



Preserving Bluffton Using Historic Preservation Grants

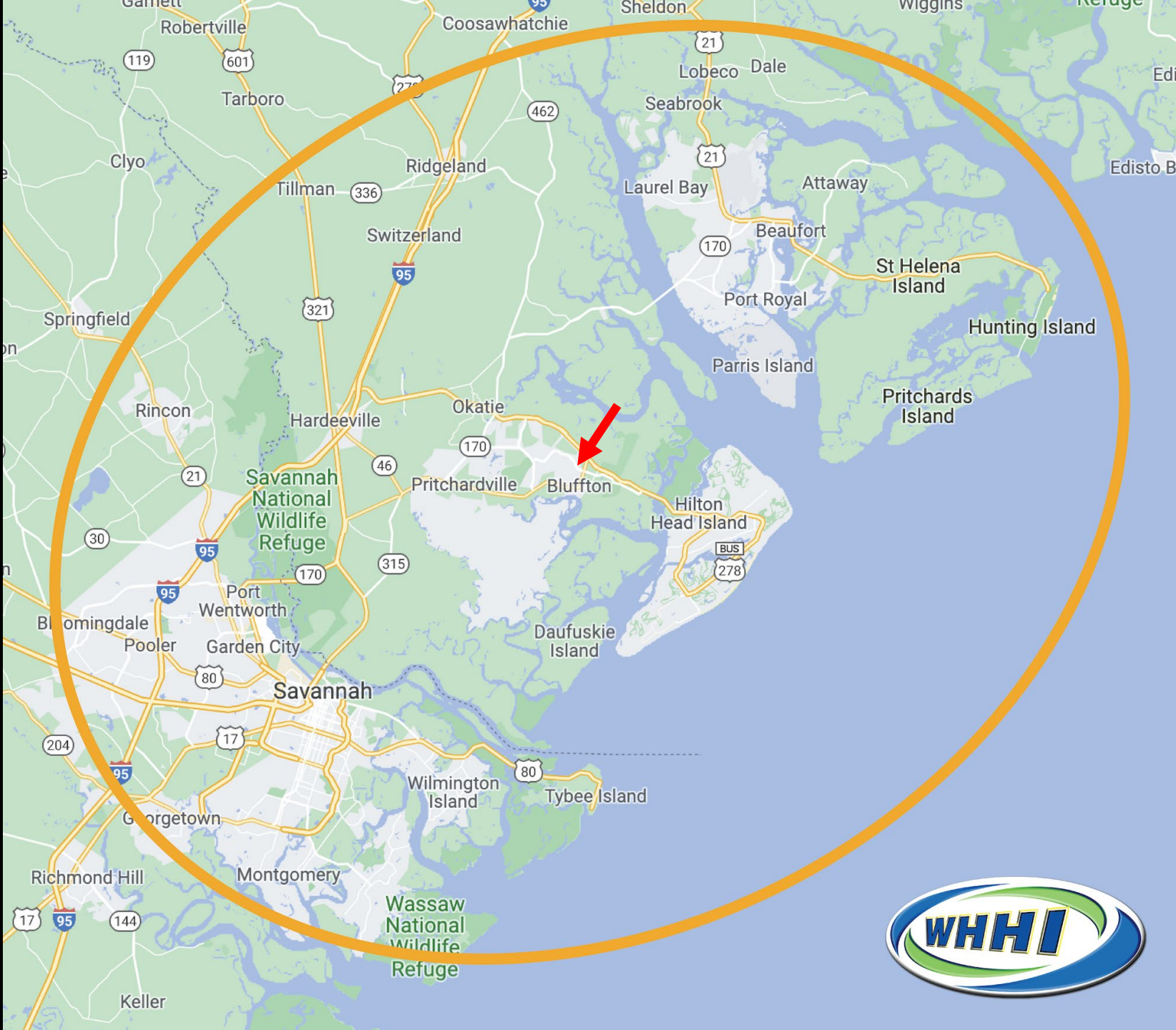
Glen Umberger, M.F.A.

