



Historic Preservation Commission Meeting

Wednesday, July 01, 2026 at 6:00 PM

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

AGENDA

This meeting can be viewed live on [BCTV](#), on Sparklight Channel 9 and 417 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. ADOPTION OF MINUTES

1. June 3, 2026 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **36 Wharf Street (COFA-03-25-019657):** A request by the Applicant, Jamie Guscio (Kingfisher Construction), on behalf of Kathy Barbina and Tim Harris, Owners, for approval of an amended Certificate of Appropriateness-HD (COFA-HD) to allow the installation of alternate exterior doors. The property is in Old Town Bluffton Historic District, and zoned Neighborhood General-HD (NG-HD). (Staff -Charlotte Moore)

VIII. DISCUSSION

1. Historic District Monthly Update. (Staff)

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, August 5, 2026

“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.

Historic Preservation Commission Meeting

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

June 03, 2026

I. CALL TO ORDER

Chairman DePauw called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairman Joe DePauw
Vice Chair Carletha Frazier
Commissioner Jim Hess
Commissioner Tim Probst
Commissioner Debbie Wunder
Commissioner Lisa Sulka
Commissioner Michael Sutcliffe

III. ADOPTION OF MINUTES

1. May 6, 2026 Minutes

Vice Chair Frazier made a motion to approve the minutes as written.

Seconded by Commissioner Probst.

Voting Yea: Chairman DePauw, Vice Chair Frazier, Commissioner Hess, Commissioner Probst,
Commissioner Wunder, Commissioner Sulka, Commissioner Sutcliffe

All were in favor and motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

- Certificate of Appropriateness (95 Green Street):** A request by Glenda Mikulak Roberts, Applicant and Owner, for review of a Certificate of Appropriateness-HD to construct a new 1.5-story house of approximately 2,342 SF at 95 Green Street in Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-08-24-019275)(Staff-Charlotte Moore)

Staff presented. The applicant was present. The commissioners discussed the home’s height relative to nearby properties and raised concerns about tree preservation, requesting clarification on the site plan’s protection measures. They also reviewed the chimney cap visibility, wall section details, shutter consistency between the existing and proposed structures, and the vertical divisions in the door sidelites.

Commissioner Hess made a motion to approve the application with the following conditions:

1. Remove the gate from the utility meter screening fence or, alternatively, provide landscaping to screen the meter.
2. Rotate the chimney cap to not be visible from the street.

3. Provide the source and type of brick proposed to be used for approval by Town staff.
4. Provide a rear elevation door that is wood, metal or metal-clad.
5. Headers on the porches are to be consistent.
6. Band boards on the porches are to be consistent.
7. Remove the vertical divides in the door sidelites.
8. Consistent with UDO Sec. 5.15.6.J., provide the roof material.

and the following was determined to be appropriate:

1. The massing of the middle block

Seconded by Commissioner Sulka.

Voting Yea: Chairman DePauw, Vice Chair Frazier, Commissioner Hess, Commissioner Probst, Commissioner Wunder, Commissioner Sulka, Commissioner Sutcliffe

All were in favor and the motion passed.

VII. DISCUSSION

1. Historic District Monthly Update. (Staff)

Staff reviewed the monthly report. The Commissioners had no questions.

2. Discussion regarding proposed amendments to non-contributing structures in Old Town Bluffton Historic District. No attachments. (Staff)

Staff discussed the amendments being proposed to the UDO regarding the demolition of non-contributing resources. The commission asked for clarification on what the application process would be.

VIII. ADJOURNMENT

Vice Chair Frazier made a motion to adjourn.

Seconded by Commissioner Sulka.

Voting Yea: Chairman DePauw, Vice Chair Frazier, Commissioner Hess, Commissioner Probst, Commissioner Wunder, Commissioner Sulka, Commissioner Sutcliffe

All were in favor and the motion passed. The meeting adjourned at 6:42pm.



HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

| | |
|-------------------------|---|
| MEETING DATE: | July 1, 2026 |
| PROJECT: | COFA-03-25-019657 36 Wharf Street Two-story Carriage House – Under Construction |
| APPLICANT: | Jamie Guscio (Kingfisher Construction) |
| PROPERTY OWNERS: | Kathy Barbina and Tim Harris |
| PROJECT MANAGER: | Charlotte Moore, AICP |

APPLICATION REQUEST: The Applicant, Jamie Guscio (Kingfisher Construction), on behalf of Kathy Barbina and Tim Harris, Owners, requests that the Historic Preservation Commission approves the following:

An amended Certificate of Appropriateness-HD (COFA-HD) to allow the installation of alternate exterior doors. The property is in Old Town Bluffton Historic District, and zoned Neighborhood General-HD (NG-HD).

BACKGROUND: The Certificate of Appropriateness Final Plan was approved by the HPC on December 10, 2025.

While conducting a rough inspection, Town Staff identified inconsistencies with the approved COFA, including: 1) installation of an unapproved man door opening on the right elevation; 2) installation of a full-lite door with built-in Venetian blinds on the left elevation; and, 3) installation of a full lite 4-lite door at the second-story right elevation. A six-panel door (a square/vertical combination) for the garage man door had not yet been installed at time of inspection.

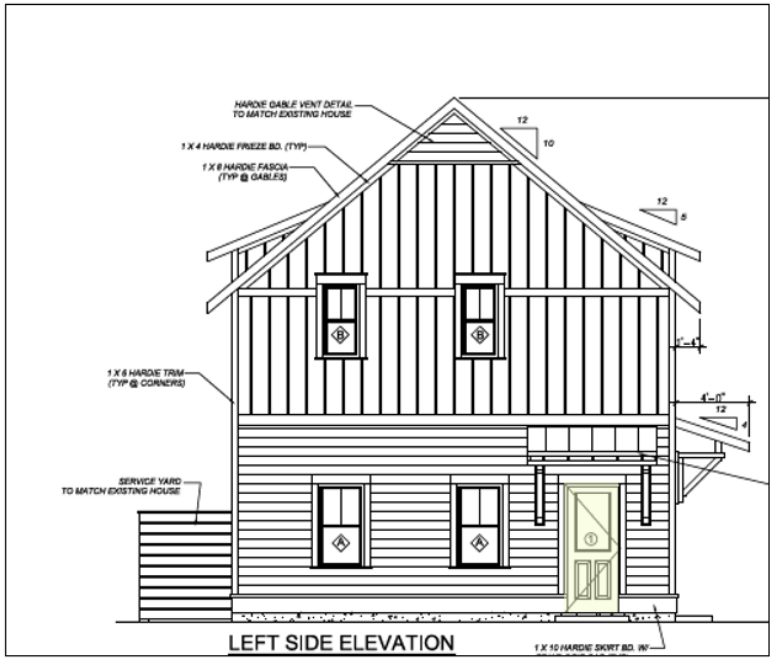
The approved COFA did not include a garage man door opening. The approved door on the left elevation was a metal-clad half-lite door. On the right elevation, the same metal-clad half-lite door was also approved.

The Applicant was contacted regarding the discrepancy and wishes to retain the installed doors, which is an COFA amendment. The UDO Administrator approved the man door opening but deferred the alternate door review to the HPC.

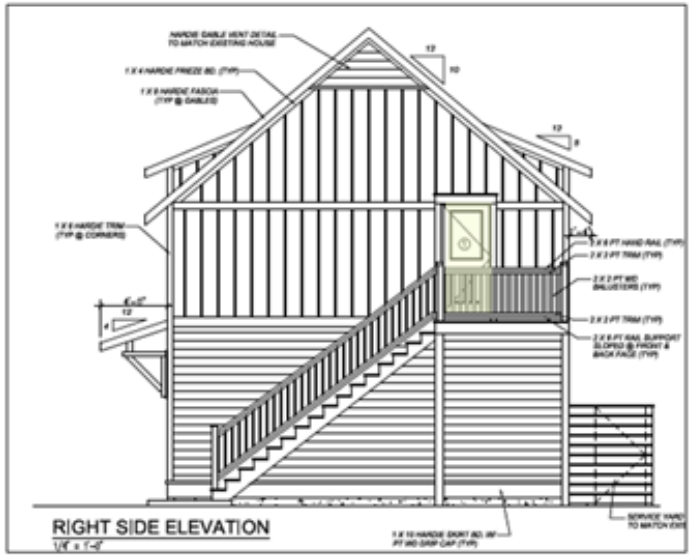
The graphics on the following page show the left and right carriage house elevations and the carriage house with the installed doors (except for the garage man door). These can

also be seen in Attachment 4, along with photos of the doors proposed for the right elevation.

Left Elevation



Right Elevation



REVIEW CRITERIA & ANALYSIS: In its review of this COFA-HD application, Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Unified Development Ordinance (UDO) Section 3.18.3 (COFA-HD, Application Review Criteria), applying the standards and guidelines of UDO Sec. 5.15, Old Town Bluffton Historic District. The intent of the standards and guidelines is, in part, to provide guidance

and ensure consistent development without discouraging creativity or forcing the replication of historic models.

The applicable criteria of UDO Sec. 3.18.3 are provided below followed by a Staff Finding based upon review of the application submittals to date.

1. **Section 3.18.3.B. Consistency with the principles set forth in the Old Town Master Plan.**

- a. *Finding.* The Old Town Master Plan initiatives included the adoption of a form-based code with architectural standards for structures within the Old Town Bluffton Historic District. These standards are included in Article 5 of the UDO and are intended to ensure the application of traditional architecture and features, as well as authentic materials that are consistent with Old Town's vernacular. The left elevation door with full-lite inset blinds is not a traditional door configuration for Old Town. Further, the second story door is inconsistent and is a full lite door with 4-lites without the traditional panel commonly used in Old Town. For the garage man door, the square/vertical panel combination is also atypical.

2. **Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.**

Finding. UDO Sec. 5.15.6 states that the "primary goal of [the Old Town Bluffton Historic District architectural standards] is authenticity. The standards encourage Bluffton vernacular and construction which is straightforward and functional, and which draws its ornament and variety from traditional assembly of genuine materials." As referenced in Finding #1, the proposed doors suggest configurations that are not common of Old Town's residential doors. Therefore, determinations of appropriateness for these doors are sought from the HPC.

3. **Section 3.18.3.D. Consistency with the nature and character of the surrounding area and consistency of the structure with the scale, form and building proportions of the surrounding neighborhood.**

Finding. This criterion relates to the overall structure and is not applicable.

4. **Section 3.18.3.F. The historic, architectural, and aesthetic features of the structure, including the extent to which its alteration or removal would be detrimental to the public interest.**

Finding. This is not applicable to this criterion.

5. **Section 3.18.3.H. The application must comply with applicable requirements in the Applications Manual.**

Finding. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete except for the applicable items in #2.

STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. The HPC shall determine the appropriateness of the alternate doors and the garage man door and whether they satisfy the requirements of the UDO.

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

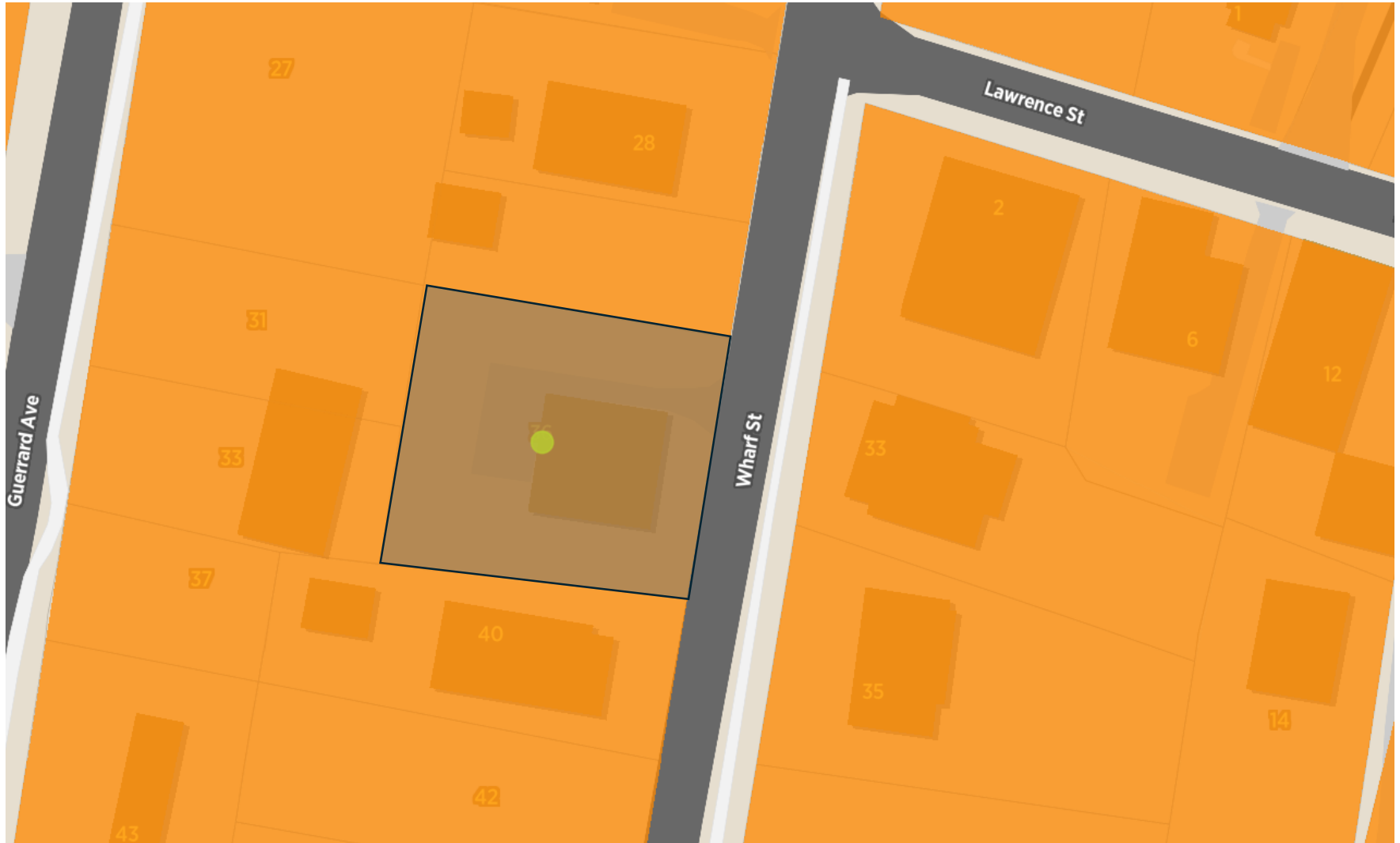
ATTACHMENTS:

1. Location and Zoning Map
2. Application (Amendment 2) 05.07.2026
3. Approved Final COFA 12.10.2025
4. Elevation Changes and Proposed Doors

ATTACHMENT 1
LOCATION & ZONING MAP

36 Wharf Street

Neighborhood General-HD District





**TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS-
OLD TOWN BLUFFTON
HISTORIC DISTRICT (HD) APPLICATION**

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

| Applicant | | Property Owner | | |
|---|--|---|---------------------------------|--|
| Name: jamie guscio | | Name: Harris | | |
| Phone: [REDACTED] | | Phone: [REDACTED] | | |
| Mailing Address: [REDACTED] | | Mailing Address: [REDACTED] | | |
| E-mail: [REDACTED] | | E-mail: [REDACTED] | | |
| Town Business License # (if applicable): 25-05-0142 | | | | |
| Project Information (tax map info available at http://www.townofbluffton.us/map/) | | | | |
| Project Name: 36 Wharf | | Conceptual: <input type="checkbox"/> | Final: <input type="checkbox"/> | Amendment: <input checked="" type="checkbox"/> |
| Project Address: 36 Wharf Street | | Application for: | | |
| Zoning District: | | <input type="checkbox"/> New Construction | | |
| Acreage: .22 | | <input type="checkbox"/> Renovation/Rehabilitation/Addition | | |
| Tax Map Number(s): r61003900A0417 | | <input type="checkbox"/> Relocation | | |
| Project Description: Amendment for COFA approved 12/25 plans to allow changes to the two approved entry doors from half light to full light. Alos, to approve per building code requirement for ingress/egress an additional full light door in the right rear of the garage space. | | | | |
| Minimum Requirements for Submittal | | | | |
| <input type="checkbox"/> 1. Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal. <input type="checkbox"/> 2. Digital files drawn to scale of the Site Plan(s). <input type="checkbox"/> 3. Digital files of the Architectural Plan(s). <input type="checkbox"/> 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input type="checkbox"/> 5. All information required on the attached Application Checklist. <input type="checkbox"/> 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton. | | | | |
| Note: A Pre-Application Meeting is required prior to Application submittal. | | | | |
| Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit. | | | | |
| I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected. | | | | |
| Property Owner Signature: | | Date: 5/6/26 | | |
| Applicant Signature: | | Date: 5/6/26 | | |
| For Office Use | | | | |
| Application Number: | | Date Received: | | |
| Received By: | | Date Approved: | | |

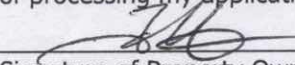


TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON
HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

| | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | PHOTOS: Labeled comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution. |
| Concept | Final | ARCHITECTURAL INFORMATION. |
| <input type="checkbox"/> | <input type="checkbox"/> | CONCEPTUAL ARCHITECTURAL SKETCHES: Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent. |
| <input type="checkbox"/> | <input type="checkbox"/> | FLOOR/ROOF PLANS: Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s). |
| <input type="checkbox"/> | <input type="checkbox"/> | ELEVATIONS: Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation. |
| <input type="checkbox"/> | <input type="checkbox"/> | ARCHITECTURAL DETAILS: Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings. |
| <input type="checkbox"/> | <input type="checkbox"/> | MANUFACTURER’S CUT SHEET/SPECIFICATIONS: Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted. |
| Concept | Final | LANDSCAPE INFORMATION. |
| <input type="checkbox"/> | <input type="checkbox"/> | TREE REMOVAL PLAN: A site plan indicating location, species, and caliper of existing trees and trees to be removed. |
| <input type="checkbox"/> | <input type="checkbox"/> | LANDSCAPE PLAN: Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations. |
| Concept | Final | ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded). |
| <input type="checkbox"/> | <input type="checkbox"/> | FINAL DEVELOPMENT PLAN APPLICATION: A Final Development Plan Application, along with all required submittal items as depicted on the application checklist, must be submitted prior to a Final Certificate of Appropriateness submittal and approved prior to the application being heard by the Historic Preservation Commission. |

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).



