



**TOWN OF BLUFFTON  
HISTORIC PRESERVATION COMMISSION**

Theodore D. Washington Municipal Building  
Henry "Emmett" McCracken Jr. Town Council Chambers  
Wednesday, February 12, 2020 6:00p.m.

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**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](mailto: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.

**TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION**  
Theodore D. Washington Municipal Building, 20 Bridge Street  
Henry "Emmett" McCracken Jr. Town Council Chambers  
**Wednesday, February 5, 2020 Minutes**

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Present: Bruce Trimbur, Vice Chairman; Will Guenther; Marge Blair; Jesse Solomon; James Grove

Absent: Joe Mascetti, Elaine Gallagher-Adams

Staff: Katie Peterson, Senior Planner; Charlotte Moore, Principal Planner; Aubrie Giroux, Special Projects & Programs Administrator

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**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**

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**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.I.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.

# HISTORIC PRESERVATION COMMISSION



## STAFF REPORT Department of Growth Management

<b>MEETING DATE:</b>	February 12, 2020
<b>PROJECT:</b>	51 Colcock Street Unit B – Demolition of Non-contributing Structure
<b>APPLICANT:</b>	Manuel Studio, LLC
<b>PROJECT MANAGER:</b>	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 (BTBHPS) 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.

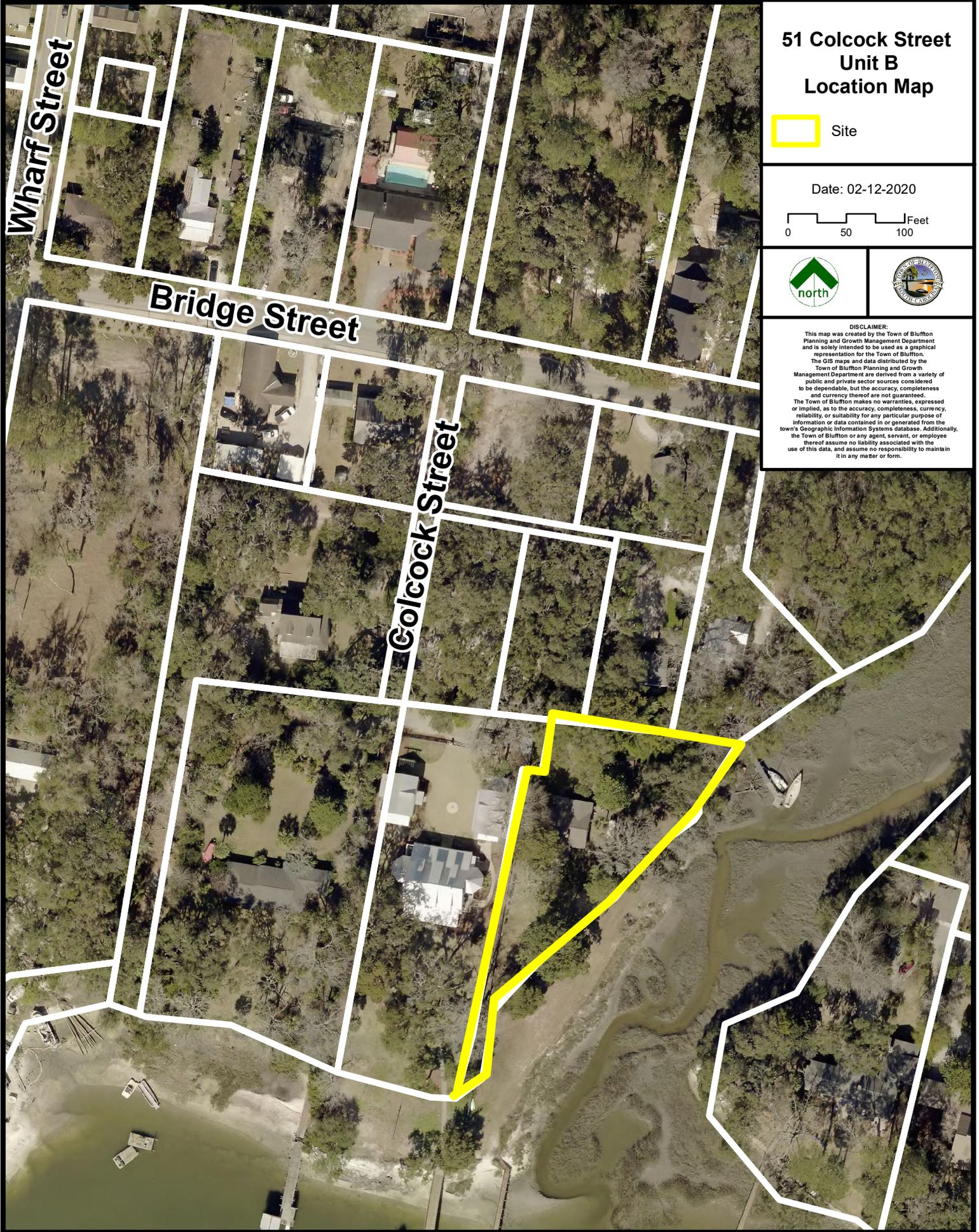
8. Section 3.18.3.H. The application must comply with applicable requirements in the Applications Manual.