Historic Preservationist

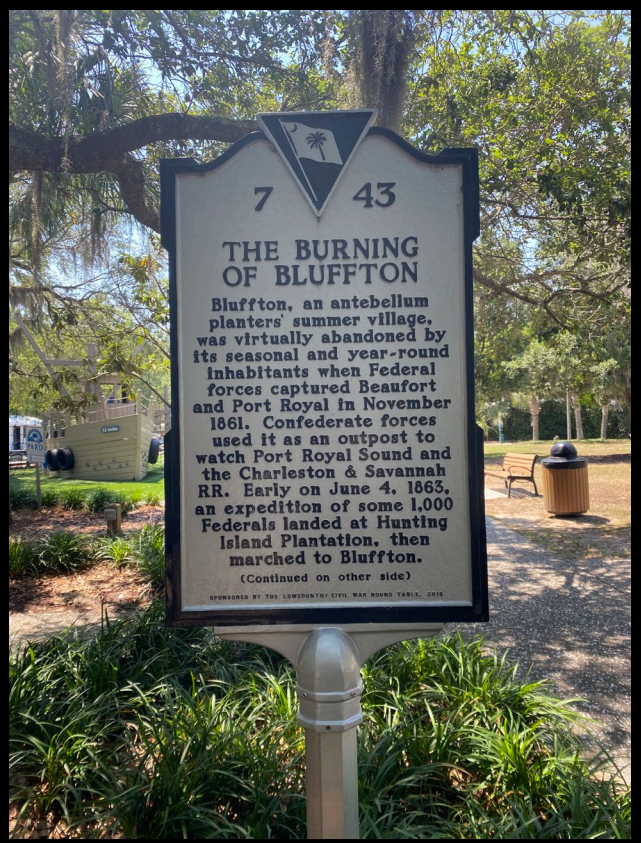
Town of Bluffton, South Carolina

26 April 2024









Contributing Resources



- Legend**
- Contributing Resources (86)
 - Bluffton National Register Historic District
 - Town Boundary
 - Beaufort County
 - May River
 - Marsh

0 250 500 1000 Feet

Accepted: 5/10/2022
Updated: 5/11/2022

Map Prepared By:
Ryann J. Colman, GISP



This map was created by the Town of Bluffton and is solely intended to be used as a spatial representation for the Town of Bluffton. The maps and data distributed by the Town of Bluffton are derived from a variety of public and private sector sources considered to be responsible, but the accuracy, completeness, and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained or generated from the Town of Bluffton GIS.

Number	Resource Name	Address
1	Lowden Home	137 Bridge St
2	Lowden Gatehouse	137 Bridge St
3	Guerrard's Bluff - Mercer House	137 Bridge St
4	Guerrard's Bluff	
5	Guerrard's Bluff	
6	Guerrard's Bluff	
7	Hancock Long H	
8	Hope House	
9	Tyson-Derst Cott	
10	Garvin-Garvey H	
11	Oyster Factory S	
12	Orange Cottage	
13	40 Colcock Stree	
14	Colcock Teel Hou	
15	Cedar Bluff	
16	Sarah Riley Hook	
17	Fripp-Lowden Ho	
18	Seven Oaks	
19	Lawrence Lee Ho	
20	Huger Gordon H	
21	Church of the Cr	
22	Allen-Lockwood	
23	Bluffton United P	
24	Squire Pope Carr	
25	Whitney Cottage	
26	The Bluff	
27	Pritchard House	
28	Pritchard Street	
29	115-A Pritchard	
30	St. John's Baptis	
31	Pine House	
32	Card House	
33	Fripp House	
34	Bluffton Post Off	
35	The Rate	
36	Cartrell House	
37	Graves House	
38	Gulford House	
39	Heyward House	
40	Heyward House - Slave Quarters	70 Boundary St
41	Heyward House - Summer Kitchen	70 Boundary St
42	Old School House	60 Pritchard St
43	Regent and Bluffton House	43 Boundary St



80	1233 May River Rd	1233 May River Rd
81	Cogwell Cottage	1244 May River Rd
82	Abraham Gadsdon House	35B Thomas Heyward St
83	48 Guerrard Avenue	48 Guerrard Ave
84	Nellie and Leroy Brown Cottage	34A Thomas Heyward St
85	Heyward Cove	
86	Huger Cove	



Definition:

Effective January 1, 2022

Contributing Resource: Any building, structure, site, object, feature, or open space, as designated by Town Council, that adds to the historic associations, architectural qualities, or archeological values that relate to the documented significance of the Old Town Bluffton Historic District. Contributing Resources are listed on the ‘Contributing Resources’ map as approved and amended by Town Council.





