

Historic Preservation Commission Meeting

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

July 02, 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 Debbie Wunder

Commissioner Lisa Sulka

ABSENT

Commissioner Jim Hess

Commissioner Tim Probst

III. ADOPTION OF MINUTES

1. June 11, 2025 Minutes

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

Seconded by Commissioner Frazier.

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

All were in favor and the motion passed.

IV. PUBLIC COMMENT

Nicki Graziani, Historic Bluffton Foundation - Ms. Graziani spoke on behalf of the Historic Bluffton Foundation, in support of the demolition of the structure located at 34 Thomas Heyward St.

V. NEW BUSINESS

There were technical difficulties when staff tried to present the Old Business item, 15 Meriwether Ct.

Commissioner Frazier made a motion to move 89 Bridge Street before Old Business.

Seconded by Commissioner Sulka.

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

All were in favor and the motion passed.

- 89 Bridge Street:** A request by Amanda Denmark (Pearce Scott Architects), on behalf of owners, Jamie and Allyn Oliver, for approval of a Certificate of Appropriateness-Historic District to allow the conversion of an existing single-family residence into a bookstore with an

associated icery located at 89 Bridge Street Old Town Bluffton Historic District and zoned Neighborhood Conservation-Historic District (NCV-HD). (COFA-03-25-019642) (Staff-Sam Barrow)

Chairman Goodwin recused himself.

Staff presented. The applicant was present. The commissioners asked for clarification on the finish being used on the windows.

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

1. Identify window and door finish material to be used to show compliance with UDO Sec. 5.15.6.I.
2. Provide a landscape plan to show the minimum 75% tree canopy lot coverage requirement has been met (UDO 5.3.3.G.1).

Seconded by Commissioner Frazier.

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

All were in favor and the motion passed.

VI. OLD BUSINESS

1. **15 Meriwether Court:** A request by BFL Builders, Owner and Applicant, for approval of a Certificate of Appropriateness-Historic District, to allow construction of a 2-story single-family residence of approximately 1,637SF and an attached 2-story Carriage House of approximately 840SF located at 15 Meriwether Court (Lot 1) in the Landon Oaks Development. The property is in Old Town Historic District and is zoned Neighborhood General-Historic District. (COFA-01-25-019522)(Staff - Charlotte Moore)

Chairman Goodwin returned to the dais.

Staff presented. The applicant was present. The commissioners asked for clarification on trees shown on the survey and if they were on the lot or the adjacent lot. The Commission had questions about the lack of a retaining wall. The commissioners shared their worries over the age of the survey and the information being presented being inaccurate. The Commission also had concerns about the size and mass of the structures in relation to the lot and the surrounding buildings.

The applicant requested to table the item.

Vice Chairman DePauw made a motion to table the item. Seconded by Commissioner Sulka.

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

All were in favor and the motion passed. The item was tabled.

VII. NEW BUSINESS

1. **5 Lawton Street:** A request by Ansley Manuel (Manuel Studio), on behalf of James W. Jeffcoat Revocable Trust, Owner, for the review of a Certificate of Appropriateness-HD (Demolition) to allow the demolition of a non-contributing storage shed located at 5 Lawton Street in Old

Town Bluffton Historic District within the Neighborhood Center - Historic District (ND- HD) zoning district. (COFA-03-25-019646) (Staff - Charlotte Moore)

Staff presented. The applicant was present. The Commission had no questions.

Commissioner Wunder made a motion to approve the application as submitted.

Seconded by Vice Chairman DePauw.

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

All were in favor and the motion passed.

2. **34 Thomas Heyward Street:** A request by Jason Alexander, Applicant and Property Owner, for review of a Certificate of Appropriateness-Historic District (Demolition), to allow the demolition of an existing house located at 34 Thomas Heyward Street (Parcel R610 039 00A 0023 0000) in the Old Town Bluffton Historic District. The house, known as the Nellie and Leroy Brown Cottage, is a Contributing Resource to the Old Town Bluffton Historic District and is zoned Neighborhood Conservation-Historic District (NCV-HD). (COFA-04-25-019719) (Staff- Glen Umberger)

Staff presented. The applicant was present. The Commission questioned if all other alternatives have been considered. The commissioners asked for clarification on what plans the applicant had regarding the property if the structure is demolished. The commissioners stated they would like to see documentation from a restoration contractor to verify there were no other options.

Commissioner Sulka made a motion to postpone a decision by 60 days.

Seconded by Commissioner Wunder.

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

All were in favor and the motion passed. No action was taken.

VIII. DISCUSSION

1. Historic District Monthly Update. (Staff)

Staff reviewed the monthly report. The Commissioners had no questions

IX. ADJOURNMENT

Commissioner Frazier made a motion to adjourn.

Seconded by Commissioner Sulka.

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

All were in favor and motion passed. The meeting adjourned at 7:49pm.