

ATTACHMENT 9

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September 11, 2020

Heather Colin
Director of Growth Management
20 Bridge Street
Bluffton, South Carolina 29910

Re: 9 Bruin Road
Bluffton, SC 29910

Dear Ms. Colin:

This letter is in response to our meeting on August 6, 2020 regarding inclusion of the above property (the "Property") in your committee's upcoming review and recommendations regarding removal from the contributing structures list. The property is not in the Historic District but was listed on as a contributing structure in the South Carolina Statewide Survey of Historic Resources prepared in 1994 and 2008.

The Property which is comprised on two structures¹ -- a house and a small open air shed. The house is comprised of two parts. Per the South Carolina Statewide Survey Site Form completed in 1994² ("Exhibit A"), the original "half", i.e., the northern portion of the structure was constructed "c1930". This section of the structure has been significantly modified over the years including substantial reconstruction in the late-1990s using "common construction materials" after it was substantially destroyed as the result of extensive fire damage. The other "half" of the structure was built as an add-on in the late 1940s³. It is structurally unsound and unfit for occupancy with no inherent extraordinary or significant features.⁴

It is our understanding that the present Unified Development Ordinance *the "UDO") was not enacted at the time the property was placed on the contributing structure list and that the Town used the criteria in the South Carolina Regulations 12-122 and 12-123.

Those regulations provide the following non-exclusive list of four Categories of Significance that may apply to buildings over fifty (50) years old: Architecture, Culture, Engineering or History.

1 The "garage" listed on Exhibit A has subsequently been demolished.

2 Note that the Form does not indicate that the structure was "contributing".

3 The Beaufort County real property tax records indicated that this portion was built in 1946.

4 Note the original portion of the structure was over fifty years old in 1994 but the "add-on" was not.

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Due to the modifications to the original half of the structure after the mid-1990s fire and the common construction of the add-on portion, we believe that the structure has no historical, architectural, cultural or engineering significance and should not have been placed on the contributing structure list. The structure meets none of the Section 12-123 criteria other than that a portion of the building was over fifty years old.

In addition, none of the ten criteria set forth for purposes of determining "Contributing Structure" status set forth in UDO Section 3.25 – which was not adopted when the Property was determined to be a contributing structure – apply to the Property.

Based on an inspection of the property by a structural engineer in mid-2019, it would not be cost-effective to rehabilitate the property and the structures should be demolished. The shed appears to be derelict and a potential public nuisance; upon inspection, the shed appears to have recently been inhabited by animals and/or homeless individuals. A copy of the engineer's report is attached as Exhibit B.

Photographs of the Property are included in Exhibit C.

According to the State Historic Preservation office, the initial survey upon which the historic structure designation was based was most probably communicated via "informational meetings . . . held for the general public" as well as "through local newspapers, local historical or neighborhood groups." In connection with the application for recognition on the National Register of Historic Places, because the Property is not within the Bluffton Historic District, the State Historic Preservation Office did not notify the Property owner about the National Register, i.e., the Property's status as a contributing structure. We have been unable to determine if the owners were provided with proper notice by any other means or entity.

Based upon the information set forth herein, which clearly supports the removal of the structure and the shed⁵ from the "Contributing Structure List", please include removal of 9 Bruin Road – the Joyner House – in your list of structures to be removed from the historic designation list.

If you have any questions or comments regarding any of the above or if you require additional information or documentation, please do not hesitate to contact me.

Yours truly,

NOVIT & SCARMINACH, P.A.



Elizabeth B. Mayo

Enclosures

cc: Heirs of Bessie Joyner

EBM:km



⁵ It is actually unclear from the records if the shed is included in the contributing structure designation.

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K) CONSTRUCTION METHOD

masonry (1)
frame ~~(2)~~
log (3)
steel (4)
other (0)

L) EXTERIOR WALLS

weatherboard ~~(1)~~
beaded weatherboard (2)
shiplap (3)
flushboard (4)
wood shingle (5)
stucco (6)
tabby (7)
brick (8)
brick veneer (9)
stone veneer (10)
cast-stone (11)
marble (12)
asphalt roll (13)
synthetic siding (14)
asbestos shingle (15)
pigmented structural glass (16)
other (0)

