

X. DISCUSSION

XI. ADJOURNMENT

**NEXT MEETING DATE – Wednesday, July 6, 2016**

*FOIA COMPLIANCE – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and Town of Bluffton.*