

Historic Preservation Commission Meeting

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

October 01, 2025

I. CALL TO ORDER

Chairman Goodwin called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairman Evan Goodwin

Vice Chairman Joe DePauw

Commissioner Carletha Frazier

Commissioner Jim Hess

Commissioner Tim Probst

Commissioner Lisa Sulka

ABSENT

Commissioner Debbie Wunder

III. ADOPTION OF MINUTES

1. September 3, 2025 Minutes

Commissioner Sulka made a motion to adopt the minutes as written.

Seconded by Vice Chairman DePauw.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Hess, Commissioner Probst, Commissioner Sulka

All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

- 36 Wharf Street:** A request by Jamie Guscio (Kingfisher Construction), Applicant, on behalf of Kathy Barbina and Tim Harris, Owners, for approval of a Certificate of Appropriateness-HD to allow the construction of a new 2-story Carriage House of 1200 square feet. The property is in Old Town Bluffton Historic District, and zoned Neighborhood General-HD (NG-HD). (COFA-03-25-019657) (Staff - Charlotte Moore)

Staff presented. The applicant was present. The commissioners discussed the column spacing on the front elevation. There was discussion regarding the overhang of the roof on the side of the house. The Commission asked for clarification on the details missing from the submission. There were questions regarding the material being used in the exposed portion of the wall section.

Vice Chairman DePauw made a motion to approve the application with the following conditions:

1. Correct the porch foundation and design the porch columns to be no farther apart than they are tall and to not overhang the porch foundation (UDO Sec. 5.15.6.H.). The spacing of the columns is to be modified by doubling the columns in the center of the bay, and by moving the outside columns inward. Window and doors are to be recentered in the bays.
2. Provide a door and window schedule on the plans.
3. Show that a minimum of 75% tree canopy coverage at maturity will be provided for the entire lot, not to include roofs (UDO Sec.5.3.3.G.1.).
4. Provide details for the porch, eave, beam, foundation, service yard, stair and railings to show compliance with the UDO.
5. Show the lower bearing of the main roof.

Seconded by Commissioner Sulka.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Hess, Commissioner Probst, Commissioner Sulka

All were in favor and the motion passed.

VI. NEW BUSINESS

1. **5 Lawton Street:** A request by Ansley Manuel (Manuel Studio), Applicant, on behalf James W. Jeffcoat Revocable Trust (Owner), for approval of a Certificate of Appropriateness-Historic District to allow construction of a detached Carriage House of approximately 1,180 SF located at 5 Lawton Street. The property is located in the Old Town Historic District and is zoned Neighborhood Center-Historic District (NC-HD). (COFA-09-25-019856)(Staff - Charlotte Moore)

Staff presented. The applicant was present. The Commission asked for the height of main building to compare to the carriage house structure. They asked for clarification on the difference in design details between the existing structure and the proposed. There was discussion regarding the window spacing on the east elevation.

Commissioner Sulka made a motion to approve the application with the following conditions and determinations:

1. A Site-Feature-HD permit will be required for future signage (UDO Sec. 3.19 and Sec. 5.15.6.Q.)
2. Change the lap siding to board and batten for better consistency with the main structure.
3. The cove moulding with PVC material is an acceptable alternative material .
4. The windows in the east elevation are appropriate as proposed.

Seconded by Commissioner Frazier.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Hess, Commissioner Probst, Commissioner Sulka

All were in favor and the motion passed.

VII. DISCUSSION

1. Historic District Monthly Update. (Staff)

Staff presented. The Commission did not have any questions about the report submitted

VIII. ADJOURNMENT

Commissioner Sulka made a motion to adjourn.

Seconded by Commissioner Frazier.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Hess, Commissioner Probst, Commissioner Sulka

All were in favor and the motion passed. The meeting adjourned at 6:55 pm.