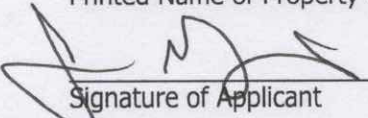
 Signature of Property Owner or Authorized Agent

5/6/22

 Date

Tim Harris

 Printed Name of Property Owner or Authorized Agent



 Signature of Applicant

5/6/22

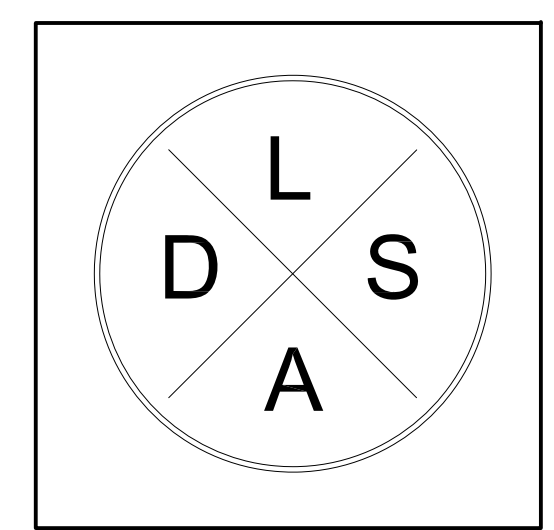
 Date

JAMES GUSCLO

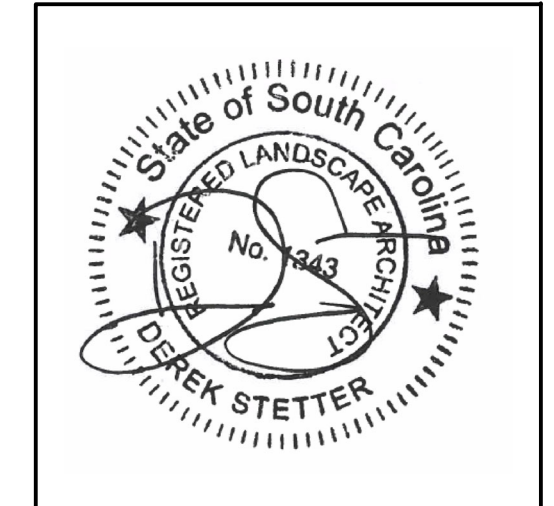
 Printed Name of Applicant

APPROVED FINAL COFA-HD
 Town of Bluffton - Historic Preservation Commission
 COFA-03-25-019657
 Approval Date: 11/06/2025
Cynthia Moore

36 WHARF STREET
 BLUFFTON, SC 29910



PLAN By:
 DSLA - LANDSCAPE
 ARCHITECTURE
 DEREK STETTER
 LANDSCAPE
 ARCHITECT
 843.325.4199

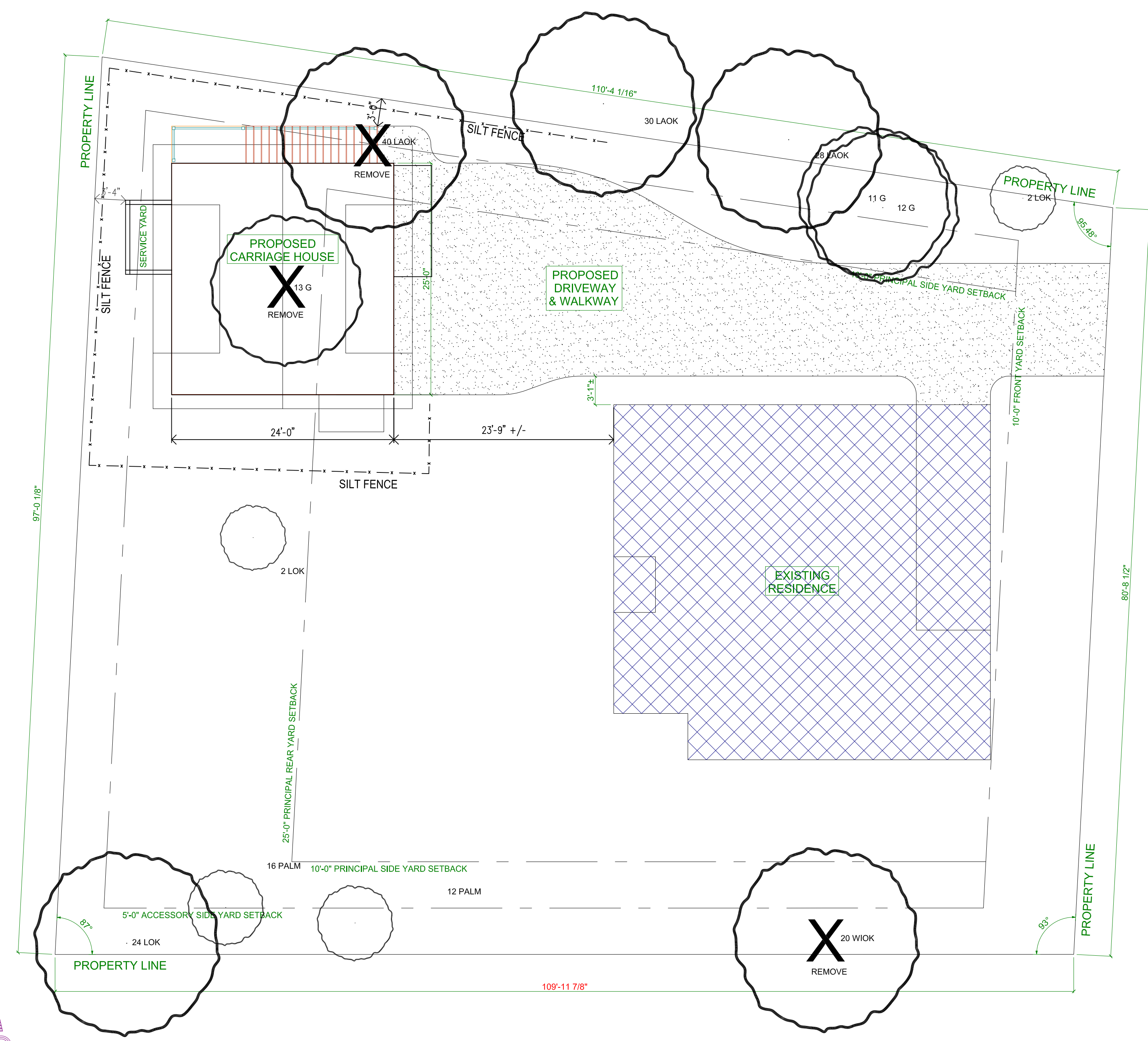


Drawn By: DEREK STETTER
 Checked By: _____
 Date: 12.2.25

Project No.: _____
 File Name: _____
 Drawing Title:

MOBILIZATION PLAN

Sheet No.: **L-001**
 Scale:



SITE PLAN
 SCALE: 1/8" = 1'-0"
 SURVEYOR TO CONFIRM ALL
 DIMENSIONS, LOT ANGLES, SETBACKS
 AND LOCATION OF EASEMENTS.
 BASE MAP SUPPLIED BY OTHER.
 LANDSCAPE ARCHITECT NOT
 RESPONSIBLE FOR ACCURACY

| REVISION | DATE | BY |
|-------------|------------|-----|
| REVISION #1 | 12/12/2024 | KJC |
| REVISION #2 | 12/18/2024 | KJC |
| REVISION #3 | 12/21/2024 | KJC |
| REVISION #4 | 01/08/2025 | KJC |
| REVISION #5 | 01/14/2025 | KJC |
| REVISION #6 | 01/19/2025 | KJC |
| REVISION #7 | 01/28/2025 | KJC |
| REVISION #8 | 02/05/2025 | KJC |
| REVISION #9 | 02/08/2025 | KJC |

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Trusted Quality and Service
 Since 1949

Head Office: Highway 16 West & RR 15
 Mail: 6609-44 St., Lloydminster, AB T9V 2X1
 www.nhc.ca

PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT N&D660

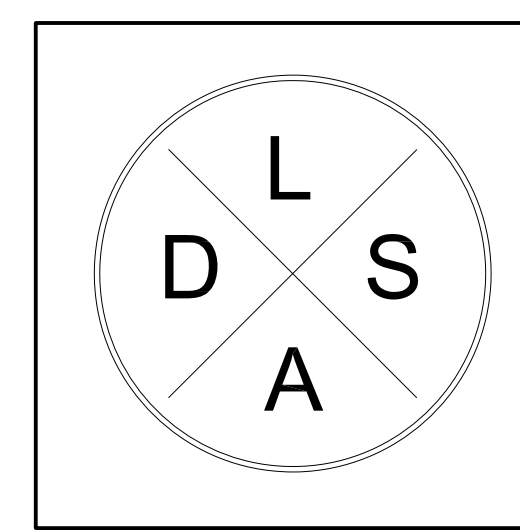
LOCATION: 36 WHARF STREET,
 BLUFFTON, SC

SIZE: 996 SQ FT
 DRAWN BY: KJC 02/26/2025

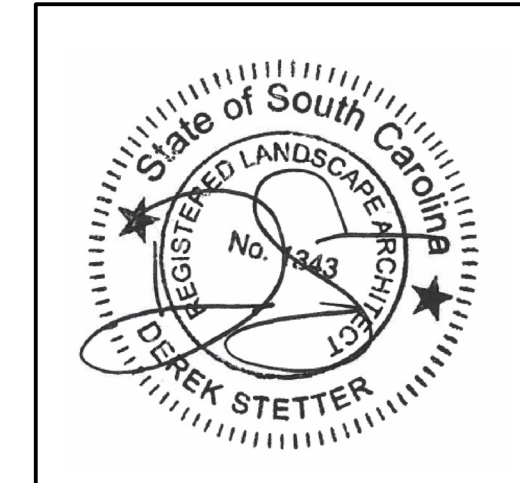
1 OF 11

APPROVED FINAL COFA-HD
 Town of Bluffton - Historic Preservation Commission
 COFA-03-25-019657
 Approval Date: 11/06/2025
Christie Moore

36 WHARF STREET
 BLUFFTON, SC 29910



PLAN By:
 DSLA - LANDSCAPE
 ARCHITECTURE
 DEREK STETTER
 LANDSCAPE
 ARCHITECT
 843.325.4199

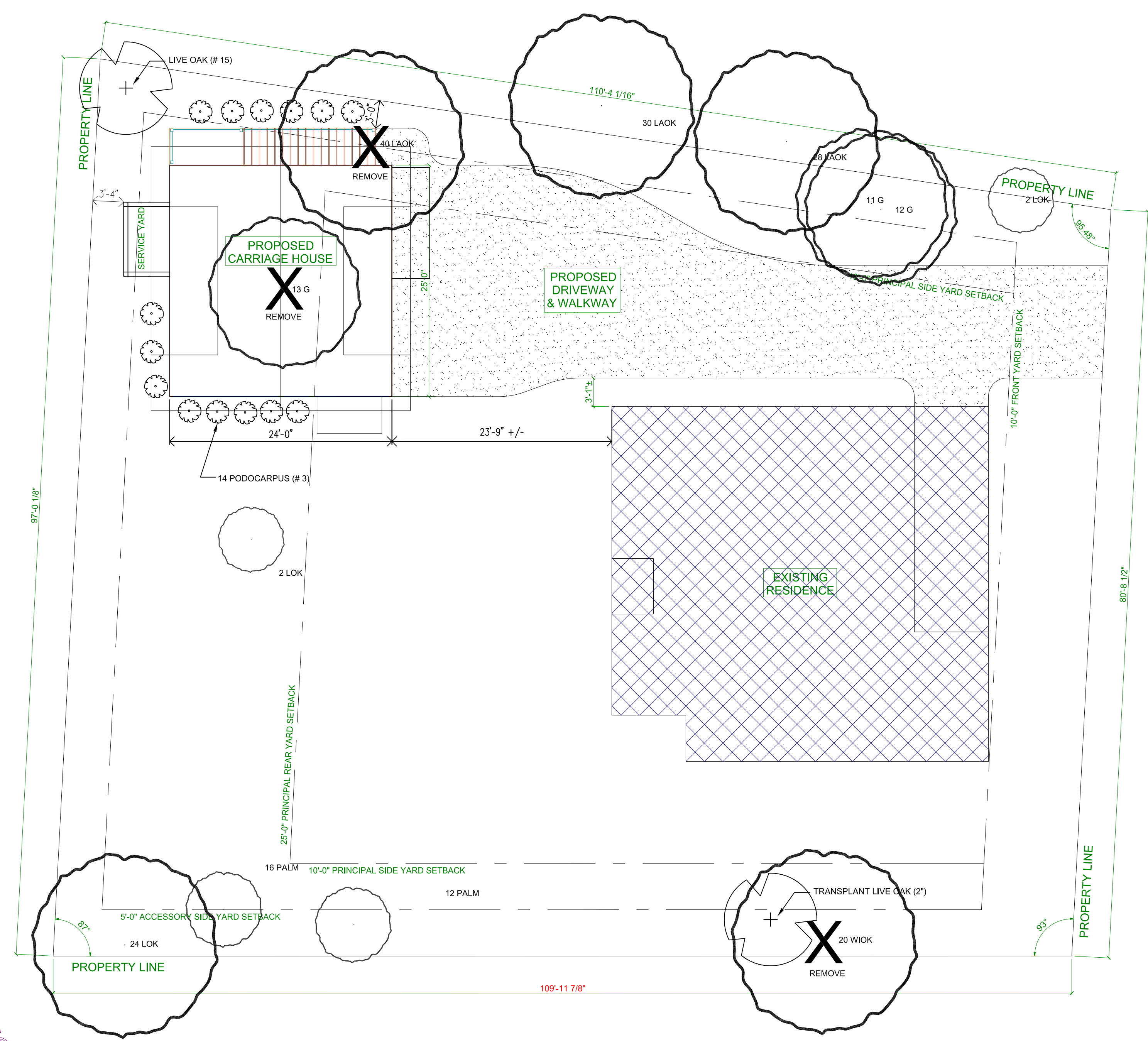


Drawn By: DEREK STETTER
 Checked By: _____
 Date: 12.2.25

Project No.: _____
 File Name: _____
 Drawing Title:

LANDSCAPE PLAN

Sheet No.: **L-003**
 Scale: _____



SITE PLAN
 SCALE: 1/8" = 1'-0"
 SURVEYOR TO CONFIRM ALL DIMENSIONS, LOT ANGLES, SETBACKS AND LOCATION OF EASEMENTS. BASE MAP SUPPLIED BY OTHER. LANDSCAPE ARCHITECT NOT RESPONSIBLE FOR ACCURACY

| REVISION | DATE | BY |
|-------------|------------|-----|
| REVISION #1 | 12/12/2024 | KJC |
| REVISION #2 | 12/18/2024 | KJC |
| REVISION #3 | 12/21/2024 | KJC |
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Nelson Homes Logo%2.PNG

Trusted Quality and Service
 Since 1949

Head Office: Highway 16 West & RR 15
 Mail: 6609-44 St., Lloydminster, AB T9V 2X1
 www.nhc.ca

PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT NUMBER: 0660

LOCATION: 36 WHARF STREET,
 BLUFFTON, SC

SIZE: 996 SQ FT

DRAWN BY: KJC 02/26/2025 1 OF 11

APPROVED FINAL COFA-HD
 Town of Bluffton - Historic Preservation Commission
 COFA-03-25-019657
 Approval Date: 11/06/2025
Cynthia Moore

