



ATTACHMENT 3

TOWN OF BLUFFTON

DESIGNATION OF CONTRIBUTING RESOURCE

REMOVAL

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: <i>Melanie + Eugene Marks</i>	Name: <i>JAME</i>		
Phone: <i>203-856-6270</i>	Phone: <i>"</i>		
Mailing Address: <i>55 Flicker Street Bluffton, SC 29910</i>	Mailing Address: <i>"</i>		
E-mail: <i>CTHOUSE HISTORIES@AOL.COM</i>	E-mail: <i>"</i>		
Town Business License # (if applicable):			
Project Information			
Project Name: <i>Joiner House</i>			
Project Location: <i>9 Bruin Road District</i>			
Zoning District: <i>Old Town Bluffton Historic and zoned Neighborhood Core-HD</i>			
Tax Map Number(s): <i>R610 039 00 A 0021 0000</i>			
Project Description: <i>Removal of structure from Contributing Resource List and FROM THE HRI Forms</i>			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <i>attached</i>			
<input type="checkbox"/> 2. Mandatory Check In Meeting scheduled.			
<input type="checkbox"/> 3. Comprehensive color photograph documentation of the interior and exterior of the structure.			
<input type="checkbox"/> 4. Documentation demonstrating the age and historical or architectural significance of the structure.			
<input type="checkbox"/> 5. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note:		A Pre-Application Meeting is required prior to Application submittal.	
Disclaimer:		The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.	
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: <i>Melanie Marks</i>		Date: <i>6-12-2023</i>	
Applicant Signature: <i>Melanie Marks</i>		Date: <i>6-12-2023</i>	
For Office Use			
Application Number: <i>PCR-16-23-018161</i>		Date Received:	
Received By: <i>R. Kujala</i>		Date Approved:	

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DESIGNATION OF CONTRIBUTING STRUCTURE PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and [Unified Development Ordinance \(UDO\)](#) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Designation of Contributing Resource Application, the Applicant is required to consult with the UDO Administrator or designee at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Designation of Contributing Resource Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness.	
Step 3. Review by UDO Administrator	Staff
If the UDO Administrator or designee determines that the Designation of Contributing Resource Application is complete, it shall be forwarded to the Historic Preservation Commission (HPC).	
Step 4. Historic Preservation Commission Public Hearing	Applicant, Staff & Historic Preservation Commission
The Historic Preservation Commission (HPC) shall hold a public hearing and review the Designation of Contributing Resource Application for compliance with the criteria and provisions in the UDO. The HPC may recommend that Town Council approve, approve with conditions, or deny the application.	
Step 5. Town Council Meeting	Applicant, Staff & Town Council
Town Council shall review the Designation of Contributing Resource Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, or deny the application.	
Step 6. Listing on Inventory of Historic Places	Staff
If the Town Council approves the Designation of Contributing Resource Application, the UDO Administrator or designee shall add the Contributing Resource to the Contributing Resource Map.	

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From: cthousehistories@aol.com,
To: hcolin@townofbluffton.com,
Cc: gumberger@townofbluffton.com, kpeterson@townofbluffton.com, ssteese@townofbluffton.com,
Subject: Removal of the Historic Resource Inventory (HRI) for the Joiner Property
Date: Thu, Jun 8, 2023 4:05 pm

Heather,

Following up on the HPC discussion towards the end of last night's meeting I am formally requesting that the Joiner House (9 Bruin Road) be removed from the Historic Resource Inventory List (HRI) effective immediately. Given the original structure no longer exists, it needs to be removed from the contributing structure list and deleted from the town map showing it as such.

I also assume that notification will be sent to Brad Sauls (Supervisor of Survey, Registration, Grant and Local Government Programs at the State Historic Preservation Office (SHPO)) so that their records will also be updated.

As was stated by several HPC members last night that it is no longer a contributing structure, as well as, Antonio Aguliar (with the National Parks Service) statement in a conversation I had with him regarding the Joiner Project, he stated, "Given the original structure is no longer extant and that we now have a newly constructed building with minimal use of some of the original fabric from the original contributing structure, then this is not a historic structure anymore." He emphasized, "that new construction does not qualify as a contributing structure to a district."

To also confirm, under the definition of Contributing Structure in the UDO, it clearly states that "the complete demolition of a 'Contributing Structure' or removal of a 'Contributing Structure' from the Bluffton Historic Resource Inventory shall cause the structure to no longer be considered contributing." I do not believe that this has to go before HPC or Town Council. The UDO states it will no longer be contributing if removed from the HRI.

I think we all can safely say that based on all of the above information, there is no reason to deny it being removed.

One request I might like to make is that the actual forms remain in the binders but be stamped "No longer existing" so that should anyone wanting to research their Joiner heritage and house, can refer to the old HRI forms to see the photographs of the original structure that are contained there. This process is practiced in many cities and towns in numerous states across the country.

I know because I was on the steering committee to have Fairfield, CT's Historic Resource Inventory updated in 2008, and I am currently on the Preservation Committee for the Ridgefield Historical Society in which we are presently in the process of having that town's Historic Resource Inventory updated.

I look forward to receiving word when this has been processed.

Best,
Melanie