

Historic Preservation Commission Meeting

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

November 05, 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 Tim Probst

Commissioner Debbie Wunder

Commissioner Lisa Sulka

ABSENT

Commissioner Jim Hess

III. ADOPTION OF MINUTES

1. October 10, 2025 Minutes

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

Seconded by Commissioner Sulka.

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

All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

- 54 Stock Farm Road:** A request by Amanda Denmark (Pearce Scott Architects), Applicant, on behalf of Erik and Paige Blechinger, Owners, for approval of a Certificate of Appropriateness-Historic District, to allow construction of a 1.5-story Main Residence (an Additional Building Type) of approximately 3,008 SF and a 1-story detached Carriage House of approximately 602 SF located at 54 Stock Farm Road. The property is in Old Town Historic District and zoned Neighborhood Conservation-Historic District (NCV-HD). (COFA-04-25-019626) (Staff - Charlotte Moore)

Chairman Goodwin recused himself.

Staff presented. The applicant was present. There was discussion regarding the vent detail. The commissioners shared thoughts on the material being used for the railings on the stairs and the chimney cap. The Commission asked for clarification if the gate around the service yard was permitted by the utility company.

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

1. If waste receptacles are not stored in the Carriage House, an additional or expanded service yard will be required.
2. A service yard gate is allowed unless the Town of Bluffton receives documentation from the utility company stating otherwise.
3. Identify the material(s) to be used for all posts and columns, as well as all trim pieces in the porch detail to show compliance with UDO Sec. 5.15.6.H. and UDO Sec. 5.15.6.P.
4. Provide door operations and label exterior doors to match doors provided in the door schedule; the schedule must also be updated to show door materials (UDO Sec. 5.15.6.I.).
5. Provide a detail of the vent(s).
6. For various details (Sheets A501 and A502), provide applicable missing materials and dimensions, which must be shown to show compliance with applicable UDO Sections, including UDO Sections 5.15.6.N., O. and P.
7. A Tree Permit will be required to remove trees that are 14 or more inches in diameter at breast height (UDO Sec. 3.22.2.B.3.)

And determinations:

1. The powder-coated metal handrails are accepted.
2. The chimney cap design is accepted but the cap must be concrete instead of brick.
3. The Landscape Plan is accepted as submitted.

Seconded by Commissioner Frazier.

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

All were in favor and the motion passed.

- 2. 36 Wharf Street:** A request by Jamie Guscio (Kingfisher Construction), Applicant, on behalf of Kathy Barbina and Tim Harris, Owners, for approval of an amended 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)

Chairman Goodwin returned to the dais.

Staff present. The applicant was present. The commission asked for clarification on the height of the structure compared to what was previously approved. There was discussion regarding the front elevation and if the roof over the garage should be extended to fit across the whole elevation. The commissioners questioned the bracket detail and what material is being used for the soffit.

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

1. The band between the board and batten siding and horizontal lap siding is to be raised to just above the bracketed roof. The brackets must be moved within six inches of the wall, the diagonal shortened, and the top part of the bracket must be 4x6.
2. Identify door and window materials in the door and window schedules.
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.).

Seconded by Commissioner Sulka.

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

All were in favor and the motion passed.

3. Adoption of 2026 Historic Preservation Commission Meeting Dates: (Staff - Charlotte Moore)

Commissioner Sulka made a motion to adopt the 2026 Historic Preservation Commission meeting dates.

Seconded by Commissioner Frazier.

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

All were in favor and the motion passed.

4. Adoption of 2026 Historic Preservation Review Committee Meeting Dates: (Staff - Charlotte Moore)

Commissioner Sulka made a motion to adopt the 2026 Historic Preservation Review Committee meeting dates.

Seconded by Commissioner Frazier.

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

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.

VIII. ADJOURNMENT

Commissioner Sulka made a motion to adjourn.

Seconded by Commissioner Frazier.

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

All were in favor and the motion passed. The meeting adjourned at 6:54pm.