I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT
The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS
Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the Meeting. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF AGENDA

VI. ADOPTION OF MINUTES – February 5, 2020

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS
1. FOR ACTION

   A. Certificate of Appropriateness: A request by Manuel Studio, LLC, on behalf of Matthew Cunningham, for approval of a Certificate of Appropriateness to allow the demolition of an existing one-story single-family structure of approximately 1,516 SF and at 51 Colcock Street, Unit B, in the Old Town Bluffton Historic District and zoned Riverfront Edge – HD. (COFA-11-19-013733)(Staff – Charlotte Moore)

X. DISCUSSION
XI. ADJOURNMENT

NEXT MEETING DATE MEETING – Wednesday, March 4, 2020

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (“ADA”), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Chairperson of the Committee. Public comment must not exceed three (3) minutes.
I. CALL TO ORDER

Chairman Trimbur called the meeting to order at 6:00 p.m.

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the meeting. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF AGENDA

Vice Chair Guenther made a motion to adopt the Wednesday, February 5, 2020 meeting agenda, Commissioner Blair seconded the motion all were in favor and the motion passed.

VI. ADOPTION OF MINUTES – December 4, 2019

Vice Chair Guenther made a motion to approve the Wednesday, December 4, 2019 minutes. Commissioner Blair seconded the motion. Commissioners Trimbur, Guenther, Blair and Solomon were in favor. Commissioner Grove recused himself as he was absent at the December 4, 2019 meeting. The motion passed.

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA
There was no public comment for items not on the agenda.

VIII. OLD BUSINESS

There was no old business.

IX. NEW BUSINESS

1. FOR ACTION

   A. Certificate of Appropriateness: A request by Randolph Stewart, on behalf of Ernie Suozzi, for approval of a Certificate of Appropriateness to allow the construction of a new two-story single-family structure of approximately 2,372 SF and a Carriage House of approximately 968 SF located at 7 Blue Crab Street in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD. (COFA-11-19-013711)(Staff – Katie Peterson)

   Peterson presented the information to the Commission which is incorporated into these minutes.

   Commissioner Solomon made a motion to approve the request for approval of a Certificate of Appropriateness to allow the construction of a new two-story single-family structure of approximately 2,372 SF and a Carriage House of approximately 968 SF located at 7 Blue Crab Street with the following conditions:

   1. Per the Applications Manual, a letter of approval from the Tabby Roads HARB is must be submitted.
   2. Per Section 3.22.2. of the UDO, a Town of Bluffton Tree Removal Permit must be submitted and approved for the removal of any tree 14” (DBH) or greater located on a single-family lot.
   3. Per UDO Section 5.3 and the Applications Manual, a landscape plan that meets the requirements of the UDO must be provided for review and approval.
   4. Per Section 5.15.6.1.2.b. of the UDO, additional information showing that the doors are metal or wood must be provided.
   5. Per Section 5.15.6.F. of the UDO, additional information on the location of the electric utility meter is required to ensure it will be located in the rear or side yard not facing side streets.
   6. The HPC determined that the use of 3x6 Galvanized Hog Wire railings was an appropriate alternate material for those listed in Section 5.15.6.H. of the UDO.
   7. Per Section 5.15.6.H. of the UDO, additional information must be provided for the front porch as railings of the same 3x6 Galvanized Hog Wire railings or alternate design solution must be applied to the front porch to be in compliance with the International Residential Code.
   8. Per Section 5.15.6.H. of the UDO, additional porches post must be added to the second story balcony and shall be placed directly above the piers on which they are supported.
Vice Chair Guenther seconded the motion all were in favor and the motion passed.

**B. Certificate of Appropriateness:** A request by Andrew Pietz, for approval of a Certificate of Appropriateness to allow the construction of a new two-story single-family residential structure of approximately 2,038 SF and a Carriage House of approximately 1,056 SF located at 25 Pritchard Street in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD. (COFA-09-19-013508)(Staff – Katie Peterson)

Peterson presented the information to the Commission which is incorporated into these minutes.

