HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	October 5, 2016
PROJECT:	71 Calhoun Street – Removal of Structure from the 2008 Historic Resources Survey as a Contributing Structure in the Historic District
APPLICANT:	Vaux Marscher Berglind, P.A. on behalf of Helen P. Messex Revocable Trust
PROJECT MANAGER:	Kevin P. Icard, AICP, Planning and Community Development Manager

APPLICATION REQUEST: The Applicant, Mr. Roberts Vaux with Vaux Marscher Berglind, P.A. on behalf of Helen P. Messex Revocable Trust, requests that the Town Council approve the removal of 71 Calhoun Street from the 2008 Historic Resources Survey as a Contributing Structure in the Historic District of Bluffton. The Historic Preservation Commission "HPC" shall provide a recommendation to keep or remove the structure from the survey to Town Council.

The Applicant requests approval for the following, based on the letter provided dated August 28, 2016:

1. Removing 71 Calhoun Street from the 2008 Historic Resources Survey as a Contributing Structure. The property was added as a contributing structure in 2008 based upon Mr. Vaux's application (*Attachment #1*).

   They also expressed that they understand that the criteria in the present Unified Development Ordinance (the "UDO") had not been enacted and that the Town used the criteria set forth in South Carolina Regulations §12-122 & 123 *(Attachment #2).* The regulations provide a non-exclusive list of four Categories of Significance that may apply in the case of buildings over fifty years old and at least one of the following; Architecture, Culture, Engineering, or History.

The existing structure is designated within the Town of Bluffton's Historic Resources Survey as a Contributing Structure, which is a locally designated historic structure within the Old Town Bluffton Historic District.

BACKGROUND

1994 HISTORIC RESOURCES SURVEY

In 1994 the Beaufort County Joint Planning Board sponsored the Bluffton Historic Resource Survey in an effort to identify and record historic architectural resources within the Town of Bluffton. This survey provided the Council and the community with data to determine the desirability of a local historic district. This is referred to as the 1994 Historic Resources Survey. Staff has produced a condensed list of these structures in a spreadsheet format for ease of review *(see Attachment #3)* .

In 1996 the Historic Resources Survey was submitted to the South Carolina State Historic Preservation Office and the Bluffton Historic and Conservation Districts were formally designated. There were a total 46 contributing structures, 2 contributing sites and 17 noncontributing structures* that made up the entire list, which was a total of 94.6 acres.

* ***Non-Contributing Structures***
Non-contributing buildings and/or structures are those structures or sites identified as non-contributing in the Historic Resources Survey. There are two types of Non-Contributing Structures: those that date from the period of significance and those that do not.

2008 HISTORIC RESOURCES SURVEY

In 2008 the Town initiated an update to the existing 1994 Historic Resources Survey. During this survey the Town was able to update the survey to incorporate any structures that met the minimum criteria and to remove any structures that no longer met the criteria.

There were five (5) structures that were listed on the 1994 survey that were demolished prior to the 2008 survey and therefore were removed from the the survey. Two (2) buildings were in extreme disrepair and the HPC recommended their removal from the survey. Ten (10) additional structures that were not on the 1994 survey list were included on the 2008 survey list; 71 Calhoun Street was one of them. See (*Attachments #4 & #5)* for the 2008 Historic Resources Survey List of Contributing Structures, a detailed breakdown of structures that were added & removed, and the associated map showing their locations.

During the 2008 survey; in order for a structure to be considered it had to meet the following minimum requirements, based on South Carolina Regulations §12-122 & -123 were required to be met *(see Attachment #2)*:

- Properties fifty or more years old that meet the local governing body's criteria for designation; and

- Categories of Significance;
  - Architecture;
  - Culture;
  - Engineering; or
  - History

As stated in the letter from Mr. Vaux, he claims that his client (Mrs. Helen Messex) never received notification that the property was going to be a part of the 2008 Historic Resources Survey. Staff has found that the certified letter was mislabeled and sent to another property owner *(see Attachment #5).* It has also been determined that the 'Intensive Survey Form' that was used by staff was addressed incorrectly. On the survey the address is listed as 71 Bridge Street (actually 71 Calhoun Street); all of the other information is correct for the site; common name, description of building, age of the building, architectural features, use at the time and a photo *(see Attachment #6).*

ANALYSIS

REMOVING STRUCTURE FROM HISTORIC RESOURCES SURVEY AS A CONTRIBUTING STRUCTURE

Per Section 9.2 of the UDO **Contributing Structure** is as follows:

Any property, structure, or architectural resource which was designated as "contributing" in the Bluffton Historic District's 1996 nomination to the National Register of Historic Places, or in the most recent Bluffton Historic Resources Survey (2008), or any other structure designated as a Contributing Structure as provided for in Section 3.25 of the UDO. The removal of a "Contributing Structure" from the Bluffton Historic Resources Survey shall cause the structure to no longer be considered "contributing."