M) PORCH DETAILS

chamfered posts (1)
turned posts (2)
supports on pedestals (3)
columns (4)
posts ~~(5)~~
piers (6)
pillars (7)
freestanding posts (8)
balustrade (9)
apron wall (10)
turned balusters (11)
decorative sawn balusters (12)
slat balusters (13)
other sawn/turned work (14)
insect screening ~~(15)~~
porte cochere (16)
other (0)

N) CHIMNEY MATERIAL

brick ~~(1)~~
stuccoed brick (2)
stone (3)
brick & stone (4)
other (0)

O) ROOF MATERIAL

composition shingle (1)
pressed metal shingle (2)
wood shingle (3)
slate (4)
raised seam metal ~~(5)~~
other metal (6)
rolled roofing (7)
not visible (8)
tile (9)
other (0)

P) FOUNDATION

not visible (1)
brick pier ~~(2)~~
brick pier with fill ~~(3)~~
brick (4)
stuccoed masonry (5)
stone pier (6)
stone (7)
concrete block (8)
slab construction (9)
basement (10)
raised basement (11)
other (0)

Q) DECORATIVE ELEMENT MATERIAL

cast iron (1)
pressed metal (2)
terra cotta (3)
granite (4)
marble (5)
cast stone (6)
brick (7)
wood ~~(8)~~
pigmented glass (9)
stone (10)
stucco (11)
other (0)

R) INTERIOR FEATURES (list)

18. HISTORIC OUTBUILDINGS AND STRUCTURES:

none (1)
none visible (2)
garage ~~(3)~~
garage w/living area (4)
shed (5)
kitchen (6)

tenant house (7)
other house (8)
office (9)
barn (10)
tobacco barn (11)
dairy (12)

crib (13)
smokehouse (14)
slave house (15)
privy (16)
well (17)
springhouse (18)

store ~~(19)~~
windmill (20)
chicken coop (21)
silo (22)
washhouse (23)
root cellar (24)
other (0)

19. SURROUNDINGS: residential ~~(1)~~ residential/commercial (2) commercial ~~(3)~~ rural (4) rural community (5) industrial (6) other (0)

20. ADDITIONAL DESCRIPTIVE COMMENTS: 17(p) porch & rear has pierced brick wall fill 17(r) exposed rafters 18 garage wood shingle w/ metal roof & doors; store of plywood w/ bungalow window that makes it appear historic, but date uncertain

21. ALTERATIONS iron supports for side door stoop; rear (N) facade particle board

HISTORICAL INFORMATION

22. Theme(s): _____ 23. Period(s): _____ 24. Important persons: _____

25. Architect(s): _____ Source: _____

26. Builder(s): _____ Source: _____

27. Historical data _____

28. Informant/Bibliography _____

PROGRAM MANAGEMENT

29. Quadrangle name: Bluffton 30. Photographs: prints ~~(1)~~ slides (2) negatives ~~(3)~~

31. Other documentation: survey back-up files (1) National Register files (2) tax act files (3) grant files (4) state historical marker files (5) environmental review files (6) HABS/HAER (7) SCIAA (8) other (0) # _____

32. Recorder name/firm Jennifer D. Brown 33. Date recorded 7/28/94

South Carolina Statewide Survey Site Form

CONTINUATION AND PHOTOGRAPHS

Continuation:

A hand-drawn map on grid paper. The map features several labeled areas: a small square labeled "JARDIN" on the left, a larger square labeled "HOUSE" in the upper right, and a rectangular area labeled "STORE" in the lower center. A large area on the right side of the map is labeled "BRIGHT RD / HWY 120". The map is drawn with simple lines and text on a grid background.

Photo #	Photo Index #	View of	N, S, E, W
	R3, F15	S facade	NE
	R3, F16	N facade	SE
	R3, F17	store (N fac)	SE
	R3, F18	garage (W fac)	E

State Historic Preservation Office • P.O. Box 11669 • Columbia, SC 29211 • (803) 734-8609



**CPW
ENGINEERING, LLC**

5 HOBONNY PLACE
HILTON HEAD ISLAND, SC 29926

LICENSED IN:
GEORGIA
NEW JERSEY
NEW YORK
NORTH CAROLINA
SOUTH CAROLINA
TENNESSEE
TEXAS

April 30, 2019

Novit & Scarminach, P.A.
The Jade Building Suite 400
Attn. Elizabeth B. Mayo, via email only to: emayo@ns-lawfirm.com
52 New Orleans Road
Hilton Head Island, SC 29928

Re: Evaluation of Building Structures
9 Bluffton Road
Bluffton, SC

Dear Ms. Mayo:

This is to follow-up the two site visits made on April 23 & 26, 2019. During the first visit, I met with Taiwan Scott who provided a brief, verbal history of the house that I inspected. The second visit was to evaluate the barbeque shed situated close to the sidewalk on Bluffton Road (S.R. 46). At the end of the written portion of this report are several photos referenced in the text.