Vice Chair Guenther made a motion to approve the request for approval of a Certificate of Appropriateness to allow the construction of a new two-story single-family residential structure of approximately 2,038 SF and a Carriage House of approximately 1,056 SF located at 25 Pritchard Street with the following conditions:

1. The proposed placement of the primary structure was approved by the HPC and determined to be appropriate based on the nature of the site and was found that a deviation from Section 5.15.5.f.5.a. of the UDO is warranted based on criteria staff provided at the November 2, 2016 HPC meeting.
2. Per Section 3.22.2. of the UDO, a Town of Bluffton Tree Removal Permit must be submitted and approved for the removal of any tree 14” (DBH) or greater or any American holly, dogwood, redbud, southern magnolia or red buckeye 4 inches in DBH or greater located on a single-family lot.
3. Per Section 5.15.6.K. of the UDO, additional information on the materials and configuration of the Service Yard is required to ensure it is in compliance with the standards found in the UDO.

**X. ADJOURNMENT**

Commissioner Blair made a motion to adjourn the January 05, 2020 Historic Preservation Commission meeting, Vice Chair Guenther seconded the motion all were in favor and the meeting was adjourned at 6:38 p.m.
MEETING DATE: February 12, 2020

PROJECT: 51 Colcock Street Unit B – Demolition of Non-contributing Structure

APPLICANT: Manuel Studio, LLC

PROJECT MANAGER: Charlotte Moore, AICP, Principal Planner

APPLICATION REQUEST: The Applicant, Manuel Studio, LLC on behalf of the owner, Matthew Cunningham, requests that the Historic Preservation Commission approve the following application:

1. COFA-11-19-013733. A Certificate of Appropriateness-Demolition to allow the demolition of an existing residential structure of approximately 1,516 SF and at 51 Colcock Street, Unit B, in the Old Town Bluffton Historic District and zoned Riverfront Edge – HD.

INTRODUCTION: The property consists of 0.9 acres located on the south side of Bridge Street along the May River west of the Colcock Street intersection. It is within the Riverfront Edge-HD Zoning District. The site has a single-story painted concrete block building. The primary mass is under a side facing gable roof with a forward-facing gable roofed enclosed porch fronting the river and a rear-facing gable addition to the rear. The structure is built at grade and has a brick chimney near the center of the asphalt-shingled roof. While the site also has an existing two-story carriage house near the rear of the property, the primary structure mentioned before is the subject of this application. The applicant desires to remove the existing primary structure with plans for a new single-family residential structure in the near future.

The structure at was not identified in the 1996 National Register Nomination or the 2008 Historic Resources Survey; therefore, is not classified as a contributing structure. The structure is approximately 1,516 SF in area and was constructed in 1957 as a residential structure.

This project was presented to the Historic Preservation Review Committee for conceptual review on January 6, 2020 and to the Development Review Committee on January 8, where comments were provided to the Applicant (See Attachment 5).
HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the applicant.

REVIEW CRITERIA & ANALYSIS: Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Section 3.18.3 of the Unified Development Ordinance in assessing an application for a Certificate of Appropriateness – Historic District (HD). These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date. In this regard, Staff provides the following:

1. Section 3.18.3.A. Consistency with the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

   Finding. The Secretary of the Interior’s Standards for Rehabilitation consist of ten standards for rehabilitation of historic buildings that are supported by additional information provided in the Secretary of the Interior’s Guidelines for Rehabilitating Historic Buildings. For this application, the Standards for Rehabilitation do not apply because the Applicant is seeking to demolish non-contributing structures.

2. Section 3.18.3.B. Consistency with the principles set forth in the Old Town Bluffton Master Plan.

   Finding. The application is consistent with the principles set forth in the Old Town Bluffton Master Plan. The Old Town Master Plan states that, “The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is just as important to add to the built environment in a way that makes Old Town more complete.”

   As noted above, this structure is not listed on either the National Historic District or Local Historic District as a contributing structure. Additionally, Town Staff submitted this request to the Bluffton Historical Preservation Society (BHPS), Celebrate Bluffton, and the Bluffton Township Black History Historical Preservation Society (BTBHHPS) for their review and determination. The organizations indicated that there was no historical information related to the site or structure, and that there was no objection to the removal of the structure (See Attachment 7).

3. Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.

   Finding. Town Staff finds that this requirement is not applicable to this application as this standard is intended to regulate and guide new construction and not demolitions.
4. Section 3.18.3.D. The nature and character of the surrounding area and consistency of the structure with the scale, form and building proportion of the surrounding neighborhood.

Finding. Town Staff finds that this requirement is generally not applicable to this application as this standard is intended to regulate and guide new construction and renovations rather than demolitions. However, given that the structure is not considered contributing, removal could provide opportunity for future development that may be more consistent with the character and nature of the surrounding neighborhood.

5. Section 3.18.3.E. Preservation of the existing building’s historic character and architecture.

Finding. The building proposed for demolition is not considered a contributing structure and is not listed in the 1996 or 2008 Historic Resource Survey prepared per Federal and State guidelines and endorsed by the South Carolina State Historic Preservation Office. As such, this criterion does not apply to this application.

6. Section 3.18.3.F. The historic, architectural, and aesthetic features of the structure including the extent to which its alteration or removal would be detrimental to the public interest.

Finding. The historic, architectural, and aesthetic features of this structure were not found to be contributing in the 2008 Historic Resource Survey meaning the structure was determined to not substantially add to the integrity, associations, or quality of the Old Town Bluffton Historic District. Therefore, the removal of this structure would not be detrimental to the public interest.

7. Section 3.18.3.G. For an application to demolish, either whole or in part, any Contributing Structure, the Historic Preservation Commission shall consider:

   a. The existing and historical ownership and use and reason for requesting demolition; and

   b. Information that establishes clear and convincing evidence that:

      i. The demolition of the structure is necessary to alleviate a threat to public health or public safety; and

      ii. No other reasonable alternatives to demolition exist; and

      iii. 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.
Finding. The application seeks approval for the demolition of a non-contributing structure so this review criterion does not apply to the application.

8. **Section 3.18.3.H.** The application must comply with applicable requirements in the Applications Manual.

Finding. The application has been reviewed by Town Staff and has been determined to be complete, meeting all requirements of the Applications Manual.

**STAFF RECOMMENDATION:** Town Staff finds that the application meets the requirements of Section 3.18.3 of the Unified Development Ordinance and recommends that the Historic Preservation Commission review the applicable review criteria above and take action as appropriate.

**ATTACHMENTS:**
1. Location Map
2. Zoning Map
3. Survey
4. Existing Conditions Narrative
5. HPRC and DRC Report
6. Existing Condition Photos
7. Letter from BHPS
51 Colcock Street
Unit B
Location Map

Date: 02-12-2020

DISCLAIMER:
This map was created by the Town of Bluffton Planning and Growth Management Department and is intended solely for use in the Town of Bluffton. The data and maps are derived from public or private data sources and are intended for use as a representation of the Town’s land use and development. The Town makes no warranty, expressed or implied, of the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the Town’s Geographic Information System database. The Town, its employees, agents, and contractors, do not assume any liability associated with the use of this data and make no representation to maintain it in any manner or form.
51 Colcock Street
Unit B
Zoning Map

Site

Riverfront Edge-HD
Neighborhood Conservation-HD
Neighborhood General-HD
Neighborhood Center-HD
Neighborhood Core-HD
Residential General
Neighborhood Core

Date: 02-12-2020

DISCLAIMER:
This map was created by the Town of Bluffton Planning and Growth Management Department and is intended to be solely a graphical representation for the Town of Bluffton. The GIS maps and data distributed by the Town of Bluffton Planning and Growth Management Department are derived from maps and data created by public and private sector sources considered to be dependable, but the accuracy, completeness and currency thereof are not guaranteed. The Town of Bluffton Planning and Growth Management Department accepts no responsibility for any particular purpose of information or data contained in or generated from the Town’s Geographic Information Systems database. Additionally, the Town of Bluffton Planning and Growth Management Department cannot warrant as to the currency, completeness, accuracy, adequacy, or suitability for any particular purpose of information or data contained in or generated from the Town’s Geographic Information Systems database. The Town of Bluffton Planning and Growth Management Department makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the Town’s Geographic Information Systems database. Additionally, the Town of Bluffton Planning and Growth Management Department assumes no liability associated with the use of this data, and assumes no responsibility to maintain it in any manner or form.
# TOWN OF BLUFFTON
**Certificate of Appropriateness - Old Town Bluffton Historic District (HD) Application**