Criteria Used for Designation as a "Contributing Structure"

The UDO (Section 3.25.3) has ten criteria for determining if a structure is considered to be 'contributing'; while there are no criteria for removing a structure, the HPC and Town Council should review the criteria to determine if a structure should be removed.

1. The structure has significant inherent character, interest, or value as part of the development or heritage of the Town, Region, State, or Nation;

2. The structure is the site of an event significant in history;

3. The structure is associated with a person or persons who contributed significantly to the culture and development of the Town, Region, State, or Nation;

4. The structure exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the Town, Region, State, or Nation;

5. The structure individually, or as a collection of resources, embodies distinguishing characteristics of an architectural type, style, period, or specimen in architecture or engineering;

6. The structure is the work of a designer whose work has influenced significantly the development of the Town, Region, State or Nation;

7. The structure contains elements of design, detail, materials, or craftsmanship which represent a significant innovation;

8. The structure is part of or related to a cove or other distinctive element of the community;

9. The structure represents an established and familiar visual feature of the neighborhood or Town; or

10. The structure has yielded, or may be likely to yield, information important in pre-history or history.

71 CALHOUN STREET

The existing structure is approximately 1,600 square feet in area and was constructed in the 1950s as a mixed use structure. The existing structure is 1 story concrete block building on a slab foundation with rolled steel casement windows. It functioned as a grocery/convenience store in the front and the residence of Sam and Nonie Colonnade and their family in the rear portion. It was later modified to also house a gas pumping facility at the front of the building and later converted into a retail establishment until 2015 when Eggs 'N' Tricities vacated the building.

Attachment #6 is the 2008 Intensive Survey Form that was provided to HPC and Town Council to determine if the structure would be a part of the 2008 Historic Resources Survey.

The property in 2008 was approximately fifty-six (56) years old (constructed in 1952), which met the first criteria for a structure to be considered contributing.

The second criteria that must be met is that it has to fall under one of the four criteria in Section 12-123 B. Categories of Significance; 1) Architecture, 2) Culture, 3) Engineering, or 4) History. The survey has the following statement under Historical information; ***"Once was a gas station and now serves as one of Calhoun Street's most talked about stores".*** It also has the following for 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"***.

HISTORIC PRESERVATION COMMISSION ACTIONS

The Bluffton Historic Preservation Commission shall hold a public hearing on the request for removing the structure from the survey and provide a recommendation to Town Council to keep or remove the structure.

ATTACHMENTS:

1. Vaux Marscher Berglind PA Letter, dated August 28, 2016
2. South Carolina Code of Regulations §12-122 & 123
3. 1994 List of Contributing Structures based on Historic Resources Survey
4. 2008 List of Contributing Structures, Added & Removed from the Historic Resources Survey & Map of Contributing Structures Added & Removed from the Historic Resources Survey
5. 2008 Notice of Eligibility as a Contributing Structure for 71 Calhoun St.
6. 2008 Statewide Survey of Historic Properties – Intensive Survey Form, 71 Calhoun St.

SUPPLEMENTAL INFORMATION:

7. Bluffton Historical Preservation Society Letter, dated August 30, 2016

ATTACHMENT 1

VAUX MARSCHER BERGLIND

A SOUTH CAROLINA PROFESSIONAL ASSOCIATION

WILLIAM F. MARSCHER, III
MARK S. BERGLIND
ROBERTS "TABOR" VAUX, JR.

ATTORNEYS AND COUNSELORS AT LAW
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MAC DUNAWAY, DC ONLY

roberts.vaux@vmblawfirm.com

August 28, 2016

Mr. Marc Orlando
Town Manager of Bluffton
20 Bridge Street
Bluffton, South Carolina 29910

In re: Helen P. Messex Trust Property- 71 Calhoun Street

Dear Marc:

Please accept this letter on behalf of our client, the Helen P. Messex Revocable Trust, to have the trust property at 71 Calhoun Street (the "Property") removed as a Contributing Structure in the Old Town Section of Bluffton