36 WHARF STREET
 BLUFFTON, SC 29910

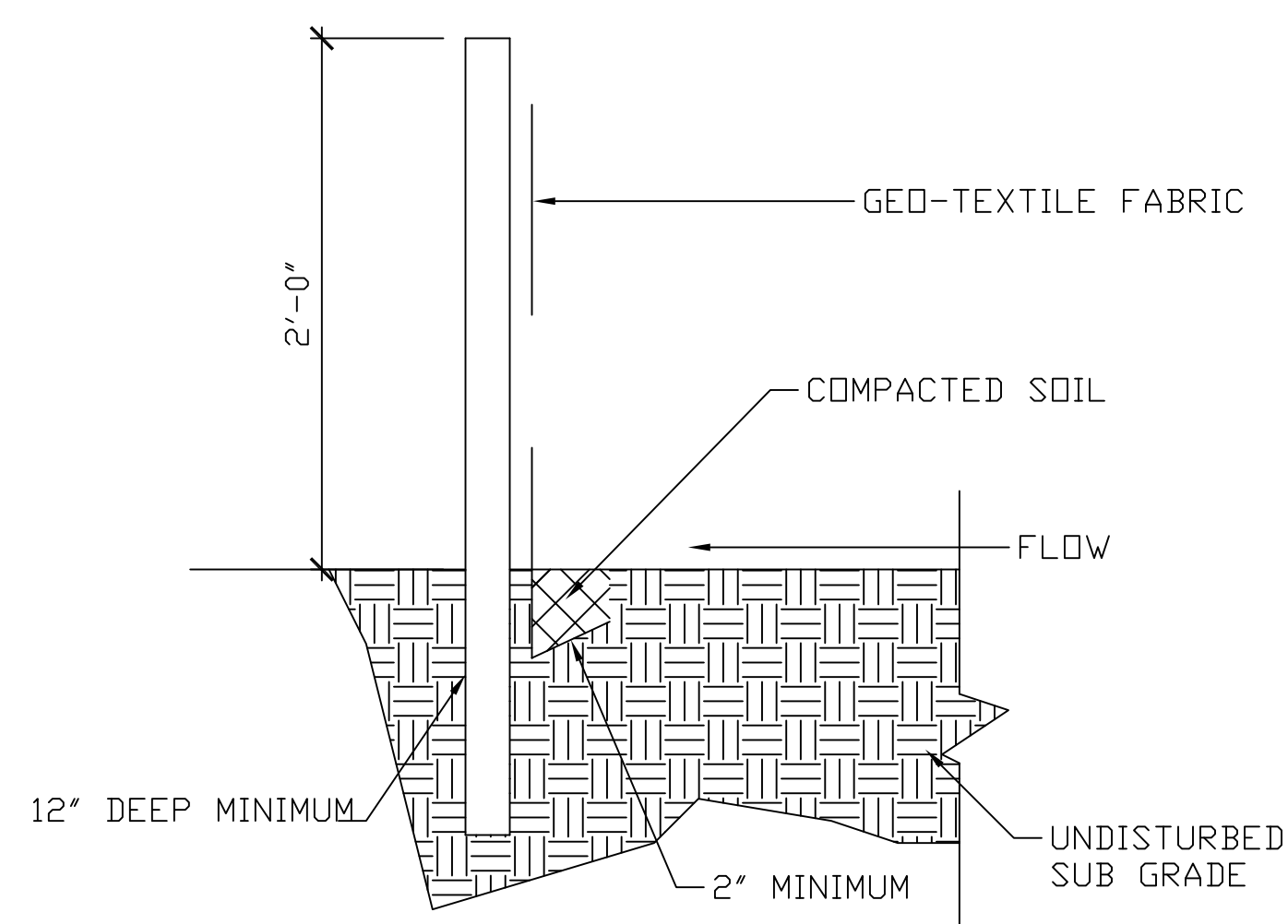
GENERAL NOTES:

- Any changes to these plans must be approved by the Landscape Architect or Owner's representative.
- Landscape Architect or Owner's Representative must be notified of any site condition which may change or modify the plan.
- All landscape and grading areas shall be sloped away from the structure.
- Any discrepancy in site conditions must be brought to the attention of the Landscape Architect.
- Landscape bed lines may be adjusted in the field to tie into any adjacent site as to provide continuity to the landscape design.
- All utilities must be located by the contractor and any damage to these utilities is the contractor's responsibility.
- Contractor to supply irrigation to all planting beds and lawn areas. Irrigation will be below ground and automatic. Irrigation will have 100% coverage in all areas.
- Irrigation head cannot be installed within 10' of the roadway edge.
- All planting beds will be covered with 4" of long leaf needle pine straw or 3" of double shredded mulch (black or brown in color selected by homeowner). Community standards may dictate which material is allowed.
- The planting schedule was prepared for estimating purpose only. The Landscape Architect is not responsible for any discrepancies in the planting schedule and the contractor is responsible for his/her own takeoffs when submitting a bid.
- All trees that need to be staked are the contractors' responsibility.
- The Landscape Architect is not responsible for any discrepancies on the site plan or information on the site plan that was used for the landscape and/or drainage plan.
- Since the Landscape Architect will not be included during the construction phase of the project, interpretation of the drainage plan, specifications, and other instruments of service, this waives any claims against the Landscape Architect for the Contractor's work and performance.
- Some plant material may be poisonous to humans and pets. No part of any plant is meant to be eaten by humans or pets.

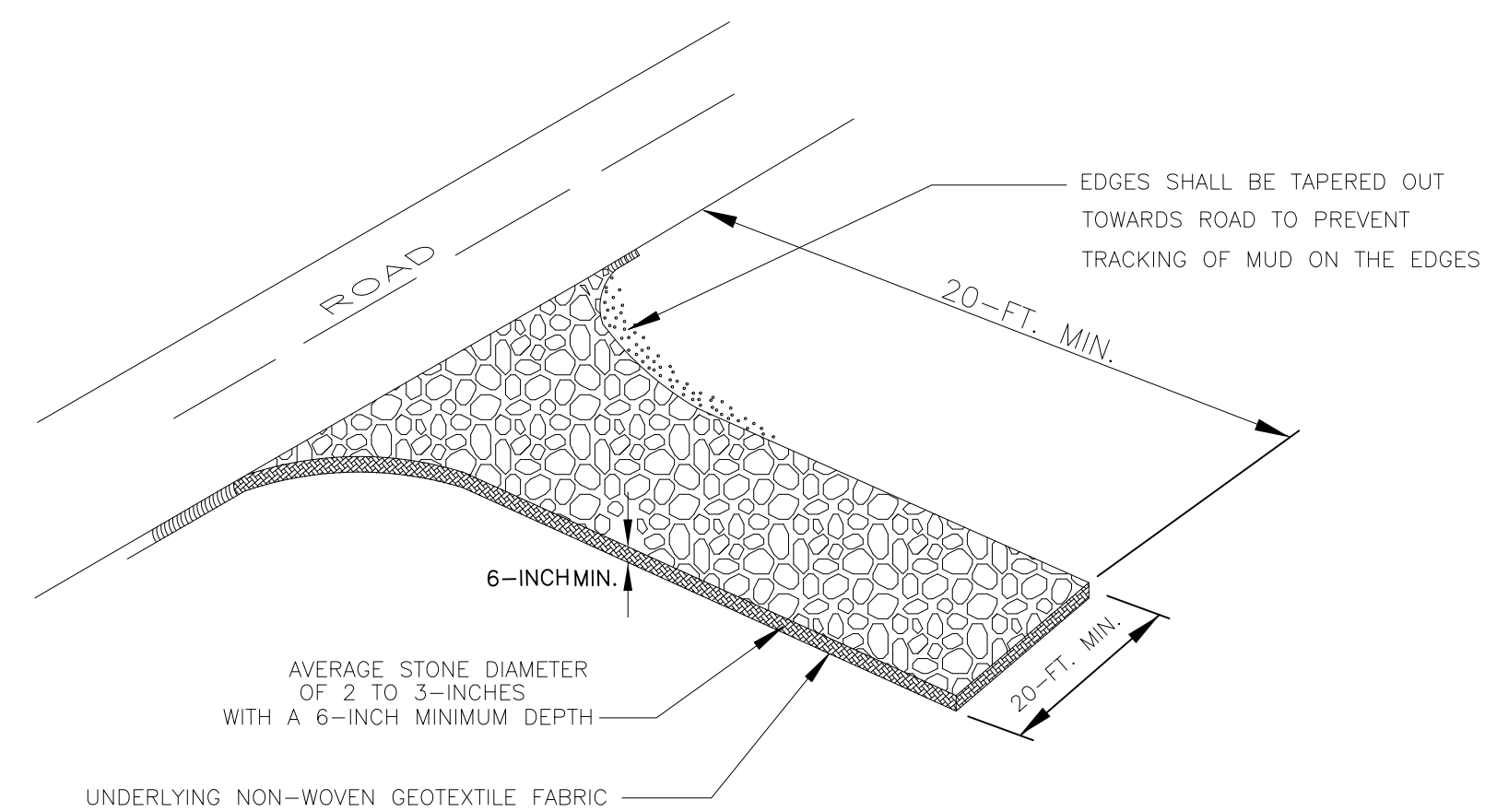
DRAINAGE PLAN NOTES:

- Construction Drive to be installed by contractor.
- Construction Drive grade to meet up with grade at road.
- Maintain swale in ROW for construction entrance (if applicable).
- Construction entrance to have compacted gravel base.
- Contractor to provide shaker pad at construction entrance (if applicable).
- Tree protection is required to minimize disturbance around all trees in the construction zone. Protection of the trunk and roots will be by post and rail fence 2"x4" posts on 8' centers with 2"x4" rail.
- Swales created to direct water away from house and adjacent properties.
- Swales to be directed toward road or wetland buffer (if applicable). Water will not be directed to adjacent properties. No drainage allowed on adjacent properties owner's side lots.
- Contractor shall provide structural subgrade for drive. Contractor shall adjust grade to provide positive drainage to roadways and natural areas.
- Contractor to supply sleeves under driveway at homeowner's direction.
- Contractor to install silt fence around entire site to prevent any runoff onto adjacent properties. Silt fence should be inspected regularly to ensure fence is installed and working properly.

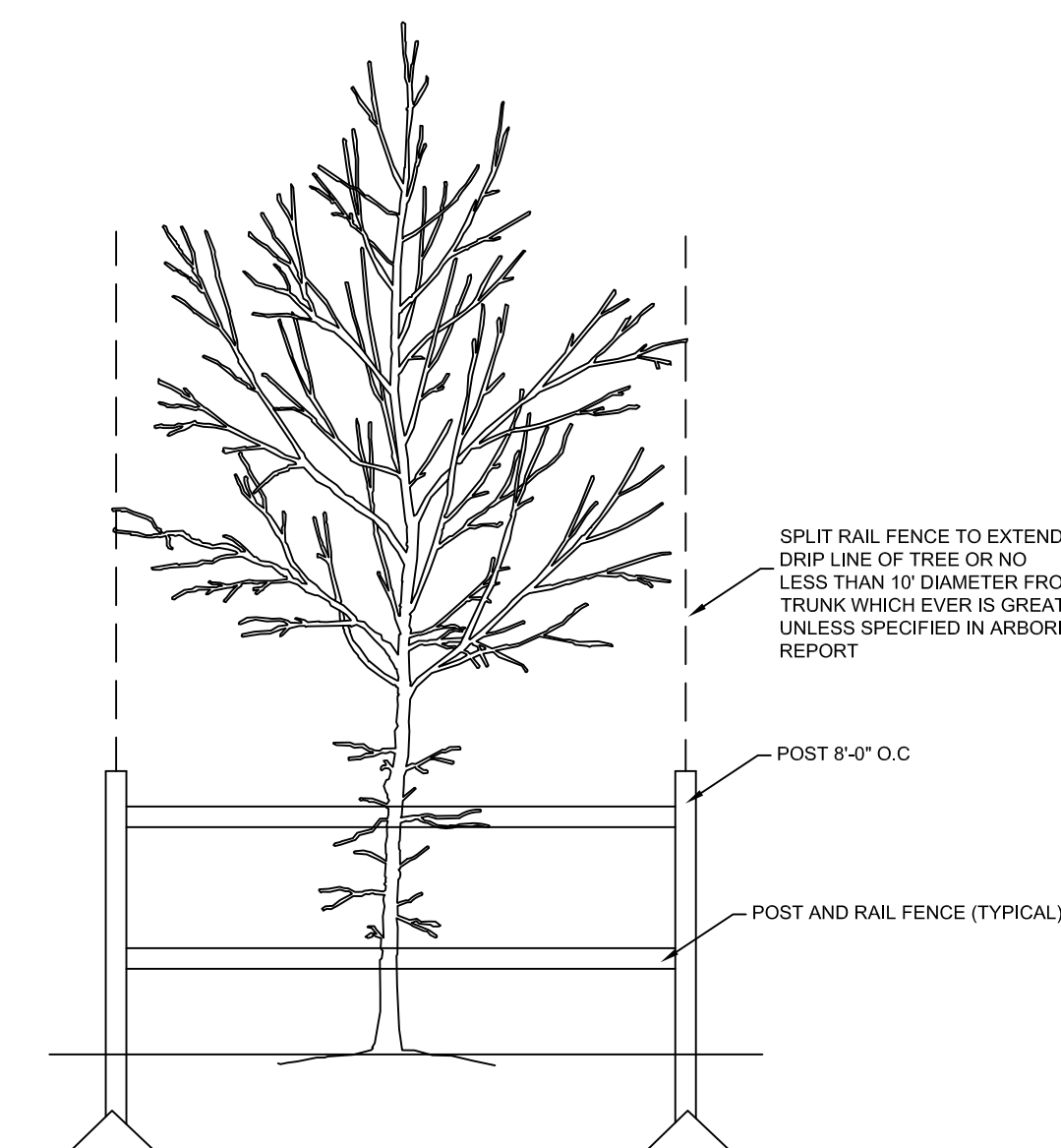
| PLANT SCHEDULE | | | | |
|----------------|-------------------------|-------------|------|--------|
| Qty | Botanical Name | Common Name | Size | Height |
| 1 | Quercus virginiana | Live Oak | # 15 | 8'-10" |
| 14 | Podocarpus macrophyllus | Podocarpus | # 3 | 18" |



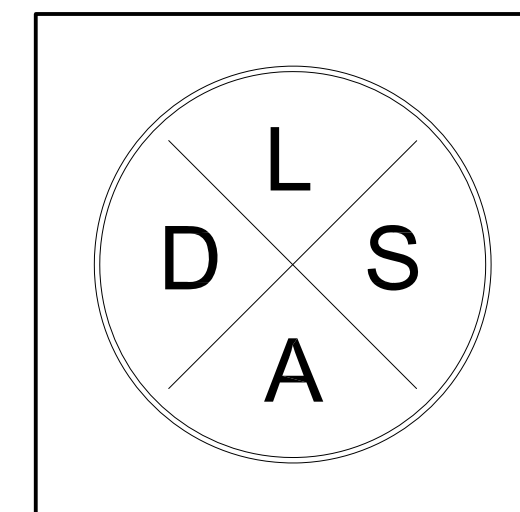
SILT FENCE
 SCALE: NTS



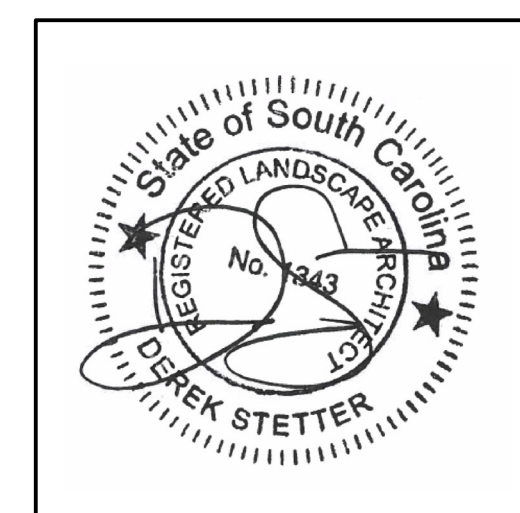
CONSTRUCTION DRIVE
 SCALE: NTS



TREE PROTECTION
 SCALE: NTS



PLAN By:
 DSLA - LANDSCAPE
 ARCHITECTURE
 DEREK STETTER
 LANDSCAPE
 ARCHITECT
 843.325.4199



Drawn By: DEREK STETTER
 Checked By:
 Date: 12.2.25

Project No.:
 File Name:
 Drawing Title:

DETAILS

Sheet No.: L-004
 Scale:

APPROVED FINAL COFA-HD
 Town of Bluffton - Historic Preservation Commission
 COFA-03-25-019657
 Approval Date: 11/06/2025
Carolee Moore

