

Historic Preservation Commission Meeting

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

March 05, 2025

I. CALL TO ORDER

Vice Chairman DePauw called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Vice Chairman Joe DePauw
Commissioner Carletha Frazier
Commissioner Tim Probst
Commissioner Debbie Wunder

ABSENT

Chairman Evan Goodwin
Commissioner Jim Hess

III. ADOPTION OF MINUTES

1. February 5, 2025 Minutes

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

Seconded by Commissioner Frazier.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst,
Commissioner Wunder

All were in favor and the motion passed.

IV. PUBLIC COMMENT

Bruce Trimbur, 5788 Yaupon Rd, Bluffton - Mr. Trimbur introduced himself to the Commission as the interim Executive Director of the Historic Bluffton foundation and expressed his support of the project being proposed at the Allen Lockwood House.

V. OLD BUSINESS

VI. NEW BUSINESS

- Certificate of Appropriateness:** A request by Tony Crosetto (Tony Quality Trades), on behalf of owner, Steve Thomas, for review of a Certificate of Appropriateness – Historic District to allow the rehabilitation of a 1,930 SF single-family residence (Tax Parcel R610-039-00A-0116-0000) in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD. The structure, known as the “Allen Lockwood House,” was included in the Bluffton Historic District, listed in the National Register of Historic Places in 1996 and designated as a Contributing Resource to the Old Town Bluffton Historic District in 2008. (COFA-02-25-019582)(Staff - Glen Umberger)

Staff presented. The Commission had no questions for staff or the applicant.

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

1. Per Unified Development Ordinance (UDO) Sec. 5.15.5.F.10.c., additional information must be provided to confirm location of service yard and to ensure that the height of the service yard enclosure shall be sufficient to screen equipment from public vantages and that it does not exceed six (6) feet in height; and,
2. Per UDO Sec. 3.19, any new parking lots/driveways, sidewalks, landscaping, and lighting site elements have not been reviewed as part of this COFA, and future review will be required should work be proposed beyond the scope of this COFA.

Seconded by Commissioner Frazier.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst, Commissioner Wunder

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 Frazier made a motion to adjourn.

Commissioner Wunder.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst, Commissioner Wunder

All were in favor and the motion passed. The meeting adjourned at 6:11 pm.