As you are aware, the Property was added to the contributing structure list in 2008 without Mrs. Messex's knowledge, and, at that time, it is our understanding that the criteria in the present Unified Development Ordinance (the "UDO") had not been enacted and that the Town used the criteria set forth in South Carolina Regulations §12- 122 and 123. Those Regulations provide a non-exclusive list of four Categories of Significance that may apply in the case of buildings over fifty years old. Those four are:

1. Architecture;
2. Culture;
3. Engineering; or
4. History.

Our review of the Town's records reveals that the 2008 statewide survey of Historic Properties that was completed as a part of the designation process states, *" adaptive reuse, was once a gas station and is now used as a boutique".*

It is our understanding that Mrs. June Simoneaux was on the Commission at that time and, to her recollection, the Commission used no other standards. Based on the Town's records and Mrs. Simoneaux's recollection, the concrete block building has arguably no architectural,

cultural or engineering significance, leaving only history as one of the four criteria that could possibly apply. For the reasons stated below, we believe that the building has no historical, architectural, cultural or engineering significance and should not have been placed on the contributing structures list.

The concrete block building does not meet any of the standards listed in §12-123 other than being more than fifty years old.

If one applied today's standards as set forth in Section 3.25 of present UDO, there are ten criteria for designation as a "Contributing Structure" :

1. The structure has significant inherent character, interest or value as part of the development or heritage of the Town, Region, State or Nation;

2. The structure is the site of an event significant in history;

3. The structure is associated with a person or persons who contributed significantly to the culture and development of the Town, Region, State or Nation;

4. The structure exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the Town, Region, State or Nation;

5. The structure individually, or as a collection of resources, embodies distinguishing characteristics of an architectural type, style period or specimen in architecture or engineering;

6. The structure is the work of a designer whose work has influenced significantly the development of the Town, Region, State or Nation;

7. The structure contains elements of design, detail, materials, or craftsmanship which represent a significant innovation;

8. The structure is a part of or related to a cove or other distinctive element of the community;

9. The structure represents an established and familiar visual feature of the neighborhood or Town; or,

10. The structure has yielded, or may be likely to yield, information important in pre-history or history.

We do not believe that any of the foregoing criteria under Section 3.25 of the UDO are applicable to the concrete block building.

ATTACHMENT 1

Some comments have been made that the Property should be preserved because it is the site of the "arts venue" genesis in Old Town, and/or the genesis of the shopping district. In addition to not being listed as a contributing factor under the UDO, all of those assertions, even if true, have arisen subsequent to the Messex property being placed on the contributing structure list in 2008.

Based upon the information set forth herein, which clearly supports the removal of the concrete building from the "Contribution Structures List", please initiate the process for Town Council to take the necessary procedural steps to remove the Messex concrete block building from the list of Contributing Structures.

Please let me know if you need any further information or documentation.

Best Regards,

Roberts Vaux

cc: Reggie Messex

Code of Regulations

ATTACHMENT 2

CHAPTER 12.

SOUTH CAROLINA DEPARTMENT OF ARCHIVES AND HISTORY

ARTICLE 1

GUIDELINES FOR IMPLEMENTATION OF CERTIFIED LOCAL GOVERNMENT (CLG) PROGRAM IN SOUTH CAROLINA

12-121 Local Governing Body Certification.

A. General. The local governing body shall establish a system for preliminary and final certification of properties that are eligible under the Act. The local governing body may designate, in its discretion, an agency or department to perform its duties under the Act. The local governing body shall notify the county assessor, auditor, and treasurer that it has established the special property tax assessments and of any properties certified for the special property tax assessments.

B. Scope. The special property tax assessment of rehabilitated historic property shall apply to the building or structure that is rehabilitated, the real property on which the building is located, and additional real property surrounding the building or structure that has been determined significant to the historic character of the building by the local governing body. The special assessment shall not apply to rehabilitation expenses on buildings or structures that are not historic.

HISTORY: Added by State Register Volume 17, Issue No. 3, eff Mar 26, 1993. Amended by State Register Volume 35, Issue No. 5, eff May 27, 2011.

12-122 Designation of Property as Historic.

A. General. The local governing body shall establish a system for designation of historic properties in cases where such a system is not already in place.

B. Eligible Properties. The following categories of property may be designated historic by the local governing body:

1. Properties listed individually in the National Register of Historic Places;

2. Properties that contribute to an individual property or historic district listed in the National Register of Historic Places; or

3. Properties fifty or more years old that meet the local governing body's criteria for designation (see R.12-123).

C. Moved buildings.

1. General. The Department discourages the moving of historic buildings from their original sites.

2. If a building already designated historic by the local governing body is to be moved as part of rehabilitation work for which certification is sought, the owner must document that the building retains the characteristics that made it eligible for historic designation on the former site. The local governing body shall verify that the historic building retains those qualities on its new site.