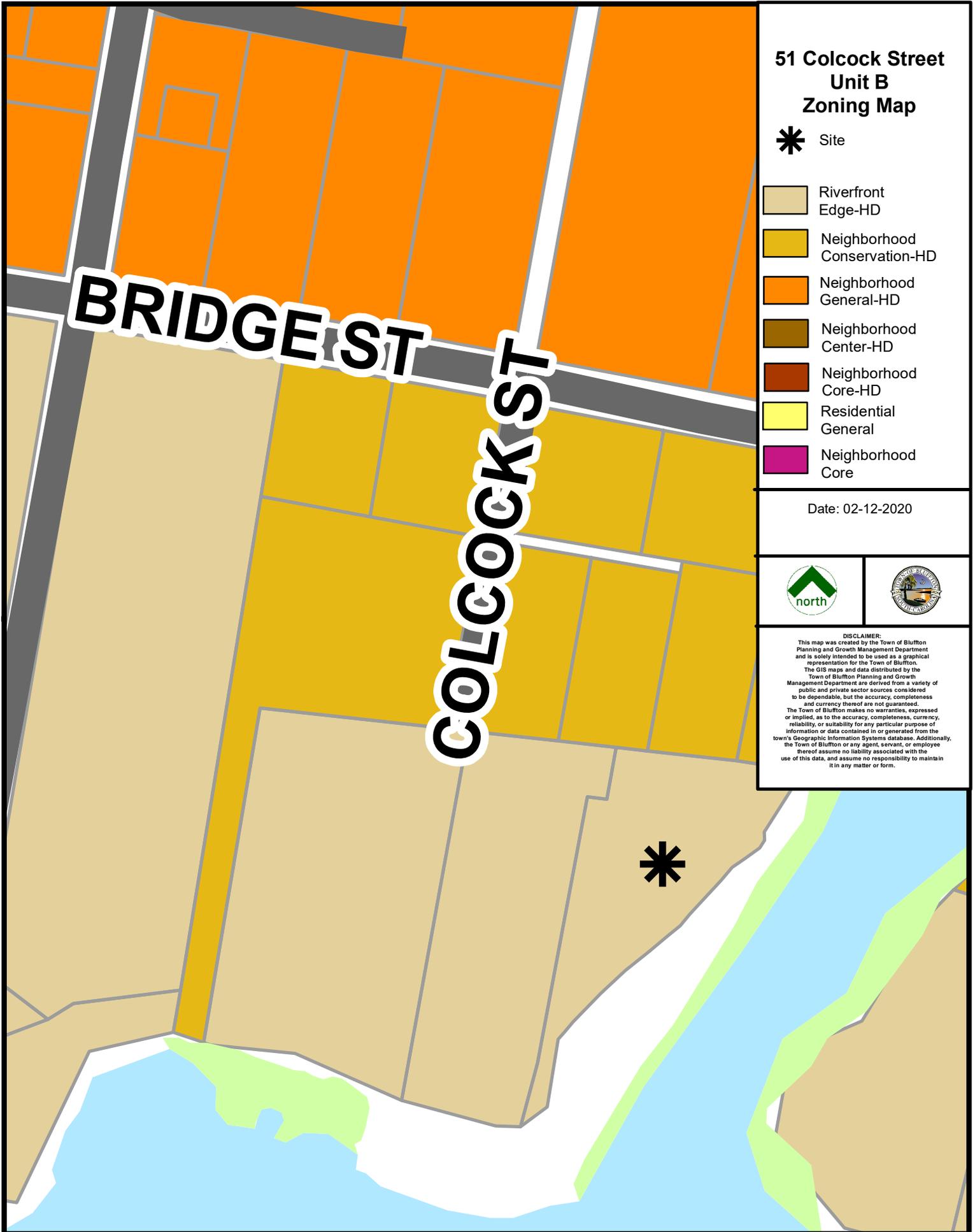
*Finding.* The application has been reviewed by Town Staff and has been determined to be complete, meeting all requirements of the Applications Manual.

