

# Historic Preservation Commission Meeting

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

August 14, 2024

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## 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 (6:02pm)

Commissioner Jim Hess

Commissioner Tim Probst

Commissioner Debbie Wunder

### ABSENT

Commissioner Kerri Schmelter

## III. ADOPTION OF MINUTES

### 1. June 5, 2024 Minutes

Commissioner Hess made the motion to adopt the minutes as written.

Seconded by Vice Chairman DePauw.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Hess, Commissioner Probst, Commissioner Wunder

Absent: Commissioner Frazier

All were in favor and the motion passed.

## IV. PUBLIC COMMENT

## V. OLD BUSINESS

## VI. NEW BUSINESS

- Certificate of Appropriateness:** A request by Southern Coastal Homes, on behalf of the Owners Nathalie and Andrew Hintz, for approval of a Certificate of Appropriateness-HD to allow the Construction of a new 1-story Single Family Residential Structure of approximately 1,818 SF and Carriage House of approximately 1,165 SF at 5783 Yaupon Road, Lot 38 in the Stock Farm Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-04-23-017854)(Staff - Katie Peterson)

Staff presented. The applicant was present. The commissioners shared concerns regarding the trees that would be removed and requested more information from an arborist. There was discussion about the lack of information provided regarding window details, foundation details and service yard details. The commissioners expressed they did not feel comfortable

moving forward with the items without having the items in the staff report, along with the items discussed during the meeting addressed. The applicant requested to table to the item.

Commissioner Hess made a motion to table the item.

Seconded by Commissioner Frazier.

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

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 Frazier made the motion to adjourn.

Seconded by Vice Chairman DePauw.

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

All were in favor and the motion passed. The meeting was adjourned at 6:40pm.