3. If a building not yet designated historic is to be moved as part of rehabilitation work for which certification is sought, the local governing body shall determine whether the building meets its criteria

for designation on its new site.

4. If a building listed in the National Register of Historic Places is to be moved as part of rehabilitation work for which certification is sought, the owner must follow the specific federal procedures that enable the building to remain listed. The owner should contact the Department early in the planning process if moving is a necessary step in their project.

D. Removal of Historic Designation.

1. The local governing body may remove the historic designation if the property no longer possesses the qualities that made it eligible for designation.

2. In the case that a property had been designated historic based on its listing in the National Register of Historic Places and the property is removed from the National Register, one of the following must occur:

a. The property must be designated historic based on the local criteria; or

b. The property loses the historic designation as of the date of removal from the National Register of Historic Places.

3. The date of the removal of historic designation shall be the basis for the date of the end of the special property tax assessment.

E. Technical Assistance. The Department shall provide technical assistance and advice, upon request, to the local governing body in carrying out the responsibilities under the Act.

HISTORY: Added by State Register Volume 17, Issue No. 3, eff Mar 26, 1993. Amended by State Register Volume 35, Issue No. 5, eff May 27, 2011.

12-123 Criteria for Designation.

A. General. The local governing body shall establish criteria for designation of historic properties.

B. Categories of Significance. Categories of significance for the criteria may include but are not limited to the following:

1. Architecture;
2. Culture;
3. Engineering; or
4. History.

C. Sample Criteria and Technical Assistance. The Department shall provide sample criteria, technical assistance, and advice, upon request, to the local governing body in carrying out the responsibilities under the Act.

HISTORY: Added by State Register Volume 17, Issue No. 3, eff Mar 26, 1993. Amended by State Register Volume 35, Issue No. 5, eff May 27, 2011.

ATTACHMENT 3

TOWN OF BLUFFTON
1994 SURVEY OF HISTORIC PROPERTIES
CONTRIBUTING STRUCTURES LIST

ADDRESS	SURVEY NUMBER	HISTORIC BUILDING NAME
1 Calhoun St	59-59.1	Cordray House
10 Church St	89	Bluffton Tabernacle
10 Water St	80	Whitney Cottage
101 Bridge St	98	The Garvin House
103 Pritchard St	111	St. John Baptist Church
110 Calhoun St	78	Church of the Cross
111 Calhoun St	79	Squire Pope Carriage House
113 Bridge St	125	Tyson-Derst Cottage
115 Pritchard St	112	n/a
12 Bruin Rd	109	Parrish & Legg CPA
12 Calhoun St	63	Bluffton Antiques & Gifts
121 Bridge St	127	The Hope House
123 Bridge St	128	Hancock Long House
1244 May River Rd	46	n/a
1253 May River Rd Unit-A	101	Williams Cottage
1256 May River Rd	103	Hugh O'Quinn Cottage
1257 May River Rd	102	Deer Tongue Warehouse
127 Bridge St	129	Guerrards Bluff
127 Bridge St	129.1	Guerrards Bluff Cottage
127 Bridge St	129.2	Guerrards Bluff
127 Bridge St	129.3	Guerrards Bluff
1281 May River Rd	104	Bruin House
1282 May River Rd	105	Coburn Liquor Store
1292 May River Rd	106	Coburn House
130 Pritchard St	114	The Bluff
131 Pritchard St	113	Pritchard House
131 Pritchard St	113	The Pritchard House Cottage
137 Bridge St	131	n/a
137 Bridge St	131.1	n/a
14 Calhoun St	64	n/a
15 Dubois Ln	95	n/a
20 Calhoun St	65	Planters Mercantile Building
23 Boundary St	87	Campbell Chapel AME Church
26 Calhoun St	66	Patz Brothers House
27 Calhoun St	69	Pluff Mudd Art
28 Maiden Ln	88	n/a
3 Wharf St	96	n/a
32 Calhoun St	67	D. Hasell Heyward Sr. House
34 Bridge St	116	The Card House
34 Thomas Heyward St	100	n/a
37 Calhoun St	70	n/a