## Applicant
- **Name:** Manuel Studio, LLC (Appley)
- **Phone:** 843.338.8932
- **Mailing Address:** 101 Pritchard Street, Bluffton, SC 29910
- **E-mail:** manuel.studio@aol.com
- **Town Business License #:** LIC 0519080038

## Property Owner
- **Name:** Matthew Cunningham
- **Phone:** 815.235.4132
- **Mailing Address:** 101 Pritchard Street, Bluffton, SC 29910
- **E-mail:** attkgcme.com

## Project Information
- **Project Name:** Cunningham Residence
- **Conceptual:** □
- **Final:** ✔
- **Amendment:** □
- **Project Location:** 51 Colcock Street
- **Zoning District:** Riverfront Edge
- **Acreage:** .9
- **Tax Map Number(s):** R60003900A0162000

## Project Description:
Applicant wishes to demolish an existing house built in 1957. The existing carriage house to remain.

## Minimum Requirements for Submittal
- ✔ 1. Full sized copies and digital files of the Site Plan(s). One (1) set for Conceptual, two (2) sets for Final
- ✔ 2. Full sized copies and digital files of the Architectural Plan(s). One (1) set for Conceptual, two (2) sets for Final
- ✔ 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ✔ 4. All Information required on the attached Application Checklist.
- ✔ 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:

### Applicant Signature:

**Date:** 9 January 2020

## For Office Use

### Application Number:

**Date Received:**

**Date Approved:**
CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT
PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

<table>
<thead>
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<th>2. SITE DATA</th>
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<tbody>
<tr>
<td>Identification of Proposed Building Type (as defined in Article 5): N/A</td>
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<tr>
<td>Building Setbacks</td>
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<table>
<thead>
<tr>
<th>3. BUILDING DATA</th>
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<td>Building</td>
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<td>Main Structure</td>
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<tr>
<td>Ancillary</td>
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<table>
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<tr>
<th>4. SITE COVERAGE</th>
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</thead>
<tbody>
<tr>
<td>Impervious Coverage</td>
</tr>
<tr>
<td>Building Footprint(s)</td>
</tr>
<tr>
<td>Impervious Drive, Walks &amp; Paths</td>
</tr>
<tr>
<td>Open/Covered Patios</td>
</tr>
</tbody>
</table>

**A. TOTAL IMPERVIOUS COVERAGE**

**B. TOTAL SF OF LOT**

<table>
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<th>5. BUILDING MATERIALS</th>
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<td>Foundation</td>
</tr>
<tr>
<td>Walls</td>
</tr>
<tr>
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</tr>
<tr>
<td>Chimney</td>
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<tr>
<td>Trim</td>
</tr>
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</tr>
<tr>
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<td>Skirting/Underpinning</td>
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<tr>
<td>Cornice, Soffit, Frieze</td>
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<tr>
<td>Garage Doors</td>
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<td>Green/Recycled Materials</td>
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</table>
Subject: Cunningham Demolition Narrative  
From: Ansley Manuel <manuel.studio@aol.com>  
Date: 1/10/2020, 9:14 AM  
To: Accurate Reproductions <plotting@accurapro.com>  

51 Colcock Street Demolition Narrative  

Situated on the May River and Huger Cove, the property at 51 Colcock Street has a unique topographic and viewing advantage to create a design opportunity that all architects covet as a palette. Currently there are two structures on the lot - the main house built in 1957 and the carriage house built in 2005. After analyzing both structures with the new property owner, Matthew Cunningham, it was decided to update the carriage house and demolish the main house.

An oral story of the main house has been given by the seller, Frederick Mix, as was provided to him by the previous owner, Henry Dunn. Mr. Dunn said the builder of the house, Ralph Hill, originally started out in the Cedar Bluff House as a part time residence as he most likely lived in Darien, Georgia. He never liked being there because he said it was old and uncomfortable. Eventually he decided to acquire the adjoining property and build a small home with the modern comforts of heat and air conditioning.

