ATTACHMENT 1

Sec. 3.25 DESIGNATION OF CONTRIBUTING RESOURCES

Purpose: To provide a formal process to remove the "contributing" status of resources that contribute to the Old Town Bluffton Historic District. These amendments also propose to remove the requirement for written consent of a property owner to designate or delist a contributing resource; written permission of the property owner will be on the application.

3.25 Designation and Delisting of Contributing Resources

3.25.1 Intent

This Section is intended to provide procedures and criteria to facilitate designation and delisting of Contributing Resources within Old Town Bluffton Historic District.

3.25.2 Applicability

Applications to designate or delist a Contributing Resources to or from the Old Town Bluffton Historic District may be initiated by the property owner, UDO Administrator, Historic Preservation Commission or Town Council. When the applicant is not the property owner, written consent of the property owner is required at time of application.

3.25.3 Application Review Criteria to Designate a Contributing Resource or Resource of Exceptional Importance

A. Except as provided elsewhere in this Section, any Contributing Resource resource that is at least 50 years old and retains integrity of location, design, setting, materials, workmanship, feeling, and association may be considered for a Contributing Resource designation by Town Council upon a recommendation of the Historic Preservation Commission. At least one of the following criteria must be present:

1. The resource is associated with events that have made a significant contribution to the broad patterns of our history;

2. The resource is associated with the lives of persons significant in our past;

3. The resource embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction; or

4. The resource has yielded, or is likely to yield, information important in prehistory or history.

B. Resources of Exceptional Importance

Resources of Exceptional Importance. Any resource that is less than 50 years old may be designated as a Contributing Resource by Town Council, upon a recommendation of the Historic Preservation Commission, if the resource is of 'exceptional importance.' In consideration of the designation, the Historic Preservation Commission and Town Council shall consider the following:

1. Significance of the resource in history, architecture, archeology, engineering, or culture when evaluated within the historic context of the Town, State or Nation;

2. Integrity of location, design, setting, materials, workmanship, feeling and association of the resource, as applicable; and,

3. Compliance with Criterion G, as provided in the National Register Bulletin: How to Apply the National Register Criteria for Evaluation, as amended.

C. The application must comply with applicable requirements in the Applications Manual.

3.25.4 ~~Effect of Approval~~ Application Review Criteria to Delist a Contributing Resource

~~Upon designation, Town Council shall amend the 'Contributing Resources' map to include the approved Contributing Resource.~~

Any Contributing Resource that has ceased to meet the criteria for designation because the qualities which caused it to be originally designated have been lost or destroyed, or the designation criteria in Sec. 3.25.3.A no longer applies, may be considered for delisting by Town Council upon a recommendation of the Historic Preservation Commission. The application must comply with applicable requirements in the Applications Manual.

3.25.5 Effect of Approval

Upon designation or delisting, Town Council shall amend the 'Contributing Resources' map to include the approved Contributing Resource or remove the delisted Contributing Resource, as applicable.