**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







# Attachment 4



**TOWN OF BLUFFTON**  
**CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON**  
**HISTORIC DISTRICT (HD) APPLICATION**

TOWN MANAGEMENT SERVICES CENTER  
 20 Bridge Street  
 Bluffton, SC 29910  
 (843)706-4522  
[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)  
[applicationfeedback@townofbluffton.com](mailto:applicationfeedback@townofbluffton.com)

Applicant	Property Owner
Name: <i>Manuel Studio, LLC (Asstey Manuel)</i>	Name: <i>Matthew Cunningham</i>
Phone: <i>843.338.8932</i>	Phone: <i>845.235.1132</i>
Mailing Address: <i>101 Pritchard Street Bluffton, SC 29910</i>	Mailing Address: <i>6 Promenade Street Unit #1025 Bluffton, SC 29910</i>
E-mail: <i>manuel.studio@aol.com</i>	E-mail: <i>attk6@me.com</i>
Town Business License # (if applicable): <i>LIC · 05 · 19 · 030038</i>	
<b>Project Information</b> (tax map info available at <a href="http://www.townofbluffton.us/gis/">http://www.townofbluffton.us/gis/</a> )	
Project Name: <i>Cunningham Residence</i>	Conceptual: <input type="checkbox"/> Final: <input checked="" type="checkbox"/> Amendment: <input type="checkbox"/>
Project Location: <i>51 Colcock Street</i>	Application for: <input type="checkbox"/> New Construction <input type="checkbox"/> Renovation/Rehabilitation/Addition <input checked="" type="checkbox"/> Relocation or <b>Demolition</b>
Zoning District: <i>Riverfront Edge</i>	
Acreage: <i>.9</i>	
Tax Map Number(s): <i>R60003900A01620005</i>	
Project Description: <i>Applicant wishes to demolish an existing house built in 1957. The existing carriage house to remain.</i>	
<b>Minimum Requirements for Submittal</b>	
<input checked="" type="checkbox"/> 1. Full sized copies and digital files of the Site Plan(s). One (1) set for Conceptual, two (2) sets for Final <input checked="" type="checkbox"/> 2. Full sized copies and digital files of the Architectural Plan(s). One (1) set for Conceptual, two (2) sets for Final <input checked="" type="checkbox"/> 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 5. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.	
<b>Note:</b>	<b>A Pre-Application Meeting is required prior to Application submittal.</b>
<b>Disclaimer:</b>	<b>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.</b>
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: <i>[Signature]</i>	Date: <i>9 January 2020</i>
Applicant Signature: <i>[Signature]</i>	Date: <i>9 January 2020</i>
<i>For Office Use</i>	
Application Number: .	Date Received:
Received By:	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.