36 WHARF STREET
 BLUFFTON, SC 29910

LOT SIZE (FROM CONTRACTOR) 9,759 SF
 EXISTING AND PROPOSED TREE COVERAGE 7,493 SF
 % CANOPY COVERAGE 76.8%

| REVISION | DATE | BY |
|-------------|------------|-----|
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| REVISION #3 | 12/21/2024 | KJC |
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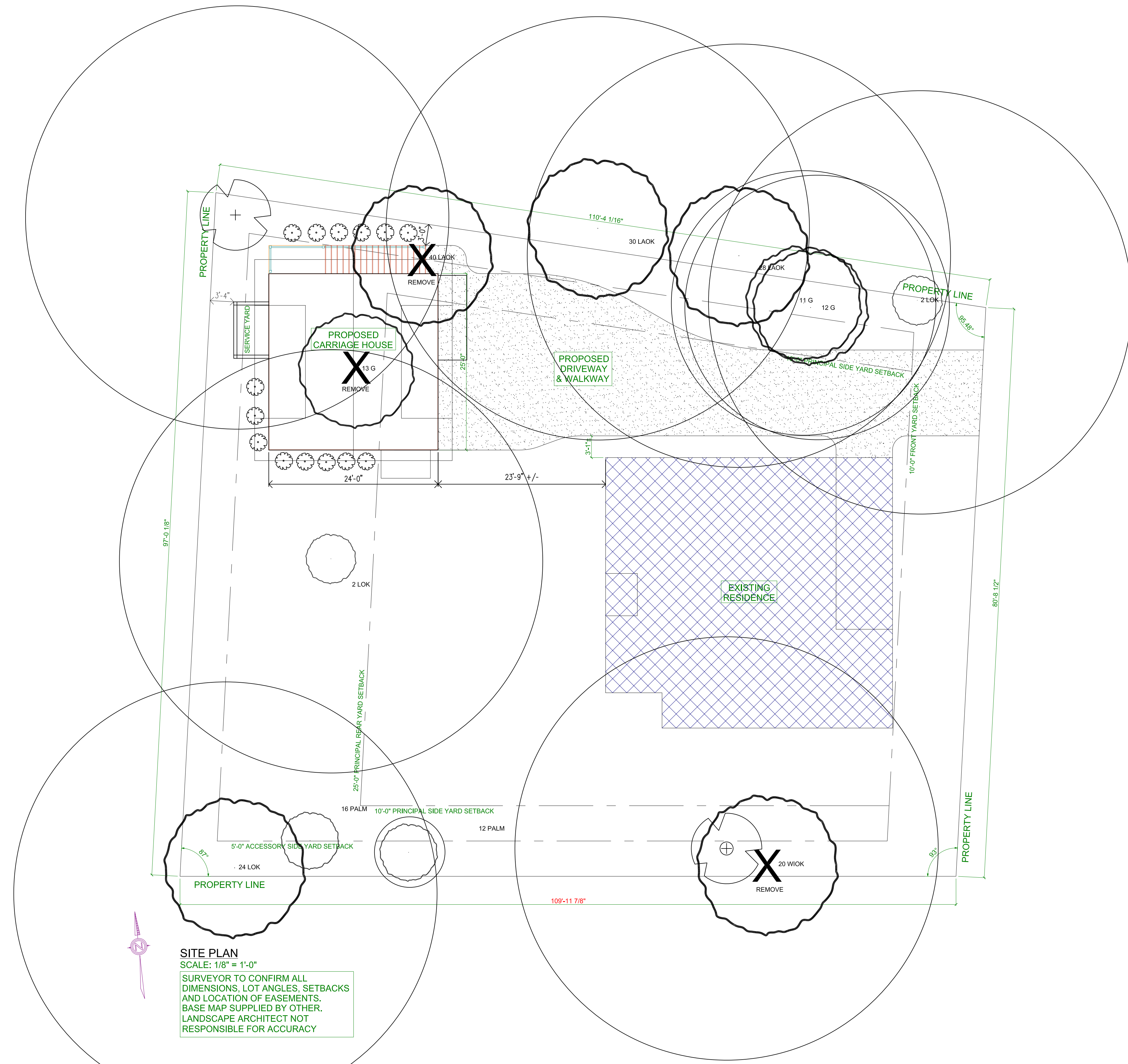
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Nelson Homes Logo%2.PNG

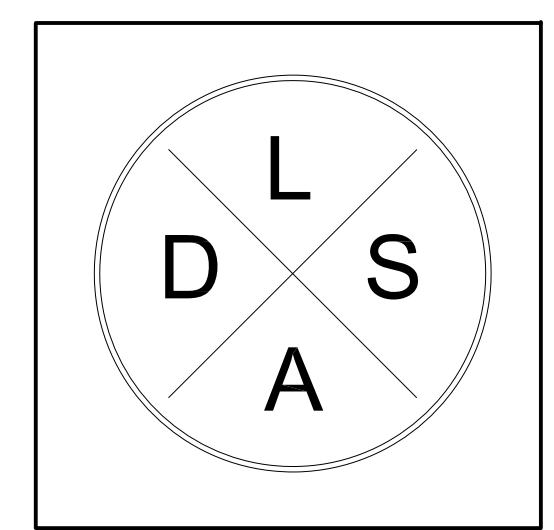
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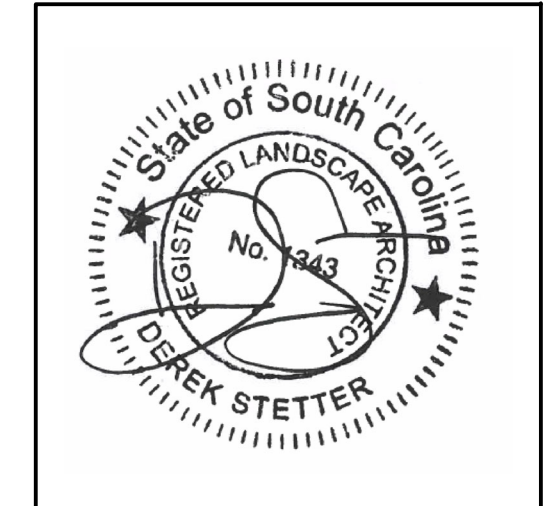
PROJECT: HARRIS & BARBINA GARAGE
 NH PROJECT N&D660
 LOCATION: 36 WHARF STREET,
 BLUFFTON, SC
 SIZE: 996 SQ FT
 DRAWN BY: KJC 02/26/2025 1 OF 11



SITE PLAN
 SCALE: 1/8" = 1'-0"
 SURVEYOR TO CONFIRM ALL DIMENSIONS, LOT ANGLES, SETBACKS AND LOCATION OF EASEMENTS. BASE MAP SUPPLIED BY OTHER. LANDSCAPE ARCHITECT NOT RESPONSIBLE FOR ACCURACY



PLAN By:
 DSLA - LANDSCAPE ARCHITECTURE
 DEREK STETTER
 LANDSCAPE ARCHITECT
 843.325.4199



Drawn By: DEREK STETTER
 Checked By:
 Date: 12.2.25

Project No.:
 File Name:
 Drawing Title:

TREE COVERAGE

Sheet No.: **L-006**
 Scale:

ATTACHMENT 3

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 Town of Bluffton - Historic Preservation Commission
 COFA-03-25-019657
 Approval Date: 11/06/2025
Charlette Moore

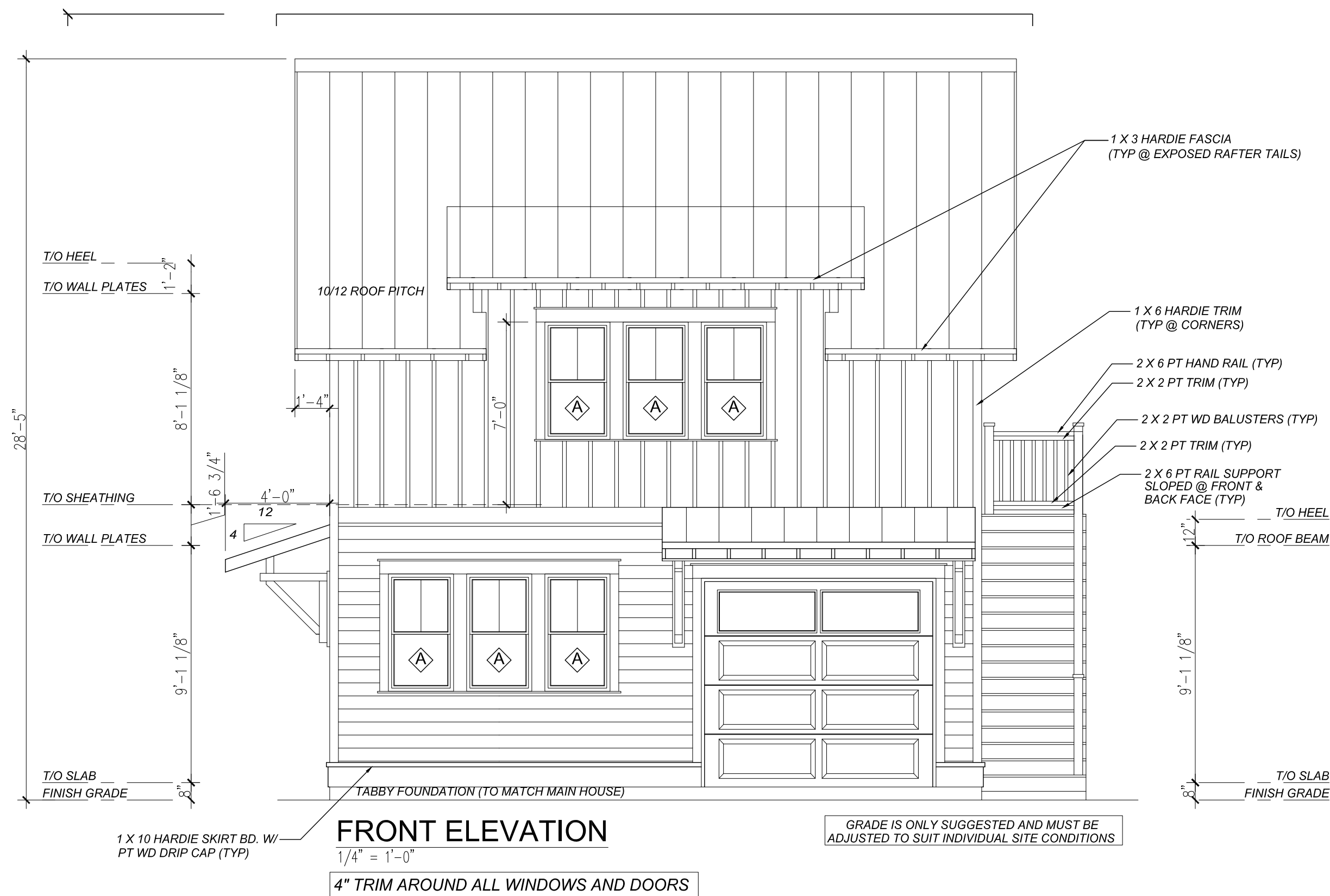
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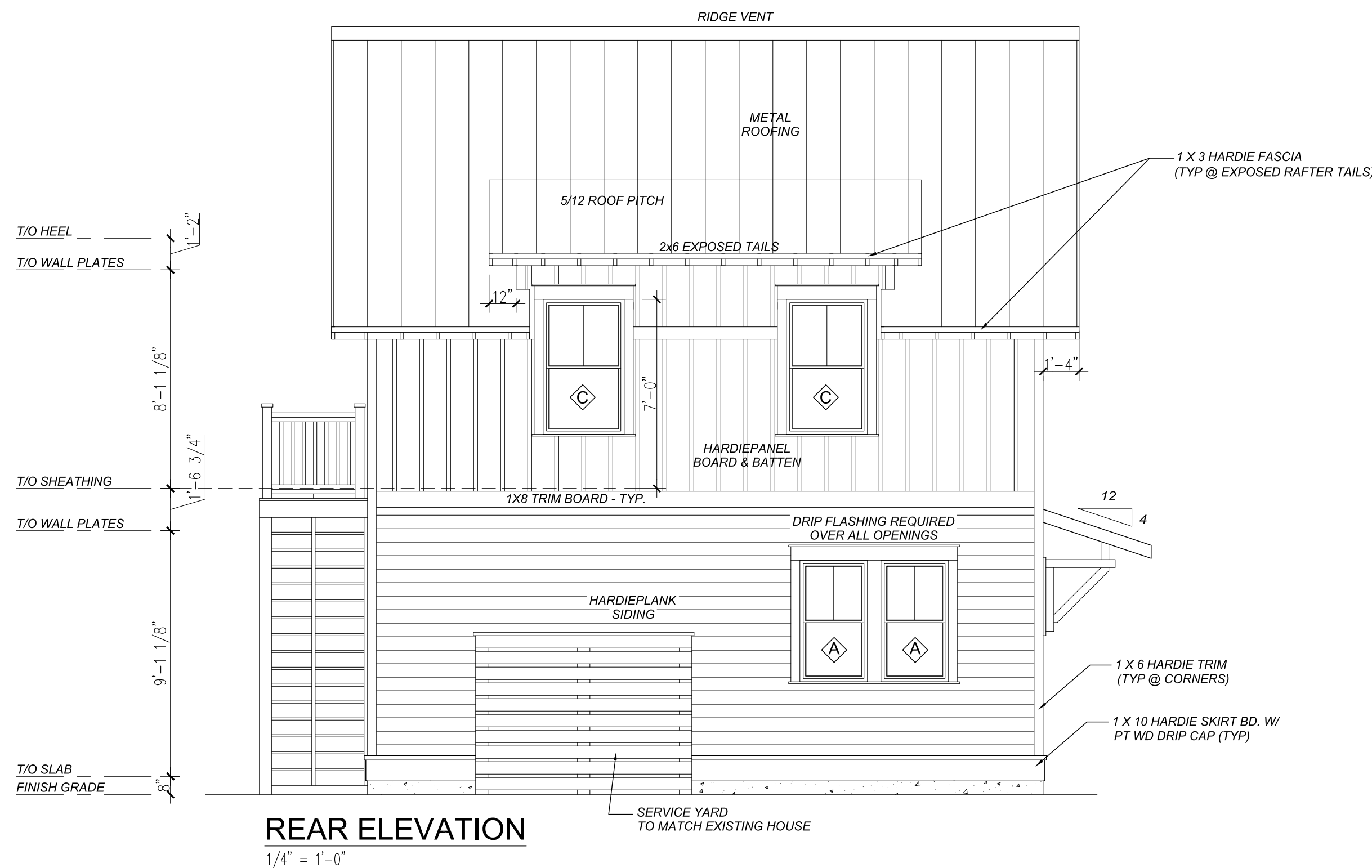
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FRONT ELEVATION

1/4" = 1'-0"

4" TRIM AROUND ALL WINDOWS AND DOORS



REAR ELEVATION

1/4" = 1'-0"



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 www.nlc.ca

PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

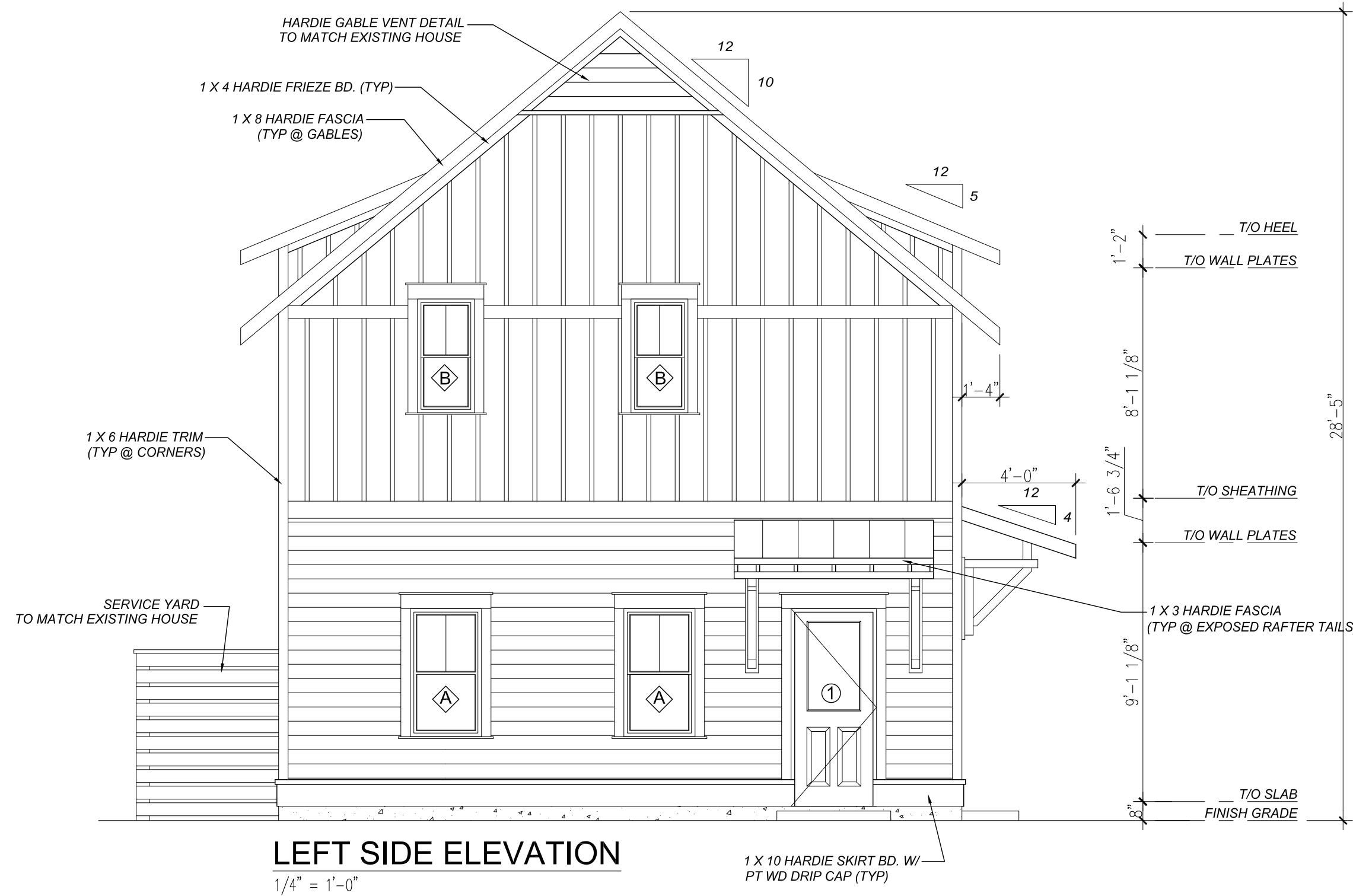
LOCATION: 36 WHARF STREET,
 BLUFFTON, SC