ATTACHMENT 3

TOWN OF BLUFFTON
1994 SURVEY OF HISTORIC PROPERTIES
CONTRIBUTING STRUCTURES LIST

ADDRESS	SURVEY NUMBER	HISTORIC BUILDING NAME
38 Calhoun St	68	Carson Cottage
4 Calhoun St	60	n/a
43 Boundary St	86	Board and Batten House
46 Calhoun St	71	Mulligan House
46 Colcock St	120	Colcock-Teal House
47 Bridge St	118	The Rate
47 Lawrence St	94	John A. Seabrook House
48 Bridge St	117	Fripp House
48 Guerrard Ave	99	n/a
5 Calhoun St	61	n/a
51 Colcock St	121	Cedar Bluff
56 Calhoun St	72	Peeples' Store
58 Calhoun St	93.1	Peeples Barn
5A Calhoun St	62	n/a
6 Bruin Rd	108	Old Bruin Cottage
6 Water St	77	Huger Gordon House
60 Pritchard St	110	Old School House
65 Lawrence St	92	Beech House
7 Lawton St	91	n/a
70 Boundary St	84	Heyward House
70 Boundary St	84.1	Heyward House Slave Quarters
70 Boundary St	84.2	Heyward House Summer Kitchen
75 Wharf St	132	Oyster Factory Site
76 Bridge St	119	Sara Riley Hooks Cottage
80 Calhoun St	73	Fripp-Lowden House
82 Boundary St	83	The Guilford House
82 Calhoun St	74	Seven Oaks
84 Boundary St	82	The Cantrell House
85 Calhoun St	75	Graves House
9 Bruin Rd	107	Joyner House
92 Bridge St	122	Orage Cottage
94 Calhoun St	76	Allen-Lockwood House
95 Boundary St	81	Pine House
98 Bridge St	123	n/a
99 Pritchard St	115	Walker House

TOWN OF BLUFFTON
2008 SURVEY OF HISTORIC PROPERTIES
CONTRIBUTING STRUCTURES LIST

ADDRESS	SURVEY NUMBER	HISTORIC BUILDING NAME
1 Calhoun St	59-59.1	Cordray House
10 Church St	89	Bluffton Tabernacle
10 Water St	80	Whitney Cottage
101 Bridge St	98	The Garvin House
101 Calhoun St	53	Bluffton United Methodist Church
103 Pritchard St	111	St. John Baptist Church
110 Calhoun St	78	Church of the Cross
111 Calhoun St	79	Squire Pope Carriage House
113 Bridge St	125	Tyson-Derst Cottage
115 Pritchard St	112	n/a
12 Bruin Rd	109	Parrish & Legg CPA
12 Calhoun St	63	Bluffton Antiques & Gifts
121 Bridge St	127	The Hope House
123 Bridge St	128	Hancock Long House
1233 May River Rd	45	Apple a Day
1244 May River Rd	46	n/a
1253 May River Rd Unit-A	101	Williams Cottage
1256 May River Rd	103	Hugh O'Quinn Cottage
1257 May River Rd	102	Deer Tongue Warehouse
1268 May River Rd	47	n/a
127 Bridge St	129	Guerrards Bluff
127 Bridge St	129.1	Guerrards Bluff Cottage
127 Bridge St	129.2	Guerrards Bluff
127 Bridge St	129.3	Guerrards Bluff
1281 May River Rd	104	Bruin House
1282 May River Rd	105	Coburn Liquor Store
1292 May River Rd	106	Coburn House
130 Pritchard St	114	The Bluff
131 Pritchard St	113	Pritchard House
131 Pritchard St	113	The Pritchard House Cottage
137 Bridge St	131	n/a
137 Bridge St	131.1	n/a
14 Calhoun St	64	n/a
15 Dubois Ln	95	n/a
2 Water St	54	n/a
20 Calhoun St	65	Planters Mercantile Building
23 Boundary St	87	Campbell Chapel AME Church
26 Calhoun St	66	Patz Brothers House
27 Calhoun St	69	Pluff Mudd Art
28 Maiden Ln	88	n/a
3 Wharf St	96	n/a
32 Calhoun St	67	D. Hasell Heyward Sr. House
34 Bridge St	116	The Card House
34 Thomas Heyward St	100	n/a
37 Calhoun St	50	n/a
37 Calhoun St	70	n/a
38 Calhoun St	68	Carson Cottage