Documents seem to support this narrative. Ralph Grady Hill (born 1906 Georgia and died 1976 Tennessee) and his wife Eunice Younce Hill (born 1907 North Carolina and died 1978 Florida) acquired two properties from Berley and Sue Taylor. The first property was purchased on September 3, 1949 (Deed Book 69 Page 172) and the second on July 11, 1953 (Deed Book 75 Page 391). Tax records show the home was built in 1957. On February 20, 1961, Mr. Hill sold the two lots to Lawrence Dunn (Deed Book 105 Page 225). At the time of the sale, the Hills were living in Florida. Lawrence Dunn eventually sold it to his brother, Henry Dunn.

The house is constructed on a concrete slab foundation and the walls are a monarch-size, concrete block veneer. The ceilings are 8 feet in height and finished with sheetrock and 12" x 12" tiles. The gable ends are staggered edge 1x4 and 1x6 vertical V joint. The soffit and fascia finish materials are smooth face plywood. The chimney is common brick. Windows are a combination of wood and aluminum. Window headers are cast-in-place concrete and the sills are brick. The house originally had the small entry porch that later enclosed for a laundry room and a river side porch later enclosed as a sunroom. The wall finish used for the enclosures is rough sawn cypress.

If the house were to appear before the planning staff and board today as a new proposal, it would undoubtedly be denied for failing to meet the UDO standards. It would be placed most likely in the Cottage Building Type Category. Contextually it is very different from the heights and widths of the surrounding neighborhood. The house sits directly on the ground with only inches of foundation height. The ceiling heights and wall plate are low. Existing exterior materials that are not allowed include the painted concrete block wall veneer, the concrete painted window headers, and the plywood soffit and fascia. All porches have been enclosed.

The house is not on the historic district's contributing structures list. After consulting with town staff on the status of the building, the design team learned it
was eligible for the Bluffton Historic District's Contributing Structures List updated in the Year of 2008. The structure was surveyed for the list and determined not to be a contributing structure.

We respectfully ask the board to grant permission to demolish the main house at 51 Colcock Street.

Written by Ansley Hester Manuel, Architect

Sent from my iPad
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<th>Property ID (PIN)</th>
<th>Alternate ID (AIN)</th>
<th>Parcel Address</th>
<th>Data Refreshed as of</th>
<th>Address Year</th>
<th>Pay Year</th>
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<td>51 COLEMAN ST, Town of Bluffton</td>
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**Current Parcel Information**

- **Cunningham Matthew Aaron**
  - Address: 6 Promenade St #1025
  - Bluffton, SC 29910

**Legal Description**

PB39 P125 PB91 P87 2/04 0.02 AC ADDED TO 39A/162A

### Historic Information

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### Sales Disclosure

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</tbody>
</table>

Beaufort County makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. All data is subject to change.
Name: Ralph Grady Hill
Gender: Male
Age: 34
Relationship to Draftee: Self (Head)
Birth Date: 31 Aug 1906
Birth Place: Clarkesville, USA
Registration Date: 16 Oct 1940
Registration Place: Darien, Liberty, Georgia, USA
Next of Kin: D S Hill

Household Members:

<table>
<thead>
<tr>
<th>Name</th>
<th>Relationship</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ralph Grady Hill</td>
<td>Self (Head)</td>
</tr>
<tr>
<td>D S Hill</td>
<td>Father</td>
</tr>
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</table>