The House

Apparently, the house has a history of a few modifications over the years since the owner used to live in the original part of the house (the northern half) which suffered a fire and was reputedly rebuilt in the mid to late 1990s. It is the portion of the house that, while run down, has a roof leak (photo 15) and shows some signs of structural fatigue, is in fair condition. It is certainly not "historic" in the sense that it is not "architecturally significant." It is comprised of common construction materials. I found that some areas of the floor had deflected, especially near the utility closet wall where the depression measured in the floor is about $\frac{3}{4}$ " in two feet (photo 16). The condition of the wood floor system seen in the crawlspace (photo 12) is in fair condition. However, it is founded on individual concrete block piers, which tend to be unstable if not tied together with grade beams. Also, it is noted that the wood floor structure is not physically tied down to these piers with metal straps.

Reputedly, the other, more deteriorated half of the house was built as an add-on to the original structure in the late 1940s. It is structurally unsound and unfit for occupancy, which thereby deems the entire building unfit for occupancy. The floor is very weak in certain areas of the hallway (photo 11) and living room (photo 13) due to deteriorated sheathing and joists. The roof framing appears inadequate (photo 14). I found a decayed perimeter beam (photo 10) and a displaced support beam (photo 8).

Based upon the overall structural condition of the building and the fact that, in my opinion, there is no inherent extraordinary or significant features; and that it would not be cost-effective to rehabilitate, I recommend that the building be demolished, thereby providing an opportunity to improve this area of "Old Town Bluffton."

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The Barbeque Shed

I have no historic information on this structure, but after inspecting it, it can be classified as a derelict building and potential public nuisance. As can be seen in photos 17 through 24, the building is in a state of neglect and suffers severe deterioration of its roof, floor, siding and foundation. It is unsafe to enter this structure. It appears to have harbored animals and perhaps homeless individuals.

Therefore, it is my opinion, that this shed also be scheduled for demolition.

If you have any questions, please feel free to call.

Very truly yours,

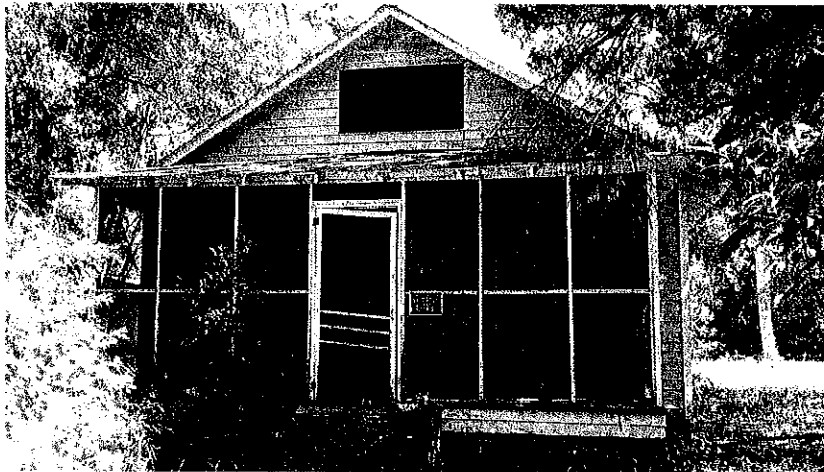
CPW Engineering, LLC

A handwritten signature in black ink, appearing to read "Charles P. Walczak".