TOWN OF BLUFFTON
2008 SURVEY OF HISTORIC PROPERTIES
CONTRIBUTING STRUCTURES LIST

ADDRESS	SURVEY NUMBER	HISTORIC BUILDING NAME
4 Calhoun St	60	n/a
40 Colcock St	56	n/a
43 Boundary St	86	Board and Batten House
45 Calhoun St	51	Fishbone Gallery & Gifts
46 Calhoun St	71	Mulligan House
46 Colcock St	120	Colcock-Teal House
47 Bridge St	118	The Rate
47 Lawrence St	94	John A. Seabrook House
48 Bridge St	117	Fripp House
48 Guerrard Ave	99	n/a
5 Calhoun St	61	n/a
51 Colcock St	121	Cedar Bluff
56 Calhoun St	72	Peeples' Store
58 Calhoun St	93.1	Peeples Barn
5A Calhoun St	62	n/a
6 Bruin Rd	108	Old Bruin Cottage
6 Water St	77	Huger Gordon House
60 Pritchard St	110	Old School House
65 Lawrence St	92	Beech House
7 Lawton St	91	n/a
7 Shults Rd	48	n/a
70 Boundary St	84	Heyward House
70 Boundary St	84.1	Heyward House Slave Quarters
70 Boundary St	84.2	Heyward House Summer Kitchen
71 Calhoun St	52	Eggs 'n' Tricities
75 Wharf St	132	Oyster Factory Site
76 Bridge St	119	Sara Riley Hooks Cottage
77 Bridge St	55	n/a
80 Calhoun St	73	Fripp-Lowden House
82 Boundary St	83	The Guilford House
82 Calhoun St	74	Seven Oaks
84 Boundary St	82	The Cantrell House
85 Calhoun St	75	Graves House
9 Bruin Rd	107	Joyner House
92 Bridge St	122	Orage Cottage
94 Calhoun St	76	Allen-Lockwood House
95 Boundary St	81	Pine House
98 Bridge St	123	n/a
99 Pritchard St	115	Walker House

