

3.18.3 Application Review Criteria that Pertains to Demolition

G. For an application to demolish, either in whole or in part, any Contributing Structure, the Historic Preservation Commission shall consider:

1. The existing and historical ownership and use and reason for requesting demolition; and Town of Bluffton Unified Development Ordinance 3-27
2. Information that establishes clear and convincing evidence that:
 - a. The demolition of the structure is necessary to alleviate a threat to public health or public safety; and
 - b. No other reasonable alternatives to demolition exist; and
 - c. The denial of the application, as a result of the regulations and standards of this Section, deprive the Applicant of reasonable economic use of or return on the property;

3.18.4 Demolition of a Contributing Structure

A. In addition to the Application Review Criteria set forth in Section 3.18.3, in reviewing and recommending action on, or approving, approving with conditions, or denying, applications that include the demolition of any Contributing Structure, either in whole or in part, the Historic Preservation Commission may find that the preservation and protection of the Contributing Structure and the public interest will best be served by postponing the demolition for a designated period not to exceed 180 days. During the period of postponement, the Historic Preservation Commission shall consider what alternatives to demolition may exist and then, as appropriate, make such recommendations to Town Council and the Applicant. Such consideration by the Historic Preservation Commission shall, at a minimum, include the following:

1. Alternatives for preservation of the structure, either in whole or in part, including consultation with civic groups, interested private citizens, and other boards or agencies (both public and private); or,
2. If other alternatives for preservation cannot be identified and the preservation of a given structure is clearly in the interest of the general welfare of the community and of certain historic and architectural significance, investigation of the potential use of the power of eminent domain by the Town to acquire the property.

B. If after the postponement period has expired and an alternative for preservation has not been recommended, action regarding the application shall be taken in accordance with this Section at the next regularly scheduled Historic Preservation Commission meeting.

Statewide Survey of Historic Properties

State Historic Preservation Office

South Carolina Department of Archives and History

1 Parklane Road

Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 13 / 046-0052

Status County No. Site No.

Quadrangle Name: BlufftonTax Number: 39A-99**Intensive Survey Form****Identification**

Historic Name: _____

Common Name: Egg's N' TricitiesAddress/Location: 71 Bridge StreetCity: BlufftonCounty: Beaufort

Vicinity of: _____

Ownership: **1 Private** 5 State
 2 Corporate 6 Federal
 3 City 0 Unknown/Other
 4 County

Category: **1 Building**
 2 Site
 3 Structure
 4 Object

Historical Use: 1 single dwelling **3 commercial**
 2 multi dwelling 4 other

Current Use: 1 single dwelling **3 commercial**
 2 multi dwelling 4 other

SHPO National Register Determination of Eligibility:

1 Eligible 5 Potentially Eligible
 2 Not Eligible 6 Listed
 3 Contributes to Eligible District 7 Determined Eligible/Owner Objection
 4 Contributes to Listed District 8 Removed from NR

Other Designation: _____

Property DescriptionConstruction Date: 1952

Alteration Date: _____

Commercial Form: _____

Stories:

1 1 Story
 2 1 ½ Stories
 3 2 Stories
 4 2 ½ Stories
 5 3 Stories
 0 Other: _____

Construction Method:

1 Masonry
 2 Frame
 3 Log
 4 Steel
 0 Other: _____

Historic Core Shape:

1 Rectangular 6 H
 2 Square 7 Octagonal
 3 L 8 Irregular
 4 T 0 Other: _____
 5 U

Exterior Walls:

1 Weatherboard 7 Tabby 13 Asphalt roll
 2 Beaded Weatherboard 8 Brick 14 Synthetic siding
 3 Shiplap 9 Brick Veneer 15 Asbestos shingle
 4 Flushboard 10 Stone Veneer 16 Pigmented Structural Glass
 5 Wood Shingle 11 Cast-Stone **17 Other: Concrete block**
 6 Stucco 12 Marble

Roof Features

Shape: HippedMaterials: Raised metal seam

Foundation:

1 Not Visible 5 Stuccoed Masonry **9 Slab Construction**
 2 Brick Pier 6 Stone Pier 10 Basement
 3 Brick Pier with Fill 7 Stone 11 Raised Basement
 4 Brick 8 Concrete Block 12 Other: _____

Porch Features

Width: Gas Station Cover

Shape: _____

Significant Architectural Features: Adaptive reuse- was once a gas station and is now used as a boutique; large area covered in front- was once used for a gas pump cover.

