

ATTACHMENT 15

Lisa Sulka

Mayor

Larry Toomer

Mayor Pro Tempore

Stephen Steese

Town Manager



Council Members

Fred Hamilton

Dan Wood

Bridgette Frazier

Kimberly Gammon

Town Clerk

December 1, 2022

Mr. Eugene Marks
209 Bruin Road LLC
55 Flicker Street
Bluffton, SC 29910

Re: Historic Preservation Grant Application, Joiner House

Dear Eugene:

Thank you for your interest in the Town of Bluffton Historic Preservation Grant Program for the property located at 9 Bruin Road. We are writing to inform you that after a careful review, unfortunately we are unable to approve your Application.

The purpose of the Historic Preservation Grant Program is to assist Owners of Contributing Structures to the Old Town Historic District rehabilitate, restore, or preserve their structures in accordance with program requirements. The Grant Application, which was to be submitted simultaneously with an Application for a Certificate of Appropriateness-Historic District (COFA-HD), contains detailed instructions and criteria such as level of threat to the structure, detail and reasonableness of budget, and project feasibility.

While a COFA-HD (COFA-03-22-016484) was conditionally approved by the Historic Preservation Commission (HPC) on July 6, 2022 allowing for the renovation and relocation of the Contributing Structure, there was no accompanying Grant application for this project submitted at that time.¹ Furthermore, you testified that you did not intend to pursue a Grant.² However, on September 25, you informed Town Staff that you now wished to be considered for an Historic Preservation Grant and submitted an Application. Staff held several conversations with you on the conditions and requirements of the Grant, and discussed possible uses of the money. Staff advised you that a new foundation would not be a qualified expenditure and suggested using the Grant for restoration of the existing windows, exterior doors, roof, or porch elements, which are qualified expenditures; the emphasis was placed on restoration work that was approved under COFA-03-22-016484.

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20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
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After a review of the applicable criteria for a Grant, and since the structure is no longer extant, except for some salvaged materials that are of an insufficient amount to ensure that the Structure could retain a high level of its historic integrity in order to attach the required preservation easement, we have determined that your Application does not meet the program requirements.

The Town appreciates your desire to improve the Old Town Bluffton Historic District and encourages you to apply for another Historic Preservation Grant should you have a project in the future that meets the Program requirements.

Sincerely,



Glen Umberger,
Historic Preservationist
Department of Growth Management

¹ On September 1, 2021, the Historic Preservation Commission conditionally approved COFA-05-21-015377 which provided, in part, that "per Section 3.18.3.E. of the UDO, to preserve the existing building's historic character and architecture as a Contributing Structure, the HPC determined that only the non-historic (northern) portion of the Contributing Structure may be demolished [and] per Section 3.18.3.F. of the UDO, the complete demolition of the Contributing Structure would be detrimental to the integrity of the historic district and to the public interest, therefore the HPP determined that the complete demolition of the Contributing Structure is denied."

² Historic Preservation Commission Meeting, (July 6, 2022), marker 47:43.