Changes to the Historic Resources Survey in 2008

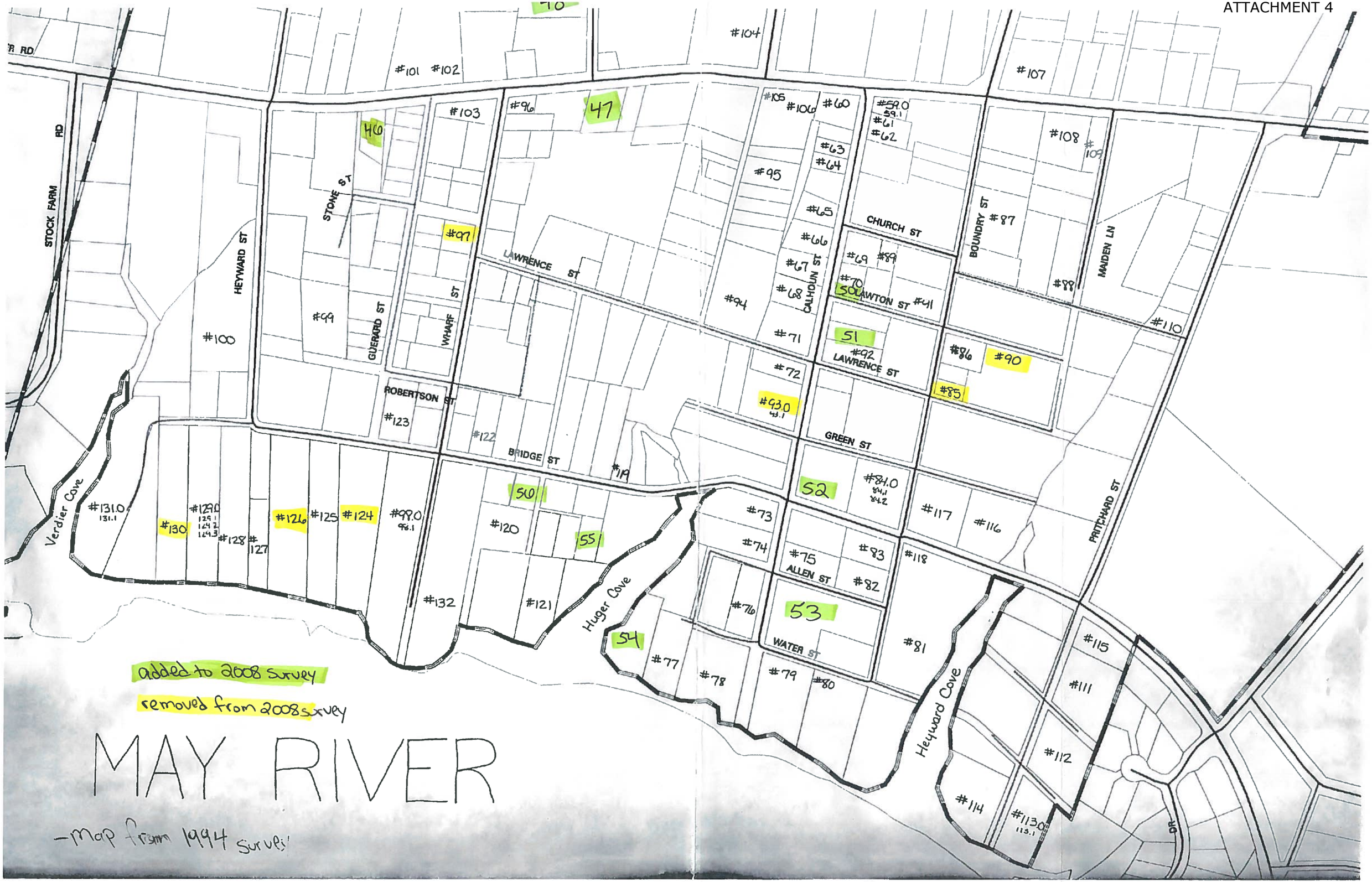
Added to the List

Address	Survey Number	Historic Building Name	Construction Date	Significant Architectural Features	Historical Information
71 Calhoun Street (Listed as 71 Bridge Street)	52	Egg's N' Tricities	1952	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	Once was a gas station and now serves as one of Calhoun Street's most talked about stores
1244 May River Road	46	n/a	1949	Various material used on outside wall. Long tall windows face the road	None listed
1268 May River Road	47	n/a	1950	None listed	None listed
7 Schults road	48	n/a	1952	None listed	None listed
37 Calhoun Street	50	Calhoun Street Café	1958	This café sits real close to the road and has a couple of tables beside the road	None listed
45 Calhoun Street	51	Fishbone Gallery & Gifts	Not listed	None listed	None listed
101 Calhoun Street	53	Methodist Church	1945	One of the few brick structures in Bluffton; square columns; large pediment. The church has a playground in the back. There is also a dirt road that runs along the far east corner of the church	The original church was built in 1890 and destroyed by a hurricane in 1940. The new church was built in 1945 under the leadership of the Charles E. Ulmer family
2 Water Street	54	n/a	1953	Two interior chimneys are original with the home. The house is set back away from the road and shares a driveway with the Huger Gordon House. There is a quaint little boat storage shed as you come up the driveway	None listed
77 Bridge Street	55	n/a	1948	Exposed rafters, high foundation w/ concrete block piers. House is on the river and the owners have preserved much of the natural forest around the home, it is very wooded. There are window units in three windows around the house	None listed
40 Colcock Street (Listed as 51 A Colcock Street)	56	n/a	1939	Home has an open carport in front	None listed

Removed from the List

Address	Survey Number	Reason for Removal
26 Lawton Street	90	Only the Chimney Remains
28 Wharf Street	97	Previously demolished
131 Bridge Street	130	Original strucutre was removed and replaced with new home
115 Bridge Street	126	House was demolished between 1994 and 2004
109 Bridge Street	124	PHPC approved demolition in July of 2008
58 Calhoun Street	93	Barely standing, consumed with Kuduz, much of the porch has fallen in, other damages great
51 Boundary Street	85	House was covered in overgrowth, abandoned, too overgrown to see

ATTACHMENT 4



ATTACHMENT 5

HENRY "HANK" JOHNSTON
Mayor

LISA SULKA
Mayor Pro Tempore

W.D. WORKMAN III
Town Manager

Council Members
CHARLES WETMORE
OLIVER BROWN
FRED HAMILTON JR.

SANDRA LUNCEFORD
Town Clerk

October 17, 2008

M E Caslin
305 Circle Park Place
Chapel Hill NC 27517

COPY

RE: 71 Bridge Street (R610 039 00A 0099 0000) (survey #52)

Dear Sir;

The Historic Preservation Commission and the Town of Bluffton Planning and Growth Management Staff are in the process of updating the Historic Resources Survey. According to Town records, a structure on your property was constructed in 1952 and therefore is eligible to be listed as a contributing historic structure to the Old Town's Historic Preservation Overlay District.

The Historic Preservation Commission reviewed the proposed updates to the Historic Resources Survey at the September 3, 2008 meeting and recommended that your property be added to the Historic Resources Survey. The addition of your property to the Historic Resources Survey must be approved by Town Council at two (2) separate Town Council meetings. Town Council will vote on the proposed updates at the Council meetings on Tuesday October 21, 2008 and Thursday November 20, 2008. Both meetings will be held at 6:00 PM at Bluffton Town Hall.