Source Citation
The National Archives at Fort Worth, Texas; Fort Worth, Texas; WWII Draft Registration Cards for Georgia, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service
<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
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<tbody>
<tr>
<td>Name</td>
<td>Ralph Grady Hill</td>
</tr>
<tr>
<td>Gender</td>
<td>Male</td>
</tr>
<tr>
<td>Death Age</td>
<td>69</td>
</tr>
<tr>
<td>Birth Date</td>
<td>abt 1907</td>
</tr>
<tr>
<td>Residence Place</td>
<td>Tallahassee</td>
</tr>
<tr>
<td>Death Date</td>
<td>Abt 1976</td>
</tr>
<tr>
<td>Death Place</td>
<td>Chattahoochee</td>
</tr>
<tr>
<td>Obituary Date</td>
<td>16 Aug 1976</td>
</tr>
<tr>
<td>Obituary Place</td>
<td>Tallahassee, Florida, United States of America</td>
</tr>
<tr>
<td>Father</td>
<td>D.S. Hill</td>
</tr>
<tr>
<td>Spouse</td>
<td>Eunice Hill</td>
</tr>
<tr>
<td>Child</td>
<td>J. William Hill</td>
</tr>
<tr>
<td></td>
<td>U.S. Bowman</td>
</tr>
<tr>
<td></td>
<td>Dallas Albritton</td>
</tr>
</tbody>
</table>

These facts were pulled from a record by a computer and may not be accurate. Obituary records often include facts for family members of the deceased, some of whom may be living.
Eunice Dorothy Younce
1907-1978

1907 Birth • 0 Sources
5 November 1907
Rutherfordton, Rutherford, North Carolina, United States

1978 Death • 0 Sources
Age 70
2 September 1978
Tallahassee, Leon, Florida, United States

Family Members
SPouses AND CHILDREN

Ralph Grady Hill
1906-1976
Marriage: 3 July 1925
Eufaula, Barbour, Alabama, United States

Eunice Dorothy Younce
1907-1978
Eunice Younce Hill
in the Florida Death Index, 1877-1998

Order Original Death Record

Add alternate information

Report issue

Name: Eunice Younce Hill
Race: White
Age at Death: 70
Birth Date: 5 Nov 1907
Death Date: 2 Sep 1978
Death Place: Leon, Florida, United States

Source Information
The State of South Carolina.
COUNTY OF GREENE

PROMPTED HERE BY THESE PRESENCE THE

This is a legal document in the State of South Carolina. However, the text is not legible due to the quality of the image.
STATE OF SOUTH CAROLINA,  
COUNTY OF BEAUFORT.

I, RALPH ORADY HILL, of Bluffton,

in the State aforesaid, for and in consideration of the sum of
FIFTEEN THOUSAND FIVE HUNDRED AND NO/100 -- ($15,500.00) -- DOLLARS,

in hand paid at and before the sealing of these presents by LAURENCE B. DUNN, of

SAVANNAH, in the State of GEORGIA, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release

the following described property, to-wit:

All that certain lot, tract or parcel of land, situate, lying and being in the Town of Bluffton, Beaufort County, South Carolina, being practically rectangular in shape, one hundred thirty feet (130') East and West, by three hundred twenty feet (320'), more or less, North and South, and being bounded as follows: North by a line fifteen feet (15') South of land, now or formerly, Colecock and Taylor; East by land of grantor, R. G. Hill; South by low water mark of May River; and West by land of Leon D. MacCormack; together with all right, title and interest in and to the twelve feet (12') by forty feet (40') strip, for the purposes of ingress and egress, to and from the public street or road, as provided for in that certain deed from Berley L. Taylor and Sue L. Taylor to R. G. Hill, herein-after referred to; the property herein conveyed being a part of those certain lands conveyed by Berley L. Taylor and Sue Lever Taylor to Ralph Orady-R. G. Hill under deeds dated September 3rd, 1949 and July 11, 1953, recorded in Beaufort County Records, in Deed Book 69, Page 178, and Deed Book 75, Page 391, respectively.
Plan Type: Historic District - Demolition  
Apply Date: 11/26/2019

Plan Status: Active  
Plan Address: 51 B Colcock St
BLUFFTON, SC  29910

Case Manager: Katie Peterson  
Plan PIN #: R610 039 00A 0162 0000

Plan Description: A request by Ansley Manuel, on behalf of Matthew Cunningham for review of a Certificate of Appropriateness to allow the demolition of the existing structure of approximately 1,276 SF on the property located at 51 Colcock Street in the Old Town Bluffton Historic District, and zoned Riverfront Edge-HD.

STATUS: The Application is being review and will be placed on the January 6th HPRC Agenda and the January 8th DRC Agenda for review.