SIZE: 1200 SQ FT

DRAWN BY: KJC 02/25/2025

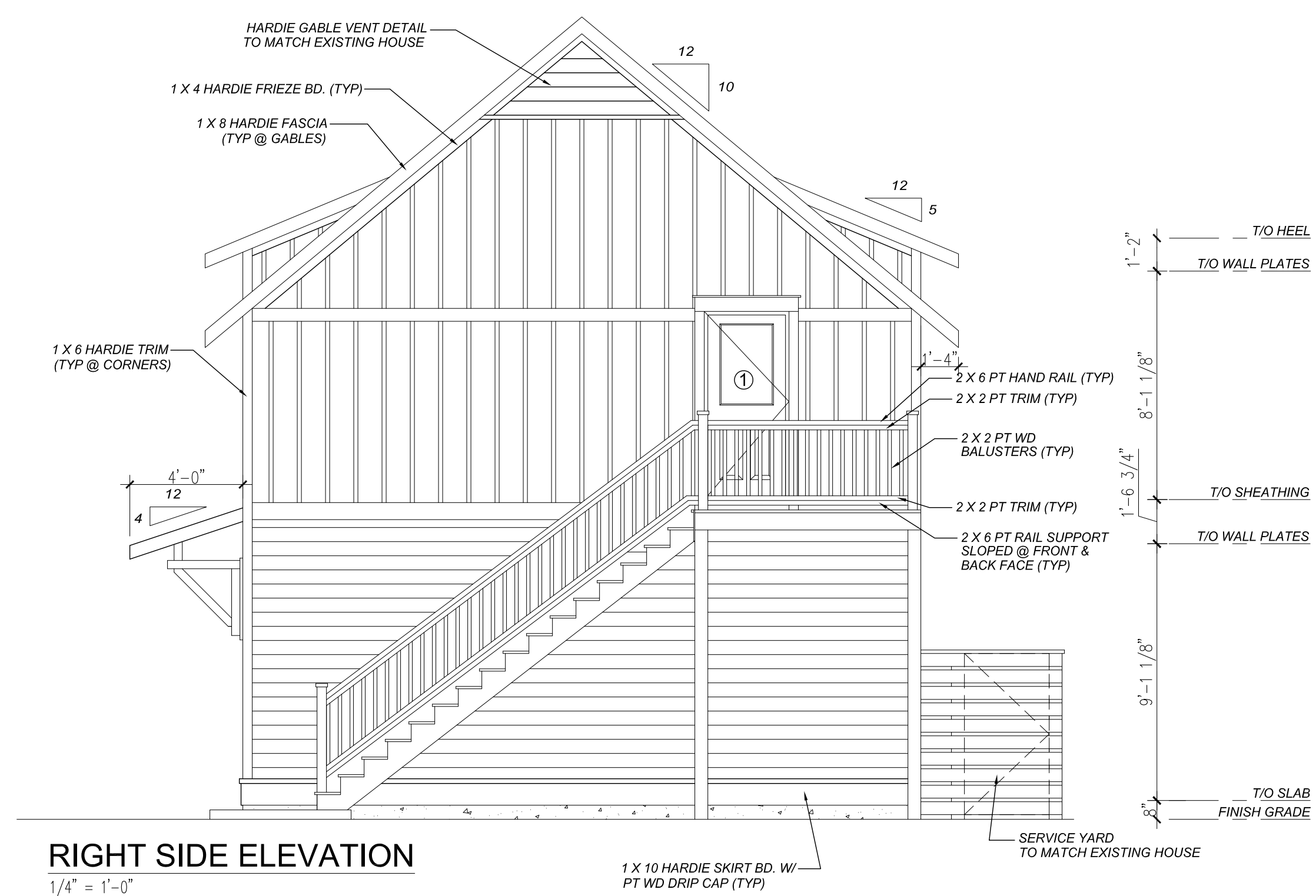
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 COFA-03-25-019657
 Approval Date: 11/06/2025
Cynthia Moore



LEFT SIDE ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"

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PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET,
 BLUFFTON, SC

SIZE: 1200 SQ FT

DRAWN BY: KJC 02/25/2025

ATTACHMENT 3

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 Town of Bluffton - Historic Preservation Commission
 COFA-03-25-019657
 Approval Date: 11/06/2025
Charcota Moore

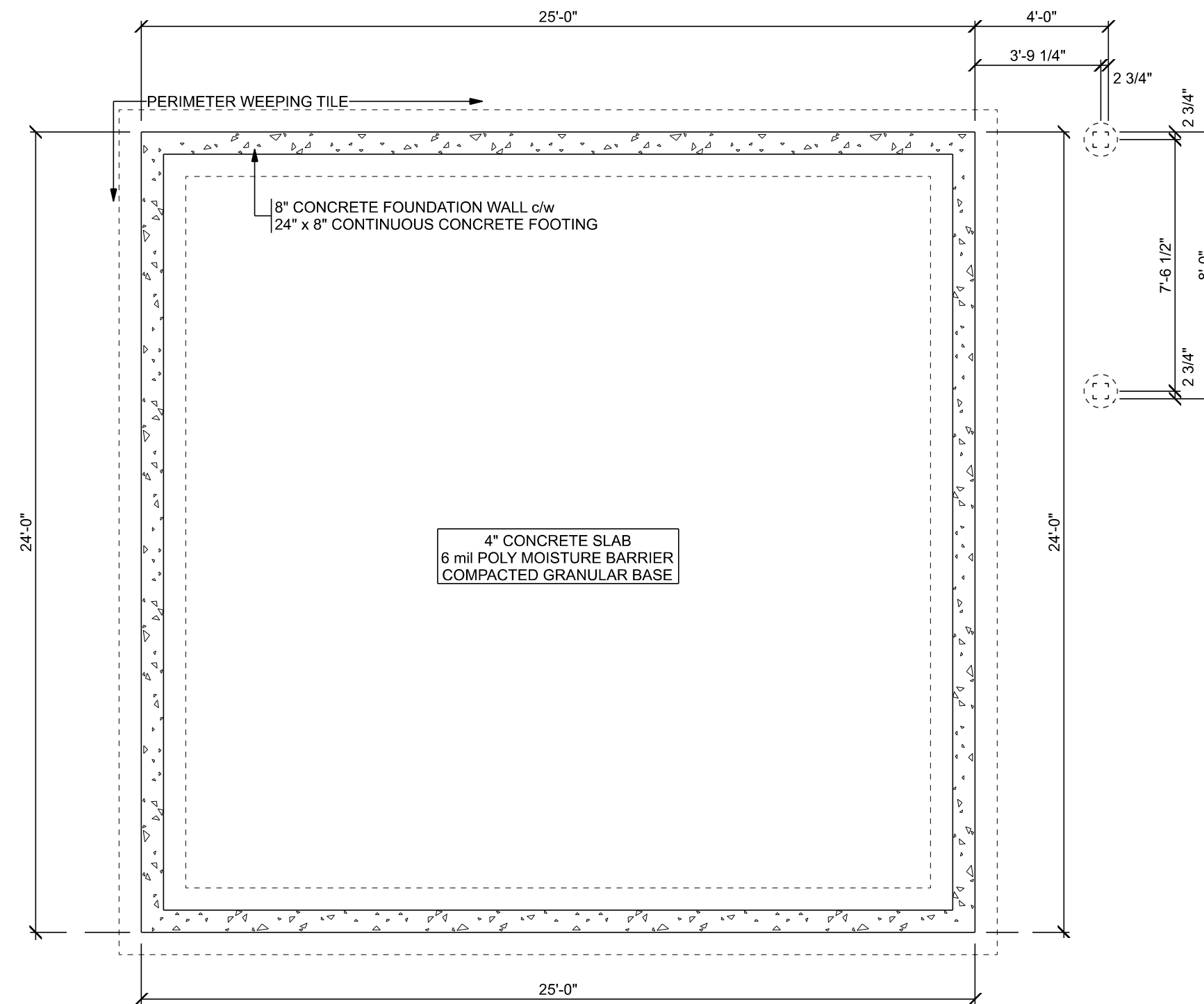
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FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

SLAB ON GRADE FOUNDATION DESIGN BY P. ENG.

THE FOUNDATION DESIGN AND ALL SPECIFICATIONS MUST BE CONFIRMED BY A PROFESSIONAL ENGINEER AND/OR LOCAL BUILDING OFFICIALS BASED ON LOCAL SOIL CONDITIONS.



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PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET,
BLUFFTON, SC

SIZE: 1200 SQ FT

DRAWN BY: KJC 02/25/2025

4 OF 11

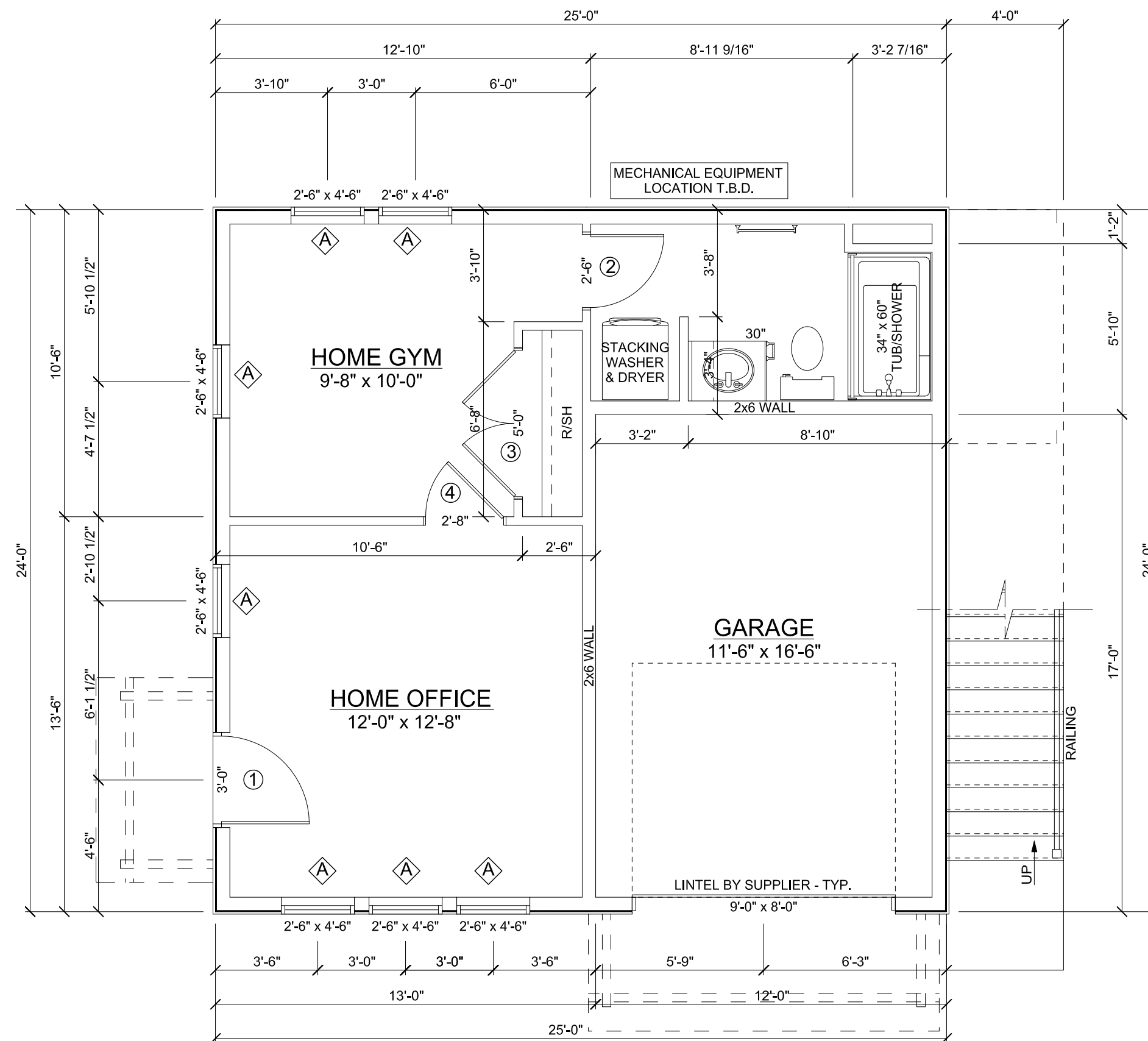
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 Town of Bluffton - Historic Preservation Commission
 COFA-03-25-019657
 Approval Date: 11/06/2025
Clayton Moore

| WINDOW SCHEDULE | | | | |
|-----------------|---------------|-------------|----------|---------------|
| WINDOW | SIZE | TYPE | MATERIAL | HEAD HEIGHT |
| A | 2'-6" X 4'-6" | SINGLE HUNG | VINYL | 8'-0" / 7'-0" |
| B | 2'-0" X 4'-0" | SINGLE HUNG | VINYL | 7'-0" |
| C | 3'-0" X 5'-0" | SINGLE HUNG | VINYL | 7'-0" |
| | | | | |
| | | | | |

DOOR WINDOW NOTES:

- 1.) WINDOWS EMERGENCY EGRESS TO COMPLY WITH IRC SECTION R310.2.1.
- 2.) WINDOWS ARE TO COMPLY WITH IRC TABLE 402.1.1
- 3.) DESIGN PRESSURE RATING IN ACCORDANCE WITH IRC SECTION 609.2.
- 4.) GLAZING IN DOORS TO BE TEMPERED.

| DOOR SCHEDULE | | | |
|---------------|-------------------|-------------------------|------------|
| DOOR NO. | SIZE | DESCRIPTION | MATERIAL |
| 1 | 3'-0" X 6'-8" | HALF LITE EXTERIOR DOOR | METAL CLAD |
| 2 | 2'-6" X 6'-8" | INTERIOR DOOR | WOOD |
| 3 | (2) 2'-6" X 6'-8" | DOUBLE INTERIOR DOOR | WOOD |
| 4 | 2'-8" X 6'-8" | INTERIOR DOOR | WOOD |
| 5 | 2'-6" X 6'-8" | INTERIOR POCKET DOOR | WOOD |
| 6 | 2'-8" X 6'-8" | INTERIOR POCKET DOOR | WOOD |
| 7 | (2) 2'-0" X 6'-8" | DOUBLE INTERIOR DOOR | WOOD |
| | | | |
| | | | |



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

396 SQ FT (LIVING)

204 SQ FT (GARAGE)

9'-1 1/8" HIGH CEILINGS THROUGHOUT UNLESS NOTED OTHERWISE

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 Since 1949

Head Office: Highway 16 West & RR 15
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 www.nlc.ca

PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET,
 BLUFFTON, SC

SIZE: 1200 SQ FT

DRAWN BY: KJC 02/25/2025

5 OF 11

ATTACHMENT 3

APPROVED FINAL COFA-HD
 Town of Bluffton - Historic Preservation Commission
 COFA-03-25-019657
 Approval Date: 11/06/2025
Charlotta Moore

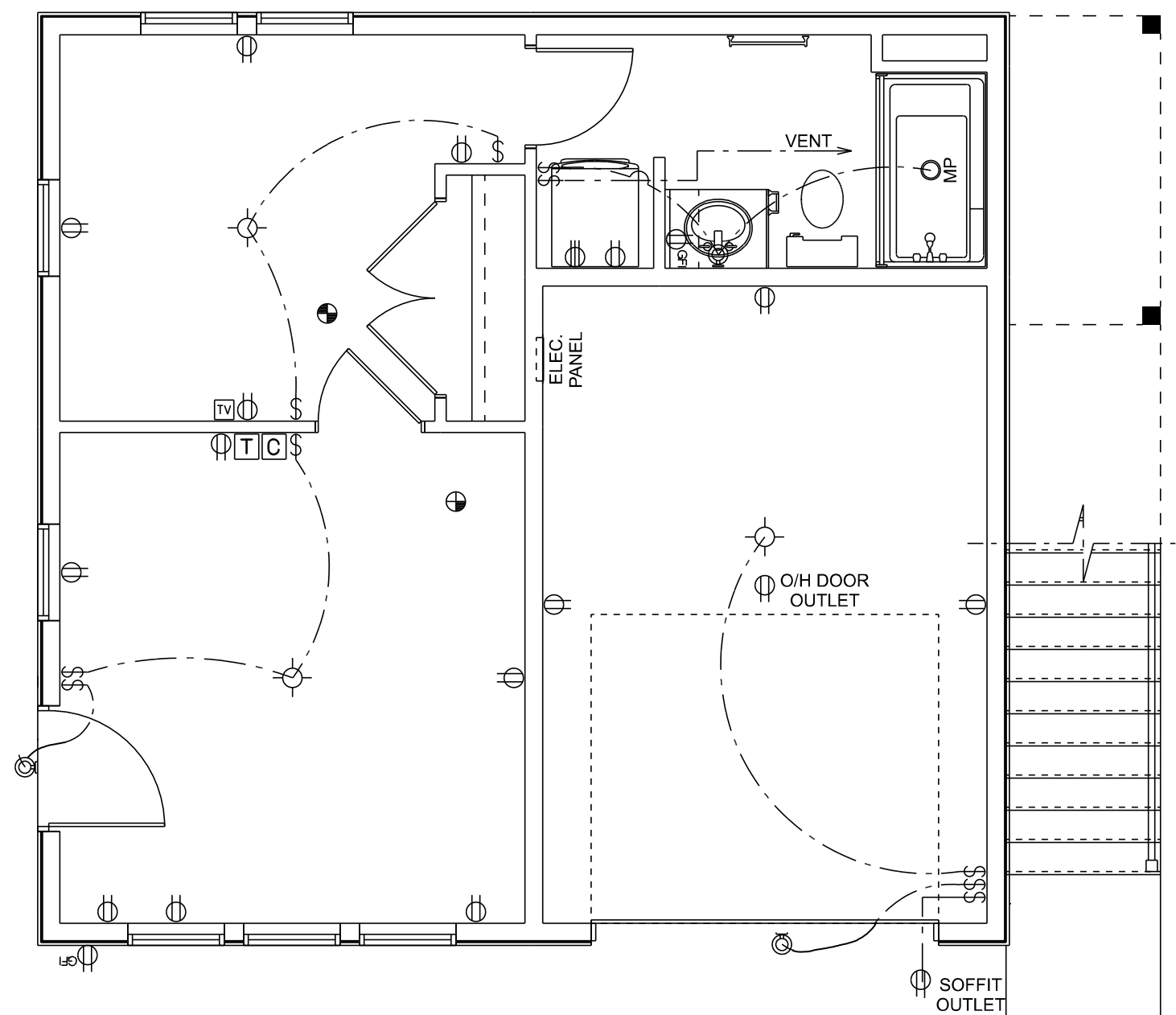
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| ELECTRICAL LEGEND | |
|---------------------|---------------------------|
| ELECTRICAL | SYMBOL |
| Door Chime | C |
| Electrical Panel | [Panel Symbol] |
| Light | [Light Symbol] |
| Outlet | [Outlet Symbol] |
| Outlet 220V | [220V Outlet Symbol] |
| Outlet GFI | [GFI Outlet Symbol] |
| Pot Light | [Pot Light Symbol] |
| Smoke & CO Detector | [Detector Symbol] |
| Smoke Detector | [Smoke Detector Symbol] |
| Switch | \$ |
| TV Outlet | TV |
| Thermostat | T |
| Wall Mount Light | [Wall Mount Light Symbol] |

ELECTRICAL LAYOUT
 SCALE: 1/4" = 1'-0"

ELECTRICAL LAYOUT SHOWN IS TO BE USED AS A GUIDE ONLY AND MAY BE ADJUSTED ON SITE AS REQUIRED.



