



Historic Preservation Review Committee Meeting

Monday, October 06, 2025 at 4:00 PM

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

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **2 Blue Crab Street (Lot 52):** A request by William Court of Court Atkins Group (Applicant) on behalf of Patrick Mason (Owner), for review of a Certificate of Appropriateness-Historic District to allow the construction of a new 2-story main house and a 2-story attached carriage house at 2 Blue Crab Street, Lot 52. The property is located in the Old Town Historic District in the Tabby Roads development and zoned Neighborhood General-Historic District (NG-HD). (COFA-09-25-019925)(Staff - Charlotte Moore)
2. **4 Blue Crab Street (Lot 51):** A request by William Court of Court Atkins Group (Applicant) on behalf of Patrick Mason (Owner), for review of a Certificate of Appropriateness-Historic District to allow the construction of a new 2-story main house and an attached carriage house at 4 Blue Crab Street, Lot 51. The property is located in the Old Town Historic District in the Tabby Roads development and zoned Neighborhood General-Historic District (NG-HD). (COFA-09-25-019927) (Staff - Charlotte Moore)
3. **6 Blue Crab Street (Lot 50):** A request by William Court of Court Atkins Group (Applicant) on behalf of Patrick Mason (Owner), for review of a Certificate of Appropriateness-Historic District to allow the construction of a new 2-story main house and a 2-story attached carriage house at 6 Blue Crab Street, Lot 50. The property is located in the Old Town Historic District in the Tabby Roads development and zoned Neighborhood General-Historic District (NG-HD). (COFA-09-25-019928) (Staff - Charlotte Moore)
4. **8 Blue Crab Street (Lot 49):** A request by William Court of Court Atkins Group (Applicant) on behalf of Patrick Mason (Owner), for review of a Certificate of Appropriateness-Historic District to allow the construction of a new 2-story main house and a 2-story attached carriage house at 8 Blue Crab Street, Lot 49. The property is located in the Old Town Historic District in

the Tabby Roads development and zoned Neighborhood General-Historic District (NG-HD).
(COFA-09-25-019929) (Staff - Charlotte Moore)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Monday, October 13, 2025

“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. Auditory accommodations are available. 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.

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

**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. To submit a public comment online, please click here: <https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>
Public comment is limited to 3 minutes per speaker.*