Charles P. Walczak, PE
President



1. West Side (facing Bluffton Road) – left: circa 1990s; right: circa 1940s



2. South Side (facing Bruin Road) – 1940s



3. North Side – 1990s

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4. East Side



5. East Side – old section on left; rebuilt on right;

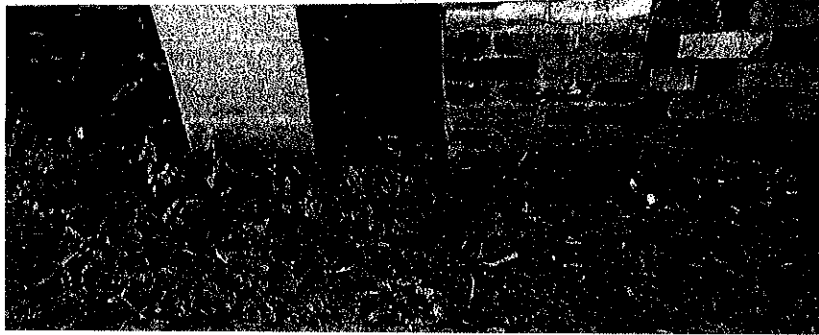


6. Northwest corner – Rebuilt section

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7. Foundation – Rebuilt on left; old on right



8. Crawlspace of old section (note deflected support beam)



9. Brick pier of old section (mortar joint failure at base)

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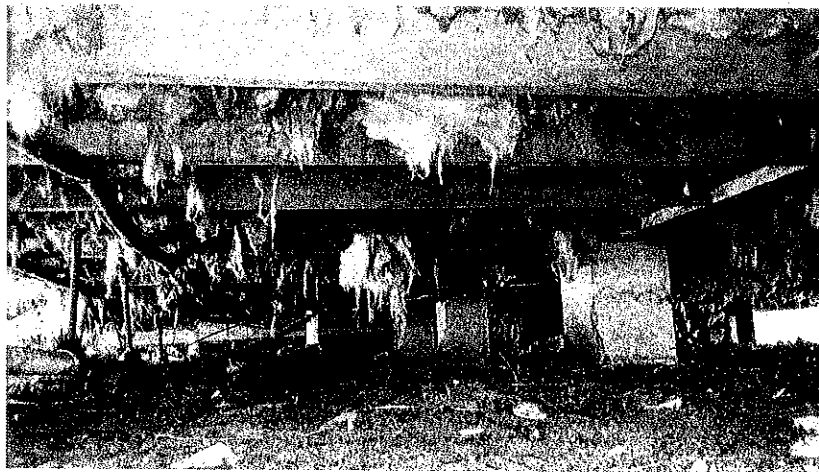
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10. Decayed perimeter support beam



11. Weak/hazardous floor area (old section)



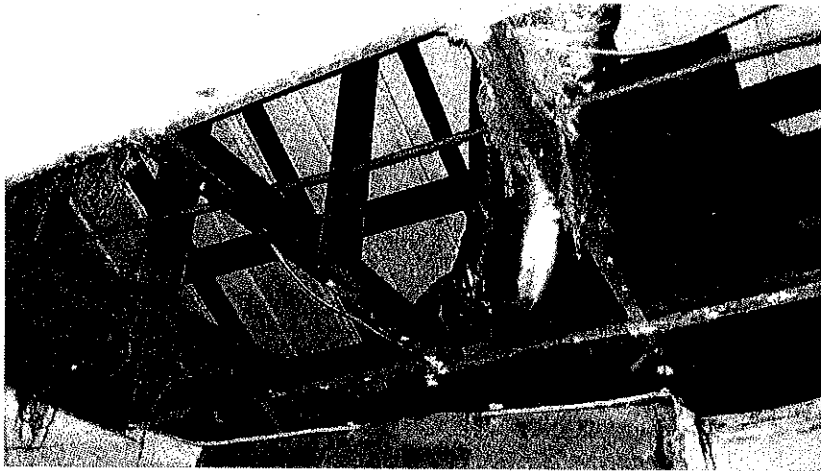
12. Crawlspace of new section

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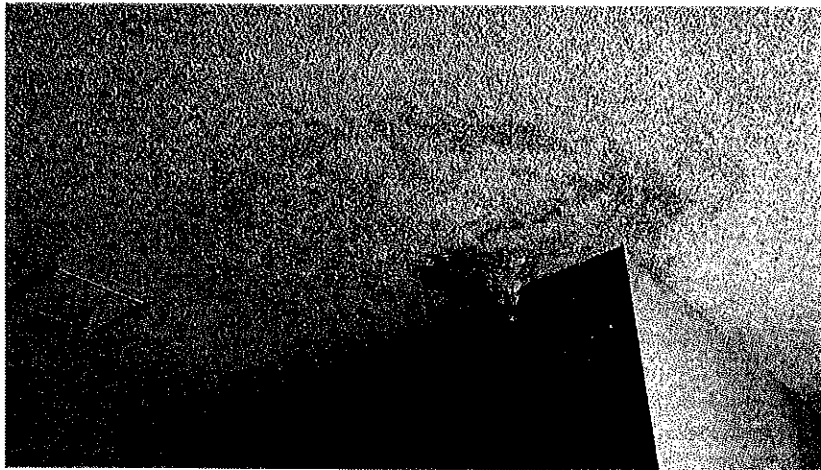
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13. Weak floor near south entrance – hazardous