1. DESIGN REVIEW PHASE		CONCEPTUAL REVIEW	FINAL REVIEW
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. SITE DATA</b>			
Identification of Proposed Building Type (as defined in Article 5): <i>N/A</i>			
Building Setbacks	Front: <i>60/40</i>	Rear: <i>0/0</i>	Rt. Side: <i>60/40</i> Lt. Side: <i>100 (N/A)</i>
<b>3. BUILDING DATA</b>			
Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage
Main Structure	<i>(to be demolished)</i>	<i>1516</i>	<i>0</i>
Ancillary	<i>Carriage House</i>	<i>1152</i>	<i>1152</i>
Ancillary			
<b>4. SITE COVERAGE</b>			
Impervious Coverage		Coverage (SF)	
Building Footprint(s)			
Impervious Drive, Walks & Paths			
Open/Covered Patios		<i>N/A</i>	
<b>A. TOTAL IMPERVIOUS COVERAGE</b>			
<b>B. TOTAL SF OF LOT</b>			
<b>% COVERAGE OF LOT (A/B= %)</b>			
<b>5. BUILDING MATERIALS</b>			
Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation
Foundation	<i>concrete slab</i>	Columns	<i>none</i>
Walls	<i>4"x16" concrete block</i>	Windows	<i>combination of wood + aluminum</i>
Roof	<i>asphalt shingles</i>	Doors	<i>wood and glass</i>
Chimney	<i>brick</i>	Shutters	<i>none</i>
Trim	<i>combination of wood + no trim</i>	Skirting/Underpinning	<i>none</i>
Water table	<i>N/A</i>	Cornice, Soffit, Frieze	<i>none / plywood / plywood</i>
Corner board	<i>combination of wood + no trim</i>	Gutters	<i>none</i>
Railings	<i>N/A</i>	Garage Doors	<i>N/A</i>
Balusters	<i>N/A</i>	Green/Recycled Materials	<i>none</i>
Handrails	<i>N/A</i>		

**Subject:** Cunningham Demolition Narrative  
**From:** Ansley Manuel <manuel.studio@aol.com>  
**Date:** 1/10/2020, 9:14 AM  
**To:** Accurate Reproductions <plotting@accurepro.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



- Records
- Overview**
- Aerial View
- Parcel
- Land
- Improvements
- Sales Disclosure
- Legal Description
- Value History
- GIS / Mapping

- Search by
- Property ID (PIN)
- Street Address
- Alternate ID (AIN)
- Legal Description
- Sales
- Owner Name

- Functions
- County Home
- Welcome
- Real Property**
- Personal Property
- Vehicle Tax
- Help
- Feedback
- County Login

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R01010001000	16250001	11 FOLEYCK ST, Town of Bluffton	1/3/2020	2019	2019

### Current Parcel Information

Owner	CUNNINGHAM MATTHEW AARON	ResImp SingleFamily
Owner Address	6 PROMENADE ST #1025 BLUFFTON SC 29910	.9000
Legal Description	PB39 P125 PB91 P87 2/04 0.02 AC ADDED TO 39A/162A	

### Historic Information

Year	Assessed Value	Market Value				
2019	\$496,000	\$192,400	\$688,400	\$3,312.16	\$3,312.16	
2018	\$496,000	\$192,400	\$688,400	\$3,255.90	\$3,255.90	
2017	\$248,000	\$182,200	\$430,200	\$2,951.41	\$2,949.54	
2016	\$248,000	\$182,200	\$430,200	\$2,949.54	\$2,949.54	
2015	\$248,000	\$182,200	\$430,200	\$2,935.54	\$3,023.61	
2014	\$248,000	\$182,200	\$430,200	\$2,794.93	\$2,798.93	
2013	\$248,000	\$182,200	\$430,200	\$2,799.29	\$2,799.29	
2012	\$310,000	\$275,546	\$585,546	\$2,511.98	\$2,511.98	
2011	\$310,000	\$275,546	\$585,546	\$2,486.58	\$2,716.24	
2010	\$310,000	\$275,546	\$585,546	\$2,456.72	\$2,456.72	

### Sales Disclosure

Buyer	Parcel ID	Acres	Sale Date	Legal Description	Sale Price
MIX FREDERICK H III	3809 2056	9/30/2019	Fu		\$1,200,000
MIX FREDERICK H III	3741 639	2/26/2019	Qu		\$10
MIX FREDERICK H III	3097 2055	11/9/2011	Ge		\$10
DUNN HENRY DUNCAN	1702 2179	4/21/2003	Fu		\$375,000
DUNN LAURENCE B	86 49	5/1/1987	Ex		\$0
DUNN LAURENCE B	303 1477	5/1/1980	Fu		\$0
		12/31/1776	Or		\$0

Building	Type	Use Code	Constructed	Stories	Rooms	Sq Ft	Improvement
R01	DWELL	Dwelling	1957	1.0	02	1,276	
R02	DWELL	Dwelling	2005	1.0	01	576	
R02	ATTGAR	Attached Garage	2005	0	0		576

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.