Please contact me at (843) 706-4510 ext. 4521 if you have any questions regarding the survey.

Sincerely,

Maggie O'Brien
Community Preservation Planner

20 Bridge Street • P.O. Box 386 Bluffton, South Carolina 29910
Telephone (843) 706-4500 • Fax (843) 757-6720

ATTACHMENT 5

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

M. E. CASLIN
305 CIRCLE PARK PLACE
CHAPEL HILL, NC 27517

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Leslie W McDuffard ☐ Agent ☐ Addressee

B. Received by (Printed Name) 2W

C. Date of Delivery 10-24-04

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 7008 1830 0000 1536 3405

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

ATTACHMENT 6

Statewide Survey of Historic Properties

State Historic Preservation Office
South Carolina Department of Archives and History
1 Parklane Road
umbia, SC 29223-4905 (803) 896-6100

Control Number: U / 13 / 046-0052
Status County No. Site No.
Quadrangle Name: Bluffton
Tax Number: 39A-99

Intensive Survey Form

Identification

Historic Name:

Common Name: Egg's N' Tricities

Address/Location: 71 Bridge Street

City: Bluffton

County: Beaufort

Vicinity of:

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

Category:
1 Building
2 Site
3 Structure
4 Object

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

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

SHPO National Register Determination of Eligibility:
1 Eligible
2 Not Eligible
3 Contributes to Eligible District
4 Contributes to Listed District
5 Potentially Eligible
6 Listed
7 Determined Eligible/Owner Objection
8 Removed from NR

Other Designation:

Property Description

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

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

Roof Features
Shape: Hipped
Materials: Raised metal seam

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

Porch Features
Width: Gas Station Cover
Shape:

nificant 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

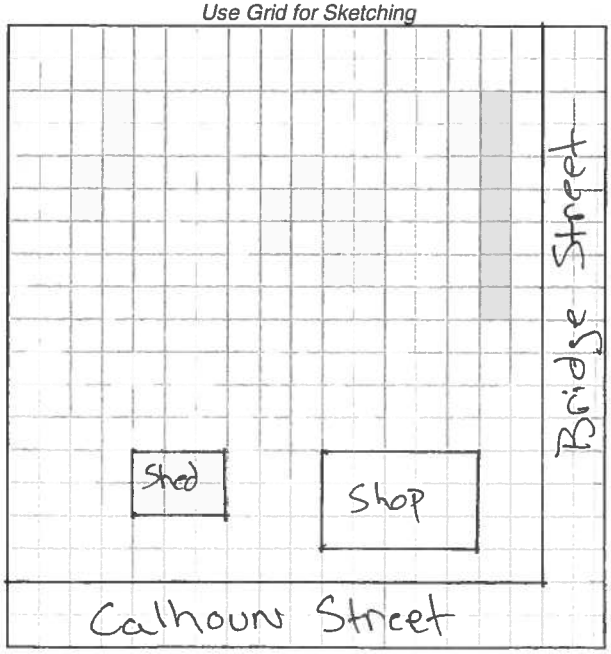
Historical Information: Once was a gas station and now serves as one of Calhoun Street's most talked about stores.

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

ATTACHMENT 7

The BLUFFTON HISTORICAL PRESERVATION SOCIETY, Inc.

A TAX-EXEMPT, NOT - FOR - PROFIT ORGANIZATION

August 30, 2016
Mr. Hank McCracken
Chairman
Town of Bluffton Historical Preservation Commission
20 Bridge Street
P.O. Box 386
Bluffton, SC 29910

RE: Demolition Application for 71 Calhoun Street

Chairman McCracken: Hank

This letter is in response to an email from Town Senior Planner Erin Schumacher to Director Katie Epps on August 24, 2016 wherein she requested the Society to give an opinion on the demolition of structures located at 71 Calhoun Street. At its special called meeting of the Bluffton Historical Preservation Society on August 30, 2016, the Board took this matter under advisement. After discussion the Board unanimously voted (Members Jackson and Thompson) absent) not to opposed to the building being removed from the contributing structure list.

Sincerely,.

Anthony

Anthony W. Barrett
Executive Director
Bluffton Historical Preservation Society

Cc:
Bluffton Historical Preservation Board Members
Director Katie Epps , Heyward House
Senior Planner Erin Schumacher

Headquartered at the Heyward House Historic Center
70 Boundary St., P.O. Box 742 • Bluffton, South Carolina 29910
PHONE (843) 757-6293 • www.heywardhouse.org • FAX (843) 706-2938