

Historic Preservation Commission Meeting

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

August 05, 2026

I. CALL TO ORDER

Chairman DePauw called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairman Joe DePauw
Commissioner Tim Probst
Commissioner Debbie Wunder
Commissioner Lisa Sulka
Commissioner Michael Sutcliffe

ABSENT

Vice Chair Carletha Frazier
Commissioner Jim Hess

III. ADOPTION OF MINUTES

1. July 1, 2026 Minutes

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

Seconded by Commissioner Probst.

Voting Yea: Chairman DePauw, Commissioner Probst, Commissioner Wunder, Commissioner Sulka, Commissioner Sutcliffe

All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

VII. DISCUSSION

1. Discussion Regarding Renaming of Certain Contributing Resources Based on 2025 Historic Resource Survey (Staff - Glen Umberger)

Staff presented. The commissioners had questions regarding the list being presented to Town Council, including whether any items have been removed from the list, whether the names are based on the original property owner, and whether property owners have been notified of any changes.

2. Discussion Regarding Window Regulations in Old Town Historic District (Staff - Charlotte Moore)

Staff presented. There was discussion regarding simulated divided lite windows, including potential guidelines for muntin dimensions to provide greater depth and visual authenticity.

The commissioners also discussed the use of operable windows versus windows that appear operable. The Commission expressed interest in establishing regulations for window design within the Historic District.

3. 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 Wunder.

Voting Yea: Chairman DePauw, Commissioner Probst, Commissioner Wunder, Commissioner Sulka, Commissioner Sutcliffe

All were in favor and the motion passed. The meeting adjourned at 6:38pm.