

ATTACHMENT 11

Lisa Sulka
Mayor

Fred Hamilton
Mayor Pro Tempore

Stephen Steese
Town Manager



Council Members

Larry Toomer

Dan Wood

Bridgette Frazier

Kimberly Chapman

Town Clerk

September 7, 2021

William Atkinson
The Kessler Enterprise
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TRANSMITTED ELECTRONICALLY
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Dear Sirs:

On September 1, 2021, the Town of Bluffton Historic Preservation Commission (HPC) approved a Certificate of Appropriateness - Historic District (COFA) – Demolition, to allow the demolition of the non-historic, northern portion of the Contributing Structure of approximately 1,516 square feet, known as the Joiner House, but denied the complete demolition of the Contributing Structure of approximately 1,516 square feet known as the Joiner House; the demolition of a single-story, non-contributing BBQ shed and brick oven/grill of approximately 326 feet; the demolition of a non-contributing shed of approximately 31 square feet; and the demolition of a non-contributing metal movable shed of approximately 78 square feet located at 9 Bruin Road (Tax Map ID R610 039 00A 0021 0000), in the Old Town Bluffton Historic District and zoned Neighborhood Core – HD (COFA-05-21-015377) with the following conditions:

1. The HPC determined that the non-contributing structures, including the single-story BBQ shed and brick oven/grill; the metal shed; and the shed/well enclosure may be demolished. Additional permits will be required from Building Safety.
2. Per Section 3.18.3.E. of the Unified Development Ordinance (UDO), to preserve 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.
3. 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 HPC determined that the complete demolition of the Contributing Structure is denied.
4. Furthermore, the HPC determined that the 1930s-era southern portion of the contributing structure may be moved to another location, however, Applicants will need to submit a Town of Bluffton Certificate of Appropriateness-Old Town Bluffton Historic District (HD) Application for relocation.

Theodore D. Washington Municipal Building
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone (843) 706-4500 Fax (843) 757-6720
www.townofbluffton.sc.gov

Any person aggrieved by the decision of the HPC may file an appeal pursuant to the South Carolina Code of Laws, Section 6-29-900 et sequitur within 30 days.

Upon issuance, a Certificate of Appropriateness (COFA) remains valid for two (2) years from this approval date (09/01/2021). If the project is not substantially complete within the time limit, the COFA expires.

Please be advised that a COFA is not a permit to begin construction. All necessary permits and licenses prior shall be obtained prior to commencing construction. Please contact the Town of Bluffton Customer Service Center at (843) 706-4500 if you have any questions.

Sincerely,



Glen Umberger
Historic Preservationist
Department of Growth Management