## Add alternate information

## Report issue

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:**Name****Relationship**Ralph Grady  
Hill

Self (Head)

D S Hill

Father

Save

Cancel

## 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*

 Report issue

Name: Ralph Grady Hill

Gender: Male

Death Age: 69

Birth Date: abt 1907

Residence Place: Tallahassee

Death Date: Abt 1976

Death Place: Chattahoochee

Obituary Date: 16 Aug 1976

Obituary Place: Tallahassee, Florida, United States of America

Father: D.S. Hill

Spouse: Eunice Hill

Child: J. William Hill  
U.S. Bowman  
Dallas Albritton

 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.

Save 

Cancel



AA

google.com



...familysearch.org



# Eunice Dorothy Younce

1907-1978

1907



Birth • 0 Sources

5 November 1907

Rutherfordon, Rutherford, North Carolina, United States

1978  
Age 70



Death • 0 Sources

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, Unit...



Eunice Dorothy Younce

1907-1978



Save ▾

 Print

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# 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

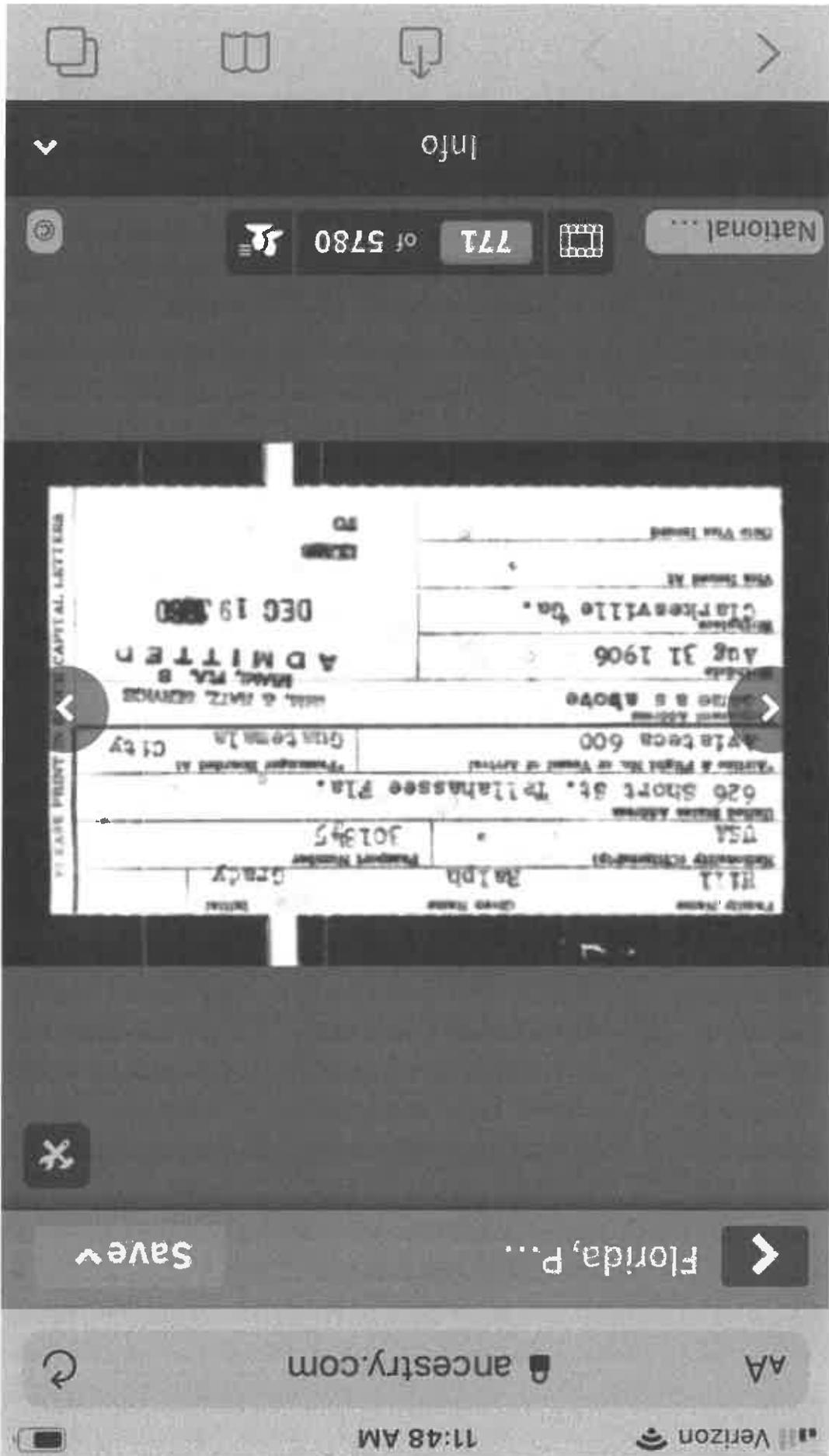
Death Place: Leon, Florida, United States