14. Ceiling collapse – old section. “Skeletal” roof structure.

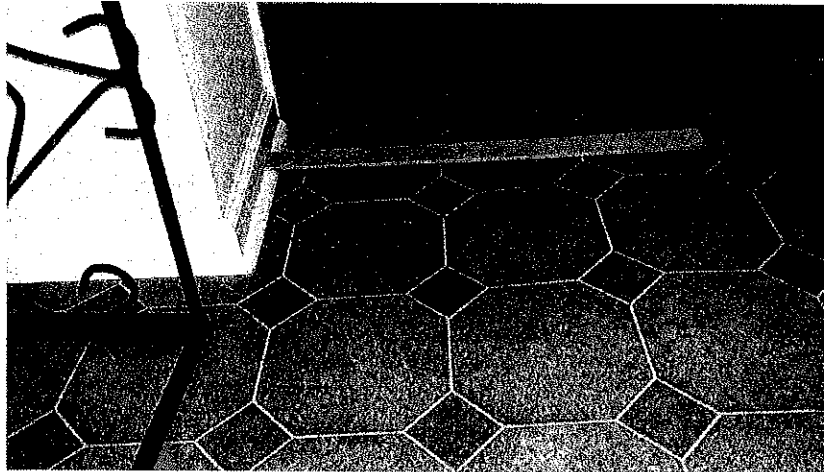


15. Roof leak – new section

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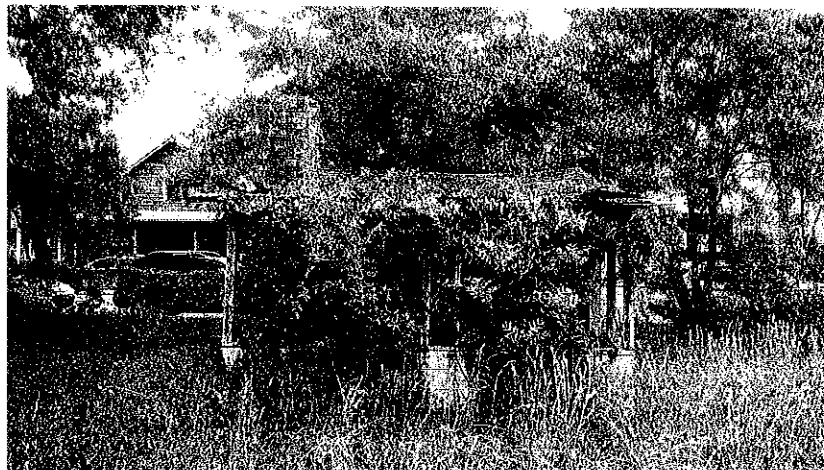
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16. Floor deflection – new section



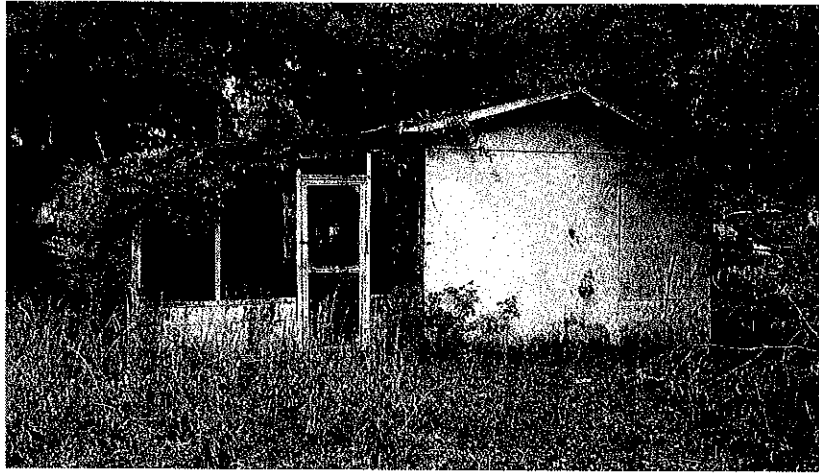
17. West side (front) of BBQ shed, facing Bluffton road; roof deteriorated