BLUEPRINT
bluffton



COMPREHENSIVE PLAN
November 8, 2022









7 57

CYRUS GARVIN

Little is known of Cyrus Garvin's early life. He was likely born into slavery, possibly on a plantation of the Baynard family. Garvin is notable for having amassed considerable status and property after emancipation. In 1868 he was acting as an agent on Ephraim Baynard's Montpelier plantation. By 1870 he was farming 75 acres and that number had risen to 100 ten years later. In 1874 he acted as an agent for St. Matthews Baptist Church, helping them to acquire land in Bluffton.

(Continued on other side)









GRANTS







Qualified Expenditures: Residential Use



- Roof Repair/Replacement
- Porch/Stair Repair
- Foundation Repair
- Siding/Exterior Repairs
(including painting)
- Window Repair
(NOT replacement)
- Fascia/Soffit Repair
- Tree Mitigation
- Disability-related renovations.

Grants are capped at \$30,000/fiscal year; maximum of \$60,000 over a five-year period.



Qualified Expenditures: Non-Residential Use

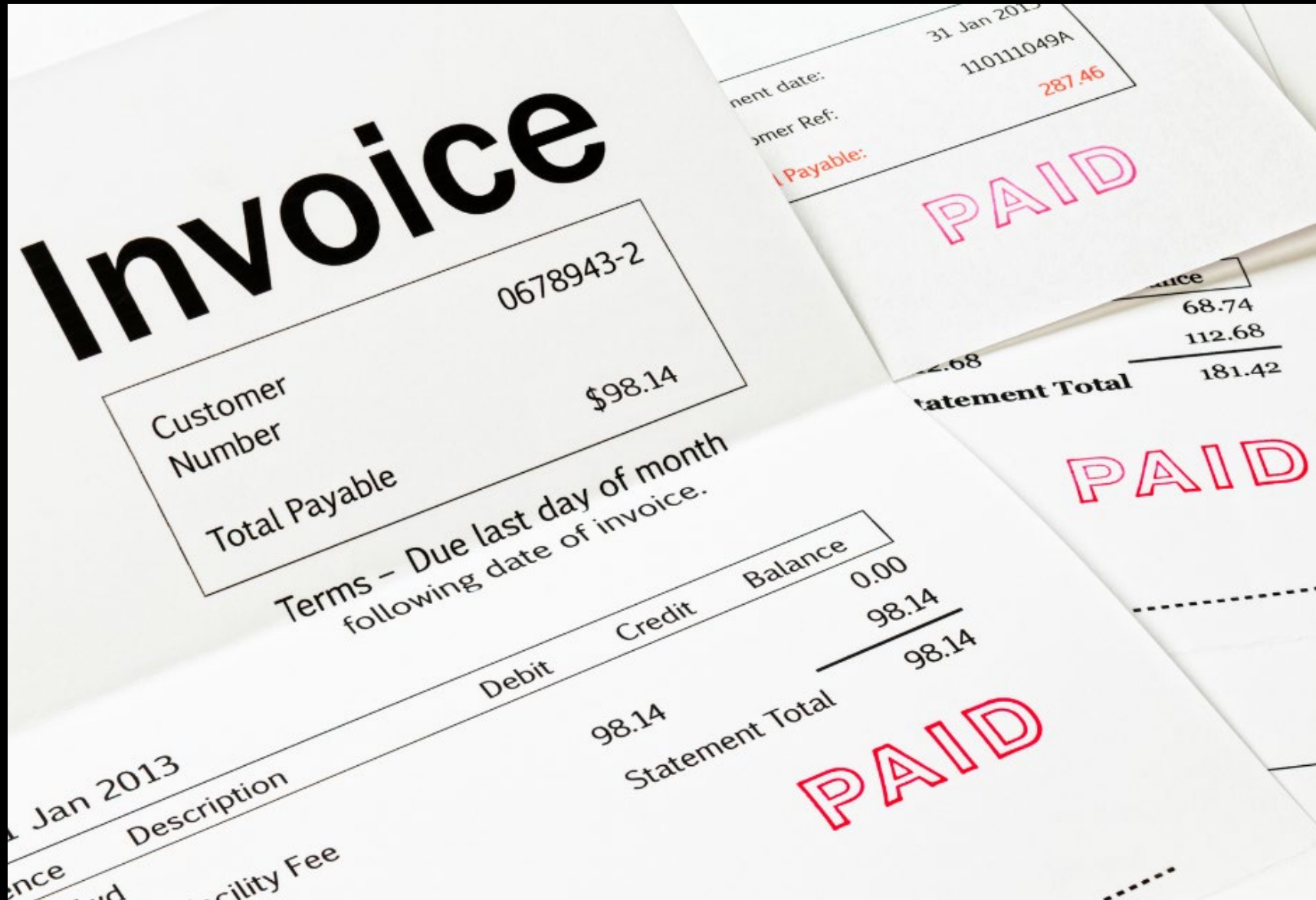


- Improvements on/within Resource
- Improvements to make structure more useable (NOT new construction)
- Architectural/Engineering (capped at 20% of total cost)
- Costs necessary to maintain historic integrity
- 25% MATCH REQUIRED