Save ▾

Cancel

### Source Information

Ancestry.com. *Florida Death Index, 1877-1998* [database online]. Provo, UT, USA: Ancestry.com Operations Inc, 2004.





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The State of South Carolina,  
County of Anderson

Know all men by these presents that I, **WALTER L. GIBBS**, of the County of Anderson, State of South Carolina, do hereby certify that the following is a true and correct copy of the original of the same as the same appears from the records of the County of Anderson, State of South Carolina, to-wit:

As the State of South Carolina, County of Anderson, do hereby certify that the following is a true and correct copy of the original of the same as the same appears from the records of the County of Anderson, State of South Carolina, to-wit:

WITNESSETH that all and singular the rights and conditions hereunto in anywise touching the premises hereinbefore expressed unto the said **WALTER L. GIBBS**, his heirs and assigns forever, do hereby certify that the following is a true and correct copy of the original of the same as the same appears from the records of the County of Anderson, State of South Carolina, to-wit:

*Walter L. Gibbs*  
Notary Public for South Carolina

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STATE OF SOUTH CAROLINA, COUNTY OF BEAUFORT.

PAID BY THE STATE OF SOUTH CAROLINA 223



KNOW ALL MEN BY THESE PRESENTS, THAT

I, RALPH GRADY 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,

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

SAVANNAH in the State aforesaid of Georgia, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said LAURENCE B. DUNN

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. MacCormac; 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 Grady Hill under deeds dated September 3rd, 1949 and July 11, 1953, recorded in Beaufort County Records, in Deed Book 69, Page 172, and Deed Book 75, Page 391, respectively.





## PLAN REVIEW COMMENTS FOR COFA-11-19-013733

Town of Bluffton

Department of Growth Management

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Telephone 843-706-4522

**Plan Type:** Historic District - Demolition **Apply Date:** 11/26/2019  
**Plan Status:** Active **Plan Address:** 51 B Colcock St  
**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

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Growth Management Dept Review (HD)	01/03/2020	Katie Peterson	Approved with Conditions

**Comments:**

- 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).
- 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	01/03/2020	William Baugher	Approved with Conditions
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**Comments:**

- 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).

Addressing Review	01/02/2020	Nick Walton	Approved
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**Comments:**

- No comment.

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

- No comment.

HPRC Review	01/03/2020	Katie Peterson	Approved
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**Comments:**

- No Comments.

Transportation Department Review - HD	01/03/2020	William Howard	Approved
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**Comments:**

- No Comment.

**Submission #: 1**      Recieved: 01/03/2020      Completed: 01/03/2020

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Review - SR	01/03/2020	Katie Peterson	Approved with Conditions

**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.

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
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**Comments:**

1. No Comment.

Building Safety Review	01/03/2020	Richard Spruce	Approved
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**Comments:**

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

Fire Department Review	01/03/2020	Dan Wiltse	Approved
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**Comments:**

1. No Comment.

Planning Commission Review	01/03/2020	William Howard	Approved
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**Comments:**

1. No Comment.

Planning Review - Address	01/03/2020	Nick Walton	Approved
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**Comments:**

1. No Comment.

Police Department Review	01/03/2020	Joseph Babkiewicz	Approved
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**Comments:**

1. No Comment.

Transportation Department Review	01/03/2020	William Howard	Approved
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**Comments:**

1. No Comment.

**Plan Review Case Notes:**







# Attachment 6





Town of Bluffton  
Attn: Katie Peterson  
20 Bridge Street  
Bluffton, SC 29910

2/6/2020

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



*Owned and operated by the Bluffton Historical Preservation Society, a non-profit 501(C)(3) corporation*

PO Box 742    70 Boundary Street    Bluffton, SC 29910    843-757-6293    Info@HeywardHouse.org