

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.