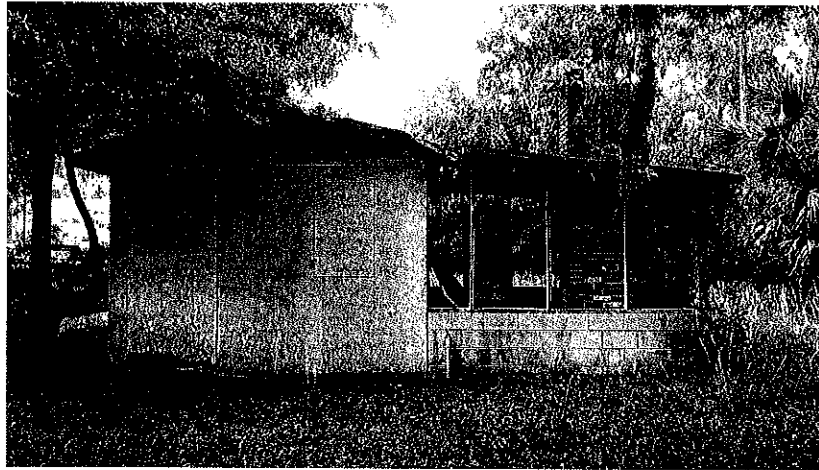
18. East side (rear) of BBQ shed; severe deterioration

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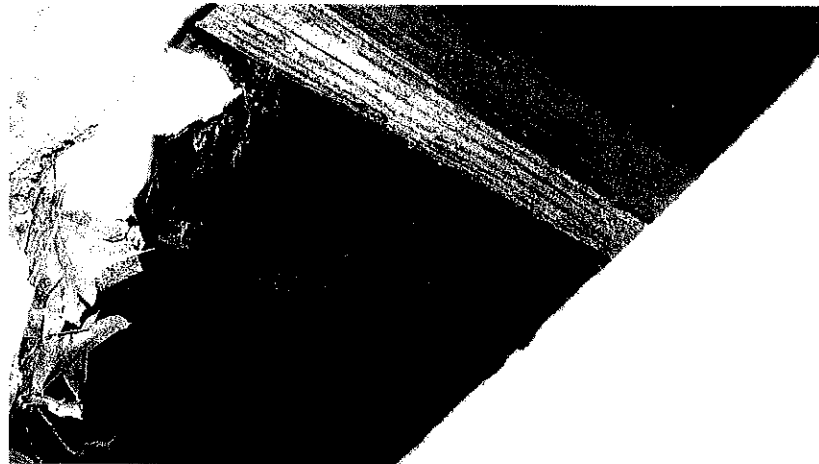
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19. North side of BBQ shed



20. South side of BBQ shed



21. Deteriorated roof of BBQ shed

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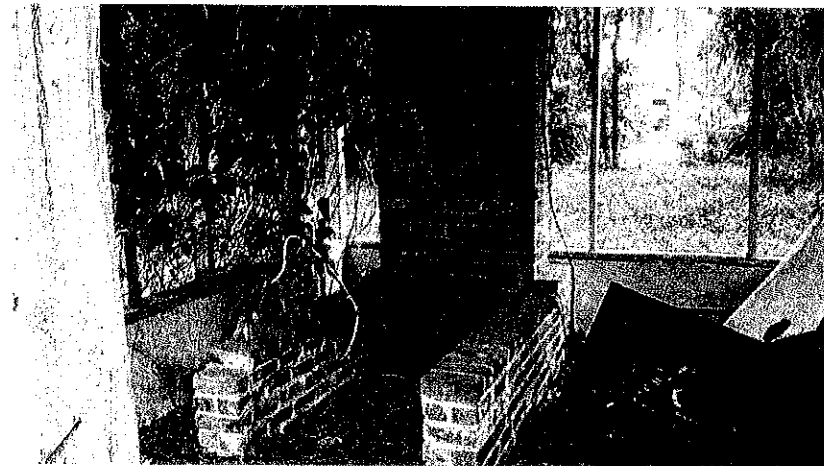
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22. Deteriorated floor of BBQ shed



23. Foundation damage at BBQ shed



24. The barbeque pit