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PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET,
 BLUFFTON, SC

SIZE: 1200 SQ FT

DRAWN BY: KJC 02/25/2025

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ATTACHMENT 3

APPROVED FINAL COFA-HD
 Town of Bluffton - Historic Preservation Commission
 COFA-03-25-019657
 Approval Date: 11/06/2025
Charlotta Moore

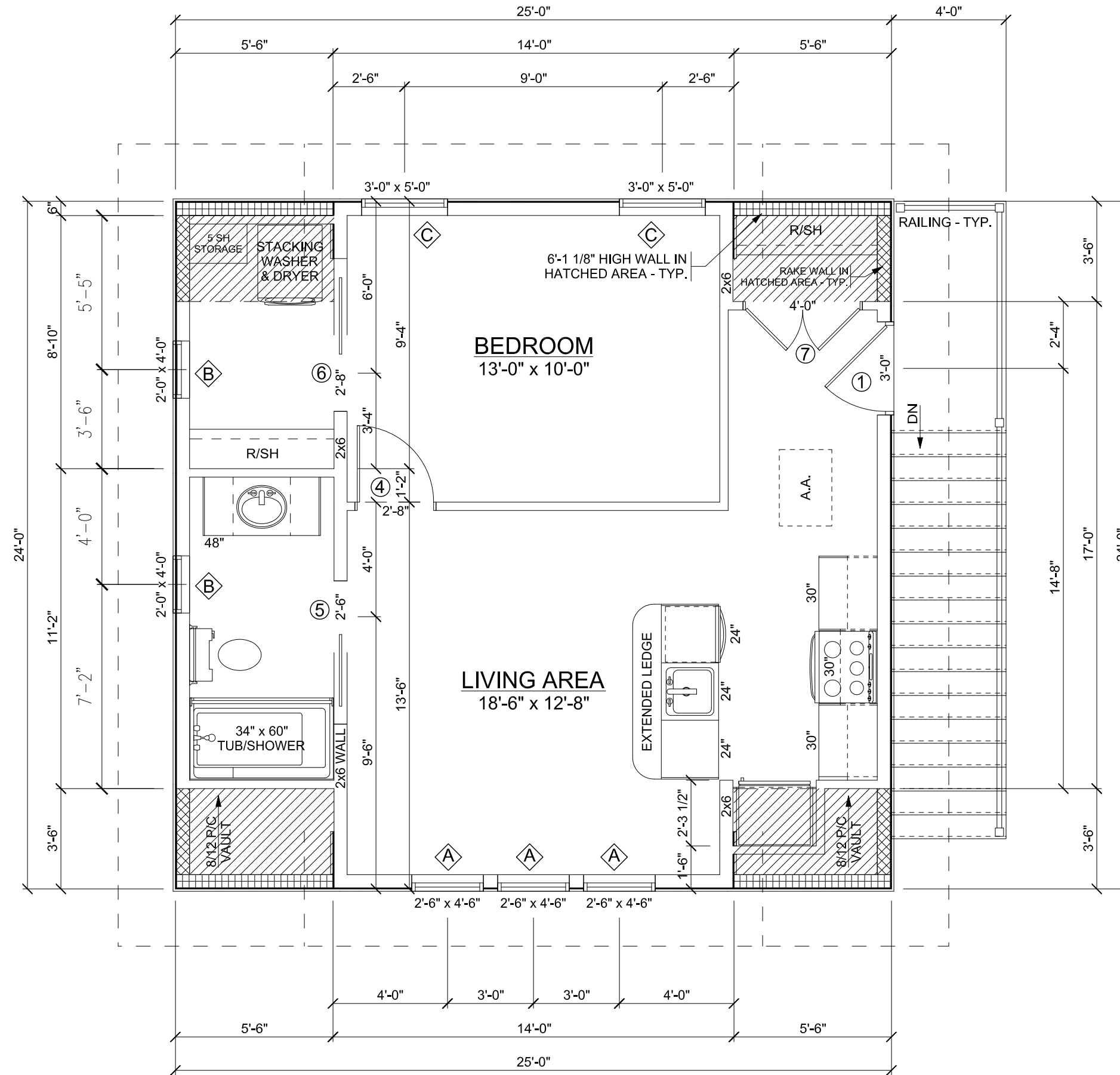
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SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

600 SQ FT

8'-1 1/8" HIGH CEILINGS THROUGHOUT UNLESS NOTED OTHERWISE



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PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET,
 BLUFFTON, SC

SIZE: 1200 SQ FT

DRAWN BY: KJC 02/25/2025

7 OF 11

ATTACHMENT 3

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 Town of Bluffton - Historic Preservation Commission
 COFA-03-25-019657
 Approval Date: 11/06/2025
Cynthia Moore

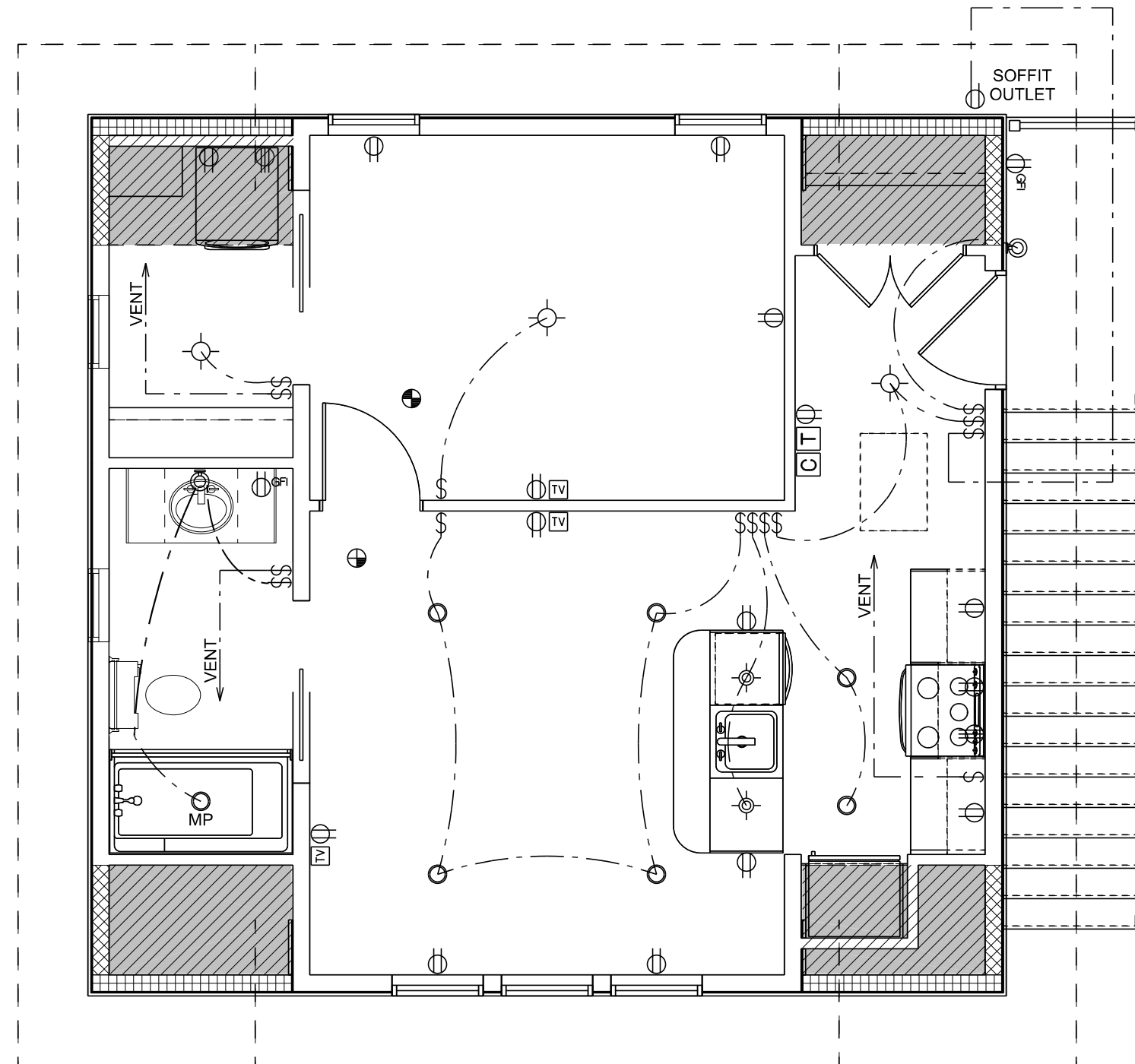
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| ELECTRICAL LEGEND | |
|---------------------|--------|
| ELECTRICAL | SYMBOL |
| Door Chime | |
| Light | |
| Outlet | |
| Outlet 220V | |
| Outlet GFI | |
| Pendant Light | |
| Pot Light | |
| Smoke & CO Detector | |
| Smoke Detector | |
| Switch | |
| TV Outlet | |
| Thermostat | |
| Wall Mount Light | |

ELECTRICAL LAYOUT

SCALE: 1/4" = 1'-0"

ELECTRICAL LAYOUT SHOWN IS TO BE USED AS A GUIDE ONLY AND MAY BE ADJUSTED ON SITE AS REQUIRED.



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PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET,
 BLUFFTON, SC

SIZE: 1200 SQ FT

DRAWN BY: KJC 02/25/2025

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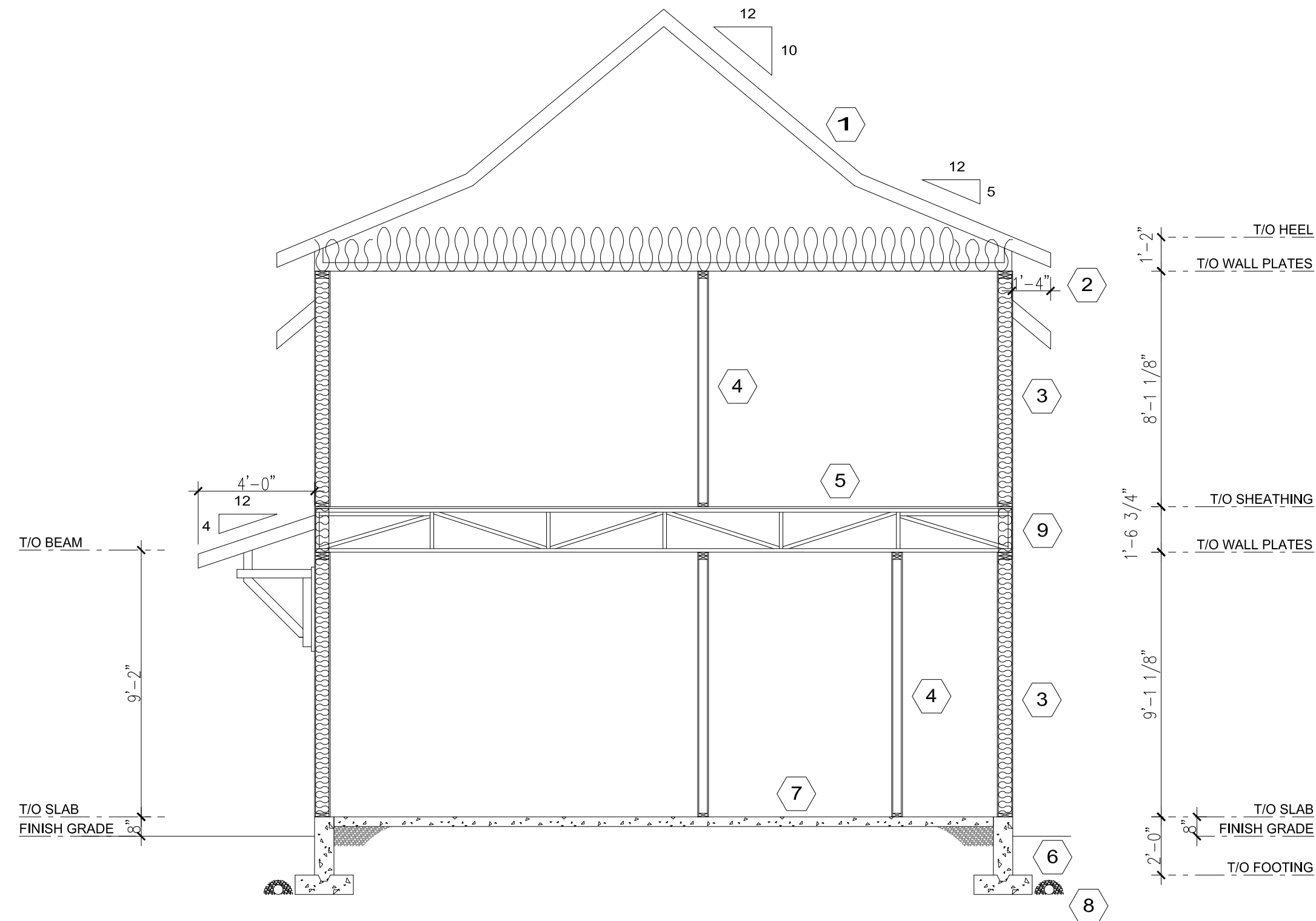
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BUILDING SECTION A
SCALE: 1/4" = 1'-0"

- | | |
|--|--|
| <p>1 ROOF SYSTEM METAL ROOFING SYNTHETIC MEMBRANE ROOF UNDERLAYMENT OVER ENTIRE ROOF 5/8" PLYWOOD ROOF SHEATHING c/w H-CLIPS PRE-ENGINEERED TRUSSES @ 24" o.c. TRUSS BRACING AS PER MANUFACTURERS RECOMMENDATIONS R40 FIBREGLASS BATT INSULATION INSULATION STOPS AT EAVES 6 mil POLY V.B. 5/8" CD DRYWALL</p> | <p>5 FLOOR SYSTEM FINISHED FLOORING 3/8" OVERLAY (OPTIONAL) 3/4" T & G FIR PLYWOOD FLOOR SHEATHING 18" FLOOR TRUSSES @ 16.0" o.c. 5/8" CD DRYWALL</p> |
| <p>2 EAVES 2x6 EXPOSED TAILS (NO SOFFIT OR FASCIA)</p> | <p>6 FOUNDATION WALL DAMP-PROOF EXTERIOR BELOW GRADE PARGING ABOVE GRADE CONCRETE FOUNDATION WALL (SIZE AND REINFORCING BY P. ENG.) on CONTINUOUS CONCRETE FOOTING (SIZE AND REINFORCING BY P. ENG.)</p> |
| <p>3 EXTERIOR WALL EXTERIOR FINISH AS PER ELEVATIONS BUILDING PAPER or HOUSEWRAP 7/16" OSB WALL SHEATHING 2x6 STUDS @ 16" o.c. U.N.O. R22 FIBREGLASS BATT INSULATION 6 mil POLY V.B. 1/2" DRYWALL</p> | <p>7 SLAB FLOOR CONCRETE SLAB ON GRADE (DESIGN BY OTHERS) 6 mil POLY MOISTURE BARRIER 8" MIN CRUSHED ROCK</p> |
| <p>4 INTERIOR WALL 1/2" DRYWALL 2x4 STUDS U.N.O. @ 16" o.c. 1/2" DRYWALL</p> | <p>8 WEEPING TILE 4" DIA. SOCKED WEEPING TILE IN 6" CRUSHED STONE (CLEAR) CONNECTED TO SUMP PUMP OR STORM DRAIN AS REQUIRED (SLOPE EXCAVATION TO SUMP)</p> |
| | <p>9 RIM JOIST INSULATION SPRAYFOAM INSULATION c/w FIREGUARD IN ALL PERIMETER JOIST SPACES. CONTRACTOR TO ENSURE CONTINUITY OF INSULATION & AVB REQUIREMENTS ARE MET.</p> |



