



Historic Preservation Commission Meeting

Wednesday, August 05, 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.](#) July 1, 2026 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. DISCUSSION

1. Discussion Regarding Renaming of Certain Contributing Resources Based on 2025 Historic Resource Survey (Staff - Glen Umberger)
2. Discussion Regarding Window Regulations in Old Town Historic District (Staff - Charlotte Moore)

[3.](#) Historic District Monthly Update. (Staff)

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, September 2, 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

July 01, 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 Lisa Sulka

ABSENT

Commissioner Debbie Wunder
Commissioner Michael Sutcliffe

III. ADOPTION OF MINUTES

1. June 3, 2026 Minutes

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

Seconded by Vice Chair Frazier.

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

All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

- 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)

Staff presented. The applicant was present. The commissioners discussed the previously approved doors, and the reasoning behind the new ones being proposed. Additional discussion addressed the proposed installation of a door in a new location, as well as the materials specified for the proposed doors.

Chairman DePauw made a motion to deny the application as submitted.

Seconded by Commissioner Sulka.

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

Vice Chair Frazier made a motion to adjourn.

Seconded by Commissioner Sulka.

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

All were in favor and the motion passed. The meeting adjourned at 6:24pm.



MEMORANDUM

TO: Historic Preservation Commissioners

FROM: Town of Bluffton Growth Management Staff

RE: Site Feature Permits from June 17, 2026, to July 16, 2026

DATE: August 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
1299 May River Rd Unit 101	Selina King & Amanda Lydy Signage	Caroline Luke	Approved
32 Guerrard Ave	Front porch remodel	Charlotte Moore	Revisions Required
45 Calhoun St	Howard Hannah Tate Real Estate Signage	Caroline Luke	Approved
65 Lawrence St	Coast Brokered By Exp Signage	Caroline Luke	Applied
4 Marianna Way Unit 100	Trusted Home Buyers Signage	Caroline Luke	Approved
26 Calhoun St	Exterior repairs – HP Grant	Glen Umberger	Applied
16 Roberston St	Siding repairs	Caroline Luke	Applied
94 Calhoun St	Driveway, walk path + fence	Glen Umberger	Applied
20 Calhoun St Unit 204	Bella Coze Home Signage	Caroline Luke	Applied