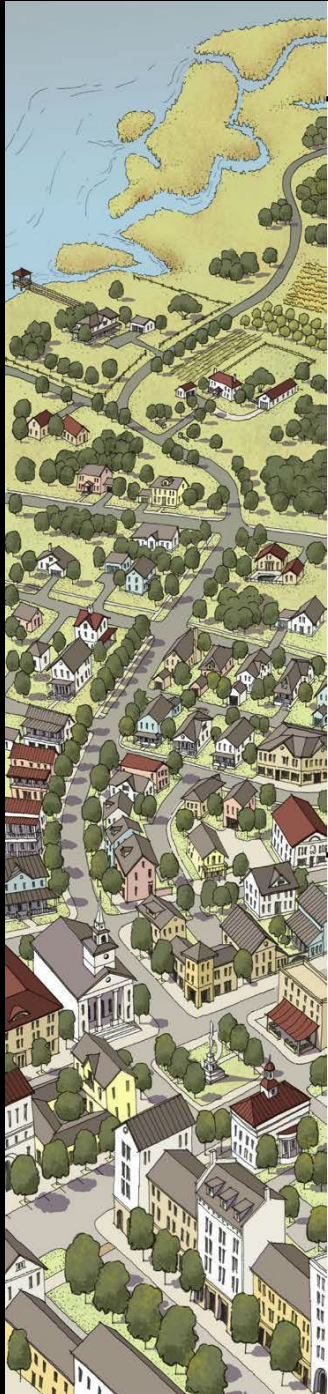
Grants are capped at \$20,000/fiscal year; maximum of \$60,000 over a ten-year period.



REIMBURSEMENT!







Town of Bluffton Unified Development Ordinance

Effective Date August 10, 2011
Amended September 12, 2023
www.townofbluffton.sc.gov



iZone | Interactive Zoning



Administrator.

3.17.3 Application Review Criteria

The Planning Commission shall consider the following criteria in assessing an application for Certificate of Appropriateness HCO:

- A. The application must be in conformance with the applicable landscaping, lighting, and architectural provisions provided in *Article 5, Design Standards*;
- B. The application must be in conformance with the approved Development Agreement, Concept Plan, Master Plan, Final Development Plan, Subdivision Plan, and any other agreements or plans as applicable; and
- C. The application must comply with applicable requirements in the Applications Manual.

3.17.4 Effect and Expiration of Approvals

- A. **Approval.** Following issuance of a Certificate of Appropriateness HCO the Applicant may apply for any other applicable plan or permit approvals. In the event such additional approvals are not applicable or necessary, the Applicant may commence the activity(ies) as authorized by the approved application.
- B. **Expiration.** Approval of a Certificate of Appropriateness HCO shall expire two years from the date of its issue unless an appreciable amount of improvement or development commences and proceeds to completion in a timely and customary manner in accordance with the Certificate of Appropriateness HCO.

3.17.5 Amendments to Approvals

- A. An Applicant who has been granted a Certificate of Appropriateness HCO shall notify the UDO Administrator of any proposed amendments to approved plans.
- B. Changes may be approved by the UDO Administrator if the proposed revision complies with the standards of this Ordinance, and does not substantially alter the basic design approved by the Planning Commission.
- C. If the UDO Administrator determines that the requested modification to the approved plans substantially alters the basic design approved by the Planning Commission in accordance with the Certificate of Appropriateness HCO, a new, separate application shall be submitted and processed in accordance with the requirements of this Section.

