



## Historic Preservation Review Committee Meeting

Tuesday, September 09, 2025 at 3:30 PM

Theodore D. Washington Municipal Building, Orlando Conference Room, 20 Bridge Street,  
Bluffton, SC

### AGENDA

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. PUBLIC COMMENT

#### IV. OLD BUSINESS

#### V. NEW BUSINESS

#### VI. DISCUSSION

1. **106 Bridge Street:** A request by Ansley Manuel, Manuel Studio (Applicant), on behalf of Jeffrey Zehel (Owner), to obtain confirmation from HPRC that the conditions for the Certificate of Appropriateness-HD approved by the Historic Preservation Commission at its August 6, 2025 meeting have been satisfied. The Owner seeks to construct a 1-story single-family house of approximately 2,130 SF and a 2-story Carriage House of approximately 1,161 SF at 106 Bridge Street in Old Town Bluffton Historic District, and zoned Neighborhood General-HD. (COFA-03-25-019626) (Staff - Charlotte Moore)

#### VII. ADJOURNMENT

**NEXT MEETING DATE: Monday, September 15, 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](mailto: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.*