### Staff Review (HD)

Submission #: 1  
Recieved: 12/31/2019  
Completed: 01/03/2020

<table>
<thead>
<tr>
<th>Reviewing Dept.</th>
<th>Complete Date</th>
<th>Reviewer</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Growth Management Dept Review (HD)</td>
<td>01/03/2020</td>
<td>Katie Peterson</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Watershed Management Review</td>
<td>01/03/2020</td>
<td>William Baugher</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Addressing Review</td>
<td>01/02/2020</td>
<td>Nick Walton</td>
<td>Approved</td>
</tr>
<tr>
<td>Beaufort Jasper Water and Sewer Review</td>
<td>01/03/2020</td>
<td>James Clardy</td>
<td>Approved</td>
</tr>
<tr>
<td>HPRC Review</td>
<td>01/03/2020</td>
<td>Katie Peterson</td>
<td>Approved</td>
</tr>
<tr>
<td>Transportation Department Review - HD</td>
<td>01/03/2020</td>
<td>William Howard</td>
<td>Approved</td>
</tr>
</tbody>
</table>

Comments:
1. As has been past practice, Town Staff reached out to the preservation groups (BHPS, Celebrate Bluffton, A Call to Action and BTBHHPS) for comment on the demolition application.  See Comments from BHPS (attached).
2. The proposed demolition is of a non-contributing structure within the Riverfront Edge -HD Zoning district. At this time, staff has no comment.

### Beaufort Jasper Water and Sewer Review

<table>
<thead>
<tr>
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<tr>
<td>Beaufort Jasper Water and Sewer Review</td>
<td>01/03/2020</td>
<td>James Clardy</td>
<td>Approved</td>
</tr>
</tbody>
</table>

Comments:
1. No comment.
Comments:
1. As has been past practice, Town Staff reached out to the preservation groups (BHPS, Celebrate Bluffton, A Call to Action and BTBHPS) for comment on the demolition application. See Comments from BHPS (attached).
2. The proposed demolition is of a non-contributing structure within the Riverfront Edge -HD Zoning district. At this time, staff has no comment.

Watershed Management Review
DRC
01/03/2020
William Baugher
Approved with Conditions

Comments:
1. Demolition Activities, The Town will require a Stormwater Affidavit and implementation of the Construction Site BMPs found in Chapter 9 of the Stormwater Design Manual and other Stormwater Management regulations, where applicable before demolition activities can begin. (SWDM Chapter 9).

Beaufort Jasper Water and Sewer Review
01/03/2020
James Clardy
Approved

Comments:
1. No Comment.

Building Safety Review
01/03/2020
Richard Spruce
Approved

Comments:
1. Prior to work beginning, a Town of Bluffton Demolition Permit is required.

Fire Department Review
01/03/2020
Dan Wiltse
Approved

Comments:
1. No Comment.

Planning Commission Review
01/03/2020
William Howard
Approved

Comments:
1. No Comment.

Planning Review - Address
01/03/2020
Nick Walton
Approved

Comments:
1. No Comment.

Police Department Review
01/03/2020
Joseph Babkiewicz
Approved

Comments:
1. No Comment.

Transportation Department Review
01/03/2020
William Howard
Approved

Comments:
1. No Comment.

Plan Review Case Notes:
To whom it may concern,

As a follow up to our correspondence dated December 18, we have addressed the concerns raised about the demolition of the main house at 51 Colcock Street and reached a resolution. We met with the architect who filed the demolition request on behalf of the current property owner and found that she had gone beyond her due diligence with researching and analyzing the property. She compiled a complete history of the property from concept of construction on the empty lot in 1957 to current use. She also provided a material assessment and architectural description which will be a useful addition to our archives for thorough documentation of the property.

After filling in all the gaps that we initially had in the story of the property, we now understand this structure to not be of great significance to the surrounding built environment nor that of the Town. We do ask that any historic structure that is up for demolition be thoroughly documented with scale drawings, photographs, material analysis, and supporting narrative with the intent that the building could be recreated from these documents. This packet of information will be saved in our archives in perpetuity so that the context of the structure is understood long after its demise.

Very respectfully,

Jen Sommerville
Vice-President
Bluffton Historical Preservation Society