3.18 Certificate of Appropriateness - Historic District (HD)

3.18.1 Intent

This Section is intended to provide procedures and standards to facilitate the review of *Certificate of Appropriateness Applications* within the Old Town Bluffton Historic District (HD) designated zoning districts. Review of Certificate of Appropriateness Applications HD shall consider the following objectives:

- A. Maintenance of the educational, cultural and general welfare of the public through the preservation, protection and enhancement of Historic Resources and Old Town Bluffton Historic District;
- B. Maintenance of Contributing Resources as visible reminders of the history and cultural heritage of the Town of Bluffton as well as the Lowcountry region in accordance with the standards set forth in the Secretary of the Interior's

- Introduction 1
- Administration 2
- Application Process 3**
- Zoning Districts 4
- Design Standards 5
- Sustainable Development Incentives 6
- Nonconformities 7
- Permits & Enforcement 8
- Definitions & 9



Criteria for Evaluation:

- Historic Significance
- Level of Threat
- Public Benefit (all non-residential)
- Budget
- Project as Catalyst
- Educational Component (educational/institutional/non-profit)
- Qualifications of Personnel
- Partnerships (educational/institutional/non-profit)
- Quality of Proposal
- Grant History
- Ongoing Effort



The fine print:

- Property not currently listed for sale;
- Current on real estate taxes;
- Business in operation for at least one year (all non-residential)
- Proof of matching funds (all non-residential)

Meet all requirements in §3.18.1 et seq., *Unified Development Ordinance* as amended, April 2024.







TOWN OF BLUFFTON
Historic Preservation Grant Program
Preliminary Certification and Application
Residential Properties

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

The Historic Preservation Grant Program is available for eligible owners of residential historic properties in the Old Town Bluffton Historic District who rehabilitate, restore, or preserve their Town-designated Contributing Structure in accordance with program requirements. For program details and to expedite your application, please read the attached information prior to submission of this application. Applications are accepted on a first-come, first-served basis as funds remain available.

Property Information		
Name of Contributing Structure: CARD HOUSE		
Street Address: 34 BRIDGE STREET		
Town: Bluffton	State: South Carolina	Zip Code: 29910
Property Identification No. (PIN): R610 039 00A 0060 0000		
Property Owner(s) Information		
Property Owner Name(s): ALBERT + MARJORIE SCARDINO		
Street Address: 34 BRIDGE ST		
Town: BLUFFTON	State: SC	Zip Code: 29910
Phone: (854) 210 3216	Email: albert@albertscardino.com	
Program Requirements		
Amount Requested: \$ 29,548.00 ✓		
(Grants available up to \$30,000)		
Documentation required	<input checked="" type="checkbox"/> Provide tax bill and vesting deed to show applicant is owner of contributing structure	
	<input checked="" type="checkbox"/> Affirm Contributing Structure is NOT currently being offered for sale	
	<input checked="" type="checkbox"/> Affirm Owner is current on property taxes	



RECEIVED
 NOV 06 2023
 BY: [Signature]
TOWN OF BLUFFTON
APPROVED





USE ZIP 29928 ONLY
PAY TO THE
TOWN OF
BLUFFTON
PROPERTY TAX
FOR THE YEAR 2024
NAME: [Name]
ADDRESS: [Address]
CITY: [City]
COUNTY: [County]
AMOUNT: \$ [Amount]



POLITICS & GOVERNMENT

Need help preserving a historic building in Bluffton? The town may have you covered

BY SEBASTIAN LEE

UPDATED JANUARY 07, 2023 12:03 PM



The Heywood House, the first resource to receive grant funding from the town of Bluffton. *Town of Bluffton*



Contributing Resources



NEWS

Town of Bluffton plans Historic Preservation Grant Program open house

Bluffton Today

Published 6:02 a.m. ET April 27, 2022

Bluffton officials will host an open house to inform the public about the town's Historic Preservation Grant Program.

Residents are invited to attend the event at 6 p.m. on Thursday, April 28, at the town's historic preservationist Glen Um...

The town said it is offering the program to owners of historic structures in the town's historic district in an effort "to finance the rehabilitation of these structures so, collectively, they can contribute to the economic development of Bluffton."

A news release said the owners of contributing structures are eligible for grant funding for the preservation of residential and nonresidential/commercial structures.

"Whether you are on Broadway or in Bluffton's historic district, historic preservation and development all starts with historic preservation. York's Broadway District was crime-ridden, but now look at its decades-long prosperity.

"It's the same template with Bluffton. Preserve historic structures, tell the story of your community, and the Historic District represents our town's past.

The town said there are 82 structures on its historic district list, but there are also non-structures including Heyward Park. These resources "significantly contribute to the town's history and past."