Head Office: Highway 16 West & RR 15
Mail: 6609-44 St., Lloydminster, AB T9V 2X1
www.nlc.ca

PROJECT: HARRIS & BARBINA GARAGE

NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET,
BLUFFTON, SC

SIZE: 1200 SQ FT

DRAWN BY: KJC 02/25/2025

9 OF 11

ATTACHMENT 3

APPROVED FINAL COFA-HD
 Town of Bluffton - Historic Preservation Commission
 COFA-03-25-019657
 Approval Date: 11/06/2025
Charlotte Moore

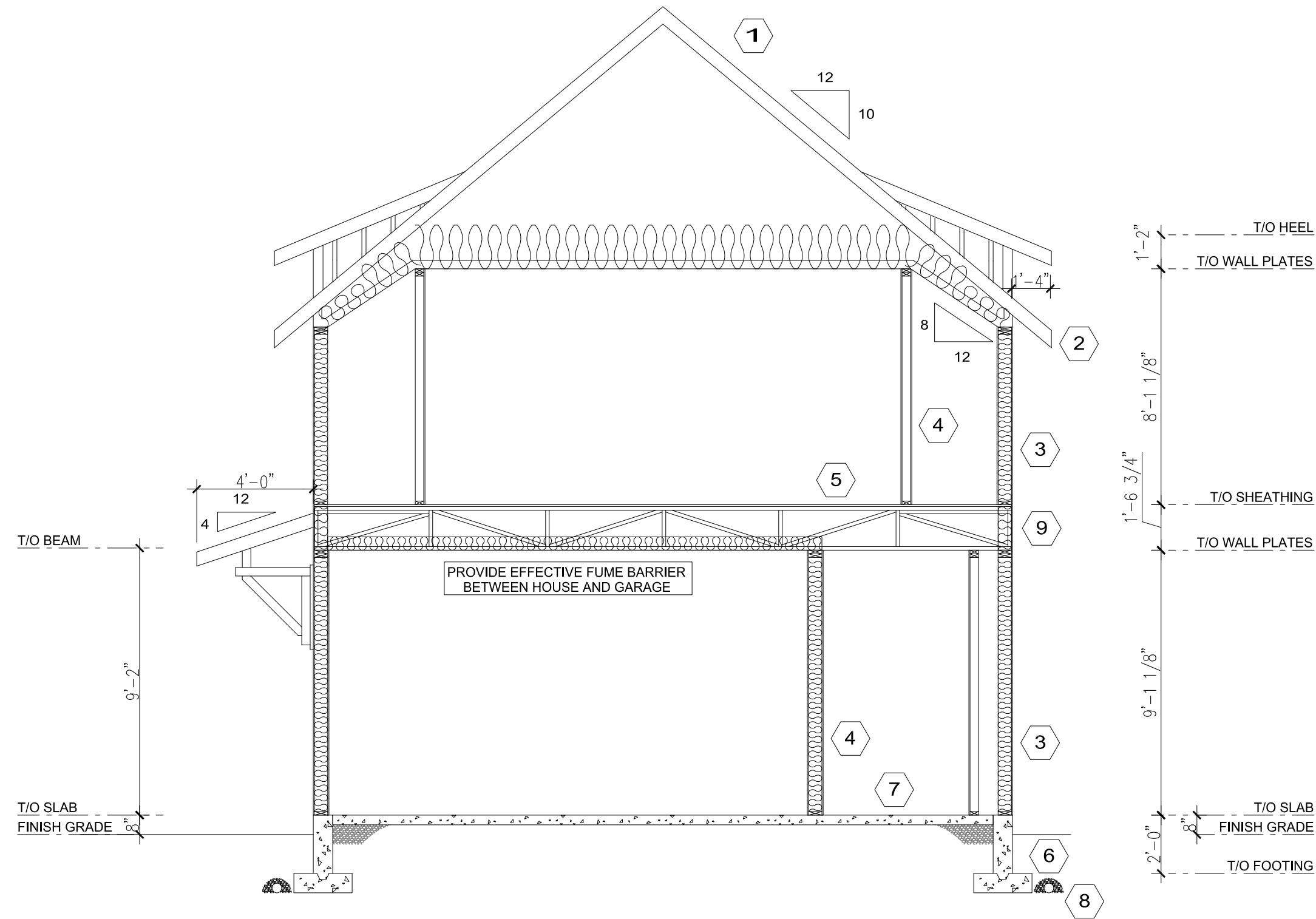
| REVISION | DATE | Section VII, Item #1. |
|-------------|------------|-----------------------|
| REVISION #1 | 12/12/2024 | KJC |
| REVISION #2 | 12/18/2024 | KJC |
| REVISION #3 | 12/21/2024 | KJC |
| REVISION #4 | 01/08/2025 | KJC |
| REVISION #5 | 01/14/2025 | KJC |
| REVISION #6 | 01/19/2025 | KJC |
| REVISION #7 | 01/28/2025 | KJC |
| REVISION #8 | 02/05/2025 | KJC |
| REVISION #9 | 02/08/2025 | KJC |

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ALL CONSTRUCTION TO MEET OR EXCEED ALL LOCAL AND NATIONAL BUILDING CODES.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SPECIFICATIONS AND METHODS OF CONSTRUCTION.

DO NOT SCALE DRAWINGS. REPORT ANY ERRORS OR OMISSIONS TO OWNER BEFORE PROCEEDING.



BUILDING SECTION B
 SCALE: 1/4" = 1'-0"



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 www.nlc.ca

PROJECT: HARRIS & BARBINA GARAGE

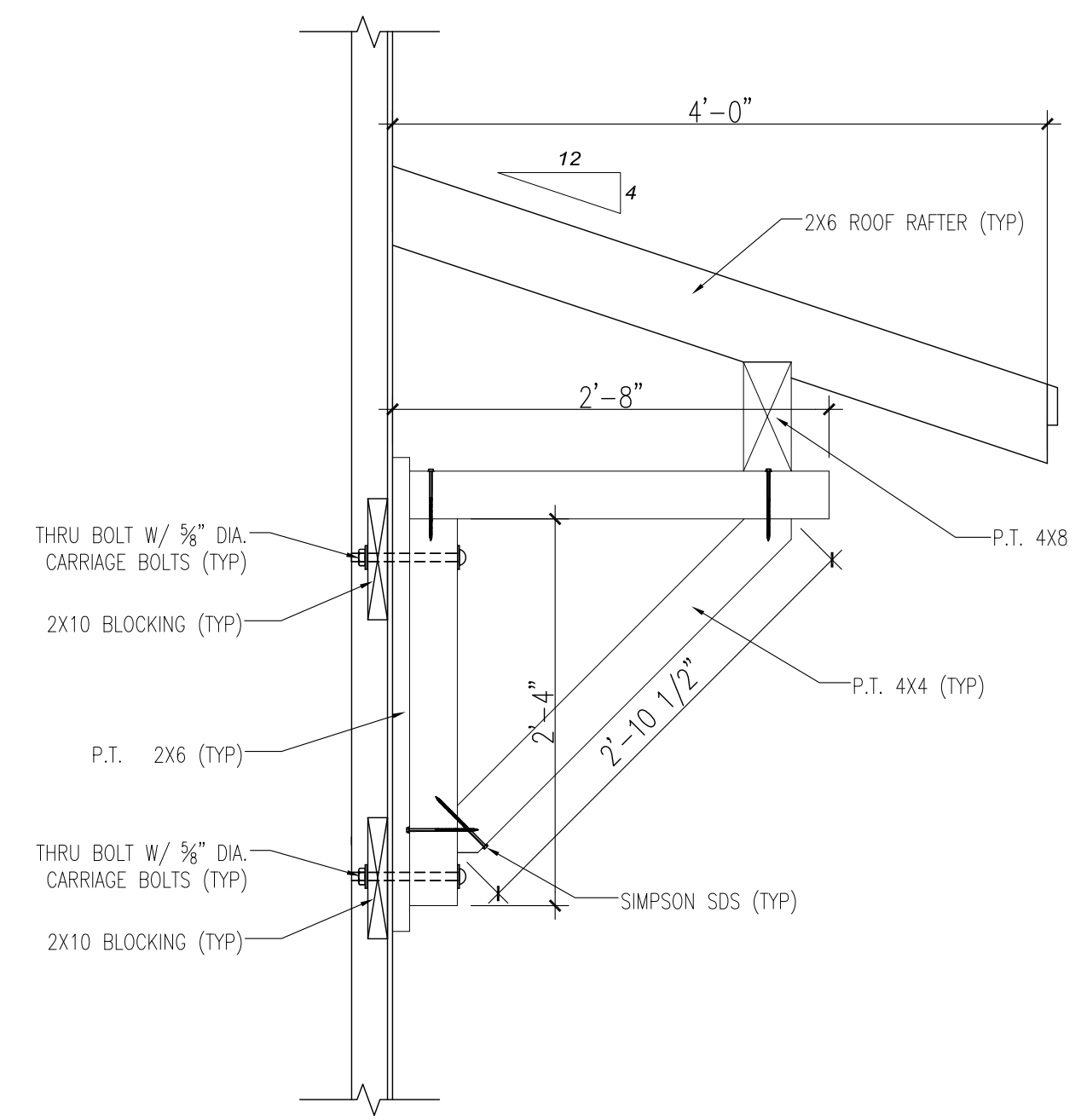
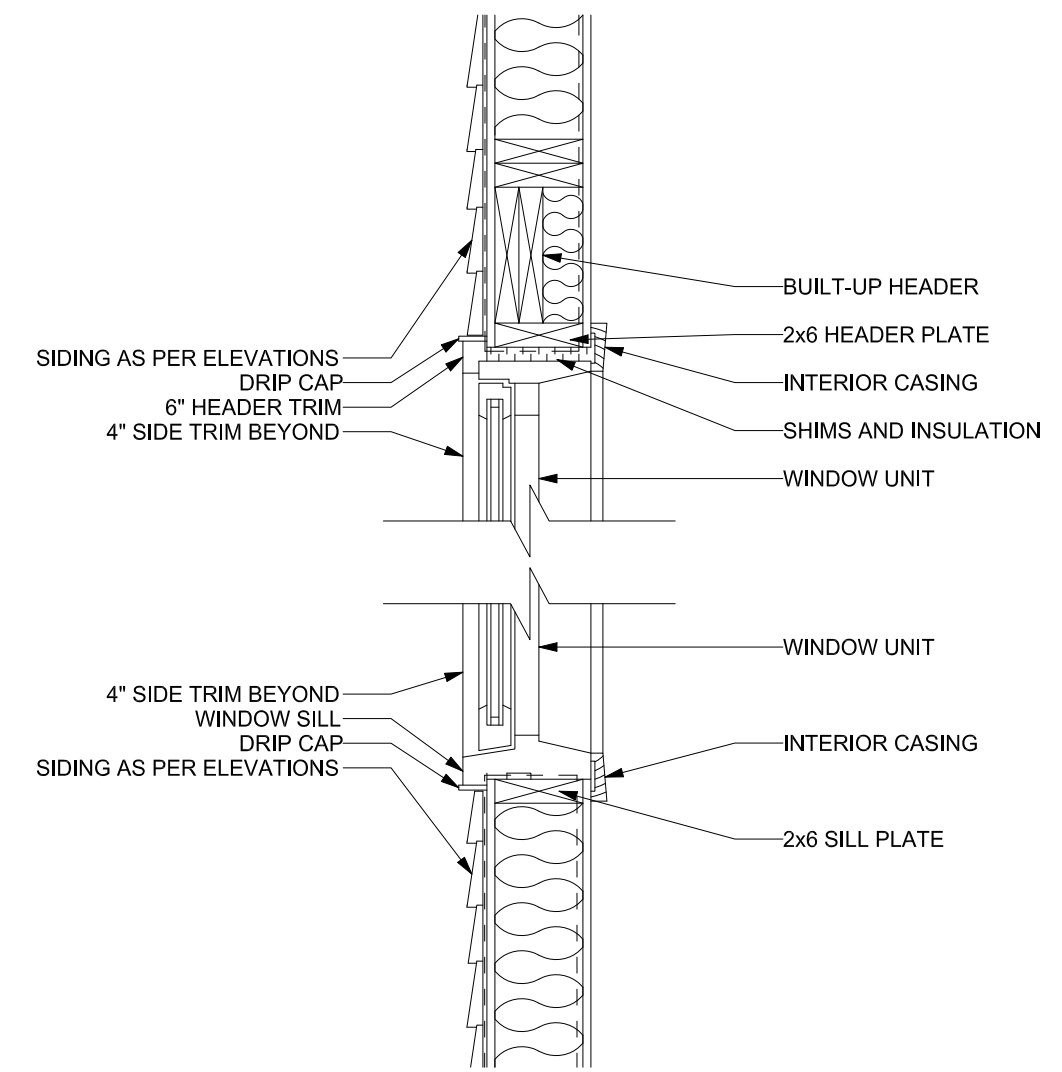
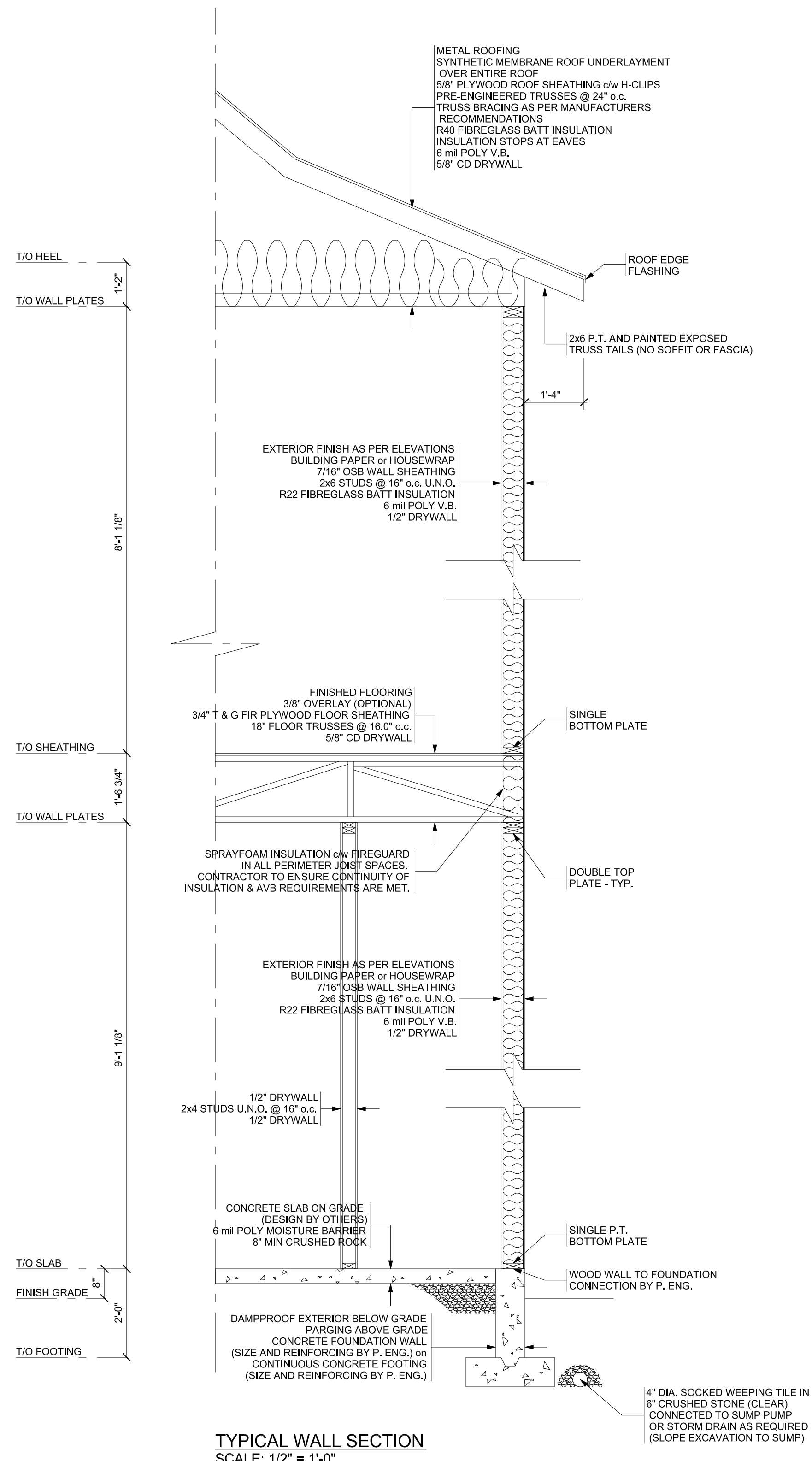
NH PROJECT No.: M0660

LOCATION: 36 WHARF STREET,
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SIZE: 1200 SQ FT