South Carolina Statewide Survey of Historic Properties
Intensive Survey Form

Site No.: U / 13 / 046-0052

Alterations: _____

Architect(s)/Builder(s): _____

Historical Information

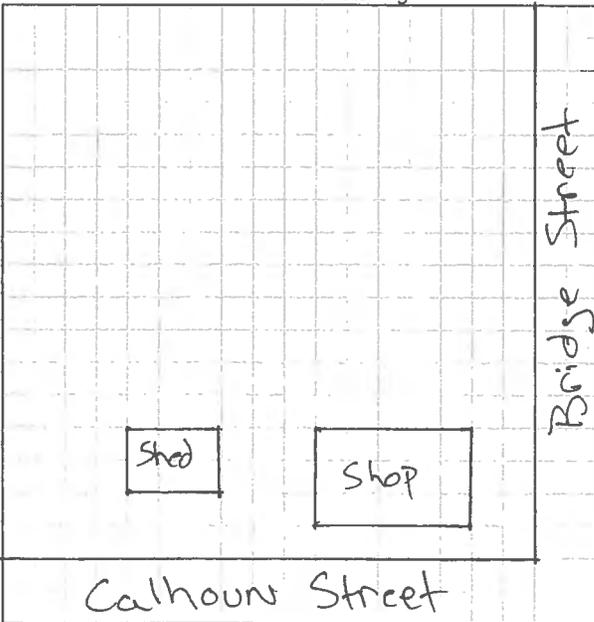
Historical Information: Once was a gas station and now serves as one of Calhoun Street's most talked about stores.

Source of Information: _____

Photographs

Roll No. Neg. No. View of

Use Grid for Sketching



Program Management

Recorded by: Will Thompson

Maggie O'Brien

Date Recorded: July 1, 2008

71 Calhoun Street
Old Town Bluffton
Conceptual Presentation - 12.29.15

ATTACHMENT 2





1. New 2 story Mixed Use building
2. New 2 story Mixed Use building
3. Existing filling station building/ or new low Country Style corner building
4. New 2 story Mixed Use building
5. New 2 story Mixed Use building

Conceptual Site plan // N.T.S.

71 Calhoun Street // Conceptual Presentation // 12.29.15

Pearce@pscottarch.com
14 Promenade St., Suite 303, Bluffton, SC
843.837.5700





Character Photo/sketch Montage showing filling station remaining // N.T.S.

* note 3 story buildings are not allowed in this zone. Buildings depicted here are for stylistic representation only.

71 Calhoun Street // Conceptual Presentation // 12.29.15

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SCOTT
ARCHITECTS



Character Photo/sketch Montage showing filling station remaining // N.T.S.

71 Calhoun Street // Conceptual Presentation // 12.29.15

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- 1. New 2 story Mixed Use building
- 2. New 2 story Mixed Use building
- 3. New Low Country Style Corner Building
- 4. New 2 story Mixed Use building
- 5. New 2 story Mixed Use building

Conceptual Site plan // N.T.S.

71 Calhoun Street // Conceptual Presentation // 12.29.15

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Character sketch of potential corner oriented low country building // N.T.S.

71 Calhoun Street // Conceptual Presentation // 12.29.15

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- 1. New 2 story Mixed Use building
- 2. New 2 story Mixed Use building
- 3. New 2 story Mixed Use Addition in 50s modern style
 - 3a. Portion of Existing filling station building to remain
 - 3b. Portion of Existing filling station building to be demolished
- 4. New 2 story Mixed Use building
- 5. New 2 story Mixed Use building

Conceptual Site plan // N.T.S.

71 Calhoun Street // Conceptual Presentation // 12.29.15

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Character Photo/sketch Montage showing filling station and Stylistically sympathetic Addition // N.T.S.

71 Calhoun Street // Conceptual Presentation // 12.29.15

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