DRAWN BY: KJC 02/25/2025

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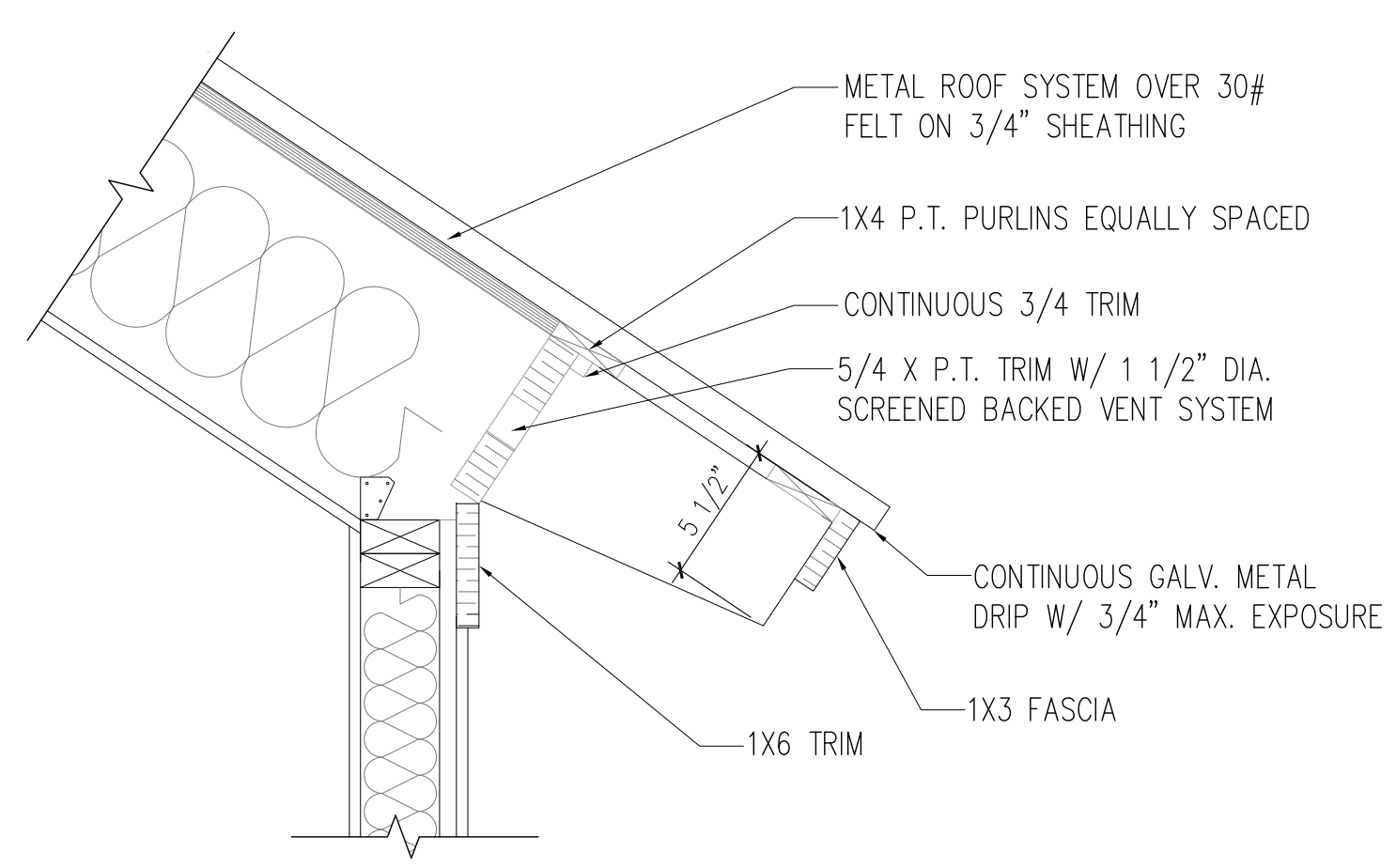
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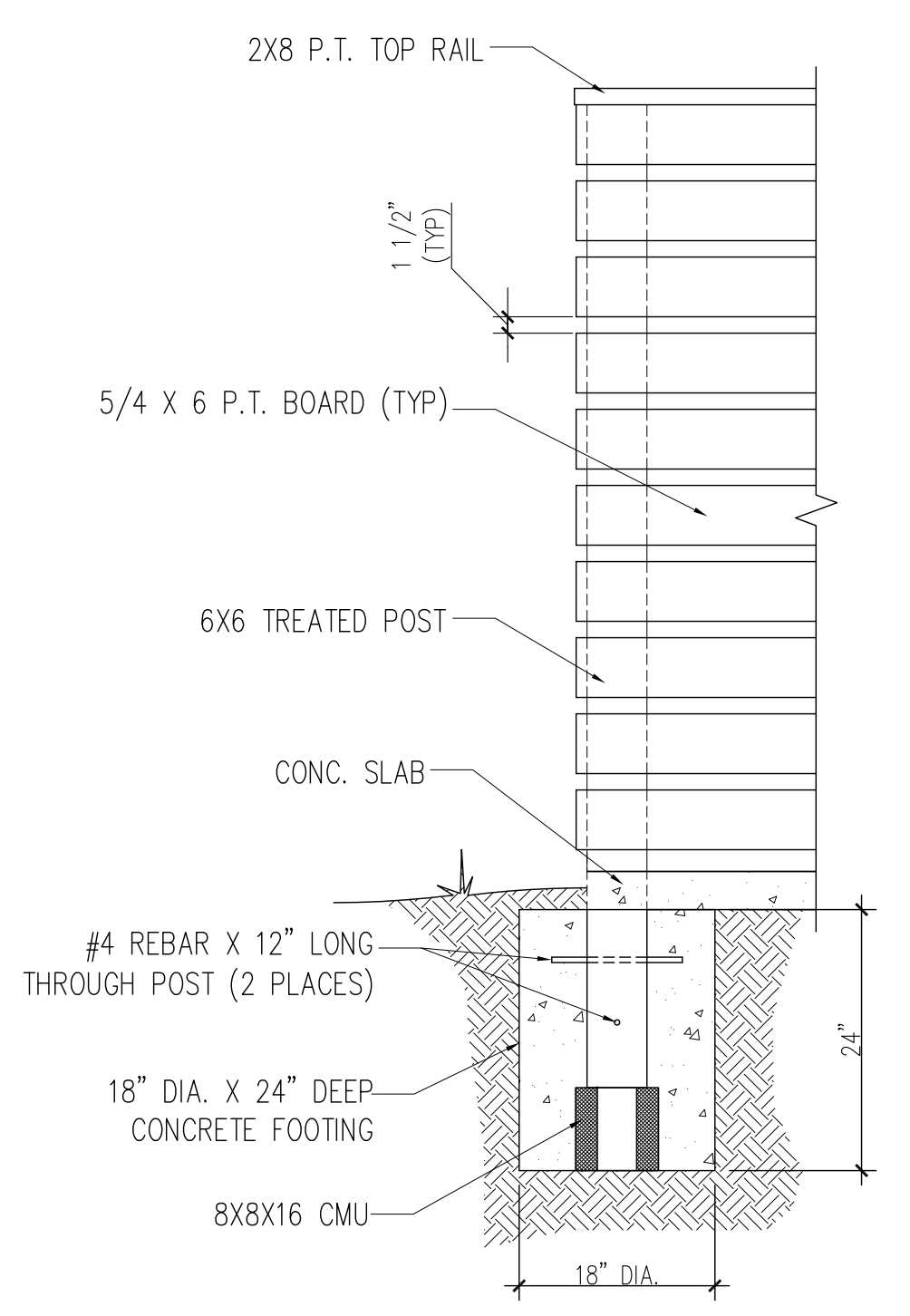
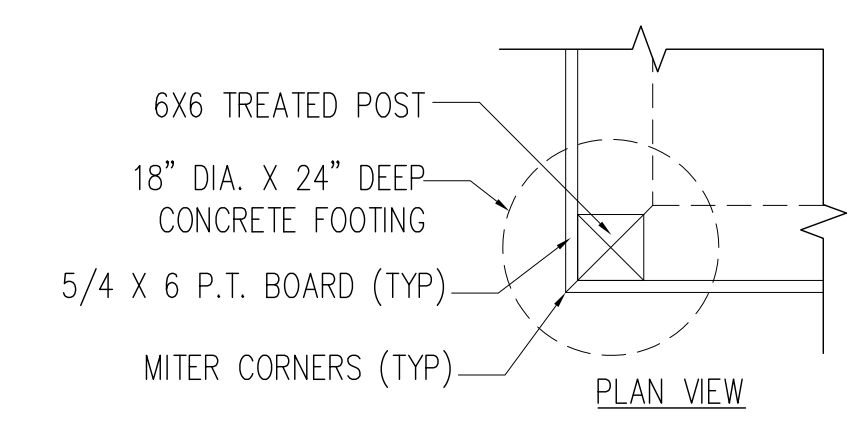
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| | |
|--|------------|
| PROJECT: HARRIS & BARBINA GARAGE | |
| NH PROJECT No.: M0660 | |
| LOCATION: 36 WHARF STREET, BLUFFTON, SC | |
| SIZE: 1200 SQ FT | 11 OF 11 |
| DRAWN BY: KJC | 02/25/2025 |

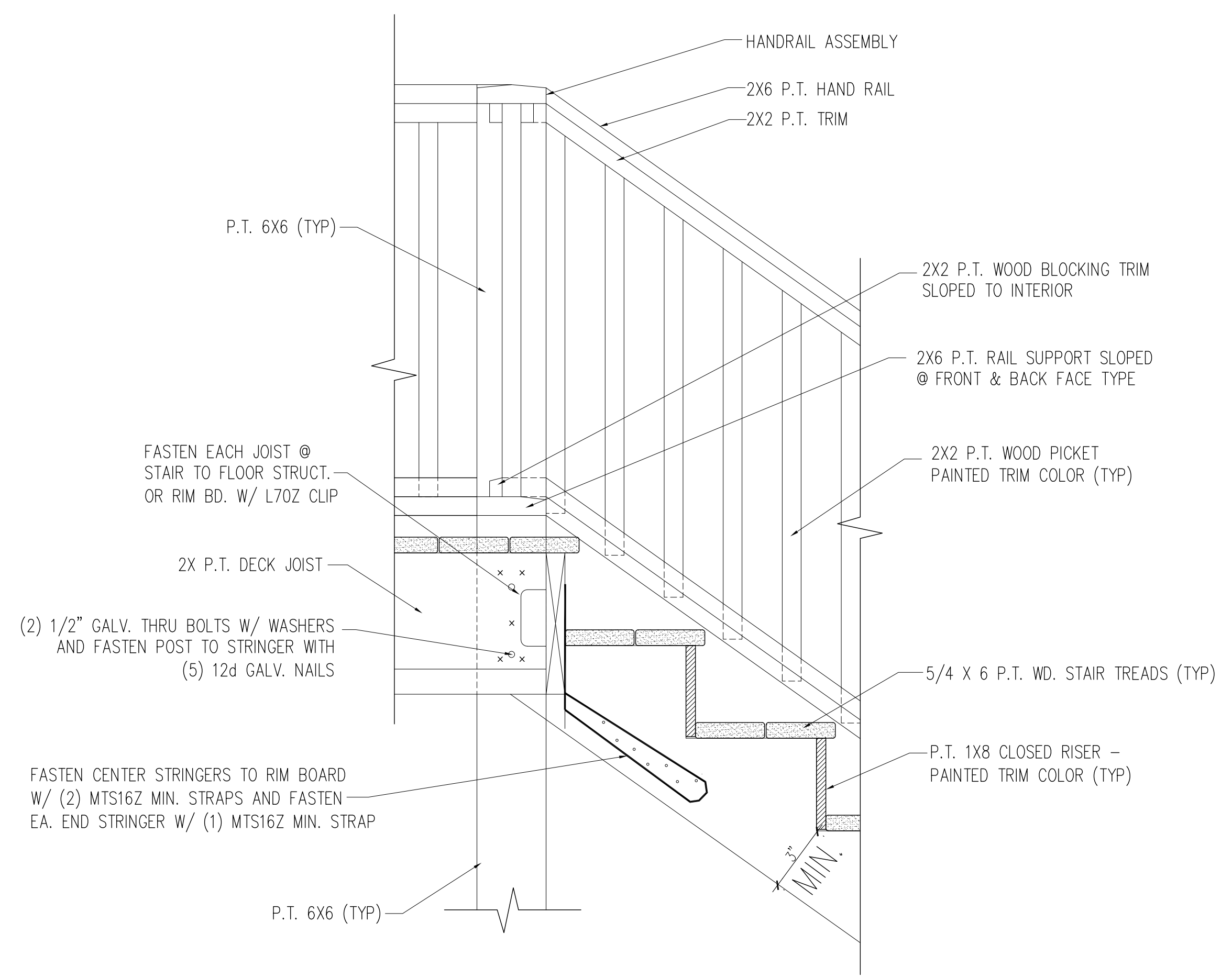
APPROVED FINAL COFA-HD
 Town of Bluffton - Historic Preservation Commission
 COFA-03-25-019657
 Approval Date: 11/06/2025
Charles Moore



NOTE: ALL EAVE AND TRIM DETAILS TO MATCH EXISTING HOUSE
TYPICAL EAVE DETAIL
 1 1/2" = 1'-0"



SERVICE YARD DETAIL
 3/4" = 1'-0"



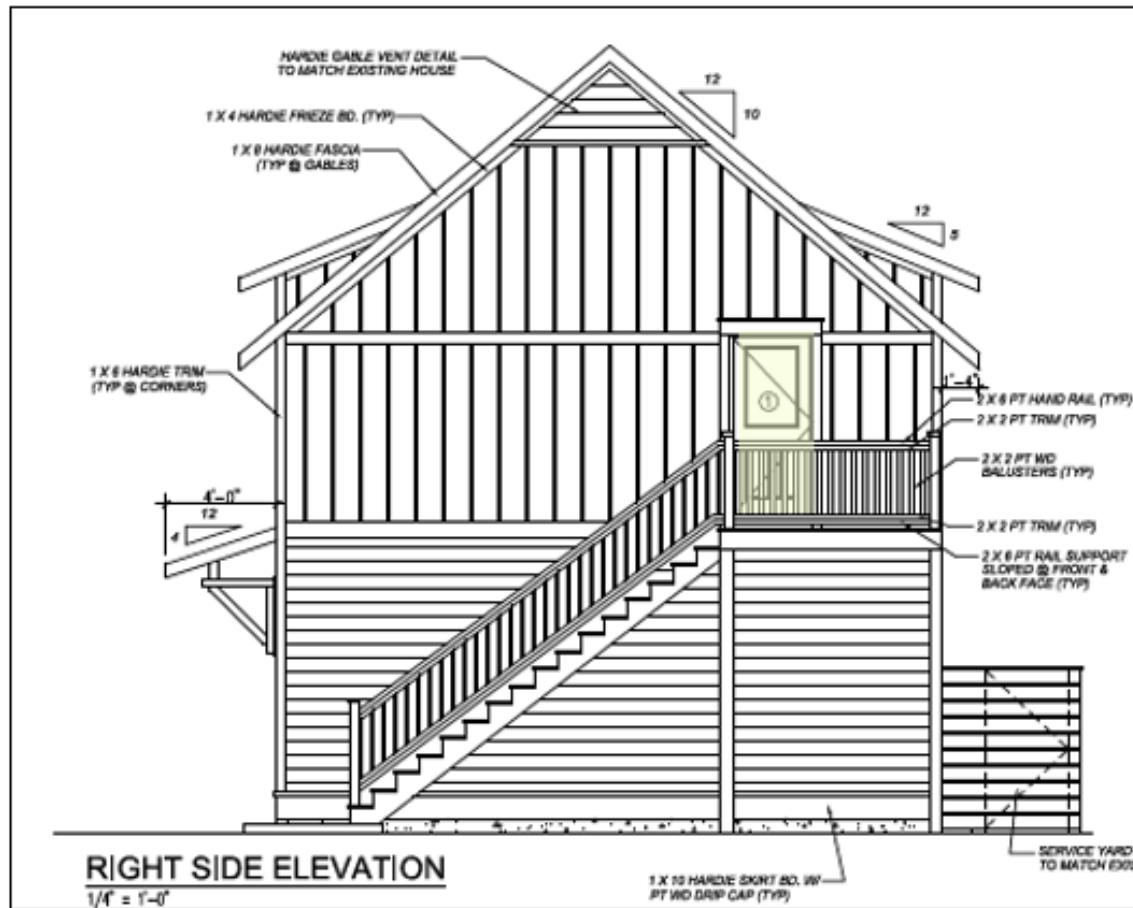
STAIR DETAIL
 1 1/2" = 1'-0"

| | |
|---|-------------|
| PROJECT: HARRIS & BARBINA GARAGE | |
| NH PROJECT No.: M0660 | |
| LOCATION: 36 WHARF STREET, BLUFFTON, SC | |
| SIZE: 1200 SQ FT | SHEET |
| DRAWN BY: MM | 10/20/25 12 |

Left Elevation



Right Elevation



Garage Man Door



Second Story Door





MEMORANDUM

TO: Historic Preservation Commissioners
FROM: Town of Bluffton Growth Management Staff
RE: Site Feature Permits from May 17, 2026, to June 16, 2026
DATE: July 1, 2026

SUMMARY: Town Staff will be updating the Historic Preservation Commission (HPC) monthly on all site feature permits that have been applied for, approved, denied, withdrawn, put on hold, or issued. These permits are reviewed at Staff level.

| Address | Description of Application | Staff | Status |
|----------------------------|---------------------------------|---------------|----------|
| 32 Lawrence St | Repairs to rotten wood on house | Caroline Luke | Approved |
| 1276 May River Rd Unit 100 | Dillard Jones signage | Caroline Luke | Approved |
| 1260 May River Rd | Greenhouse Signage | Caroline Luke | Applied |