



PLAN REVIEW COMMENTS FOR COFA-04-25-019719

Town of Bluffton
 Department of Growth Management
 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
 Telephone 843-706-4522
 OLD TOWN

Plan Type: Historic District - Demolition **Apply Date:** 04/23/2025
Plan Status: Active **Plan Address:** 34 Thomas Heyward St Street
 BLUFFTON, SC 29910
Case Manager: Glen Umberger **Plan PIN #:** R610 039 00A 0223 0000
Plan Description: A request by Jason Alexander, Applicant and Property Owner, for review of a Certificate of Appropriateness-Historic District-Demolition, to allow the demolition of an existing house located at 34 Thomas Heyward Street (Parcel R610 039 00A 0223 0000). The cottage is a Contributing Resource to the Old Town Bluffton Historic District and is known as the Nellie and Leroy Brown Cottage. The property is zoned Neighborhood Conservation-Historic District (NCV-HD).
STATUS (05.15.2025): Concept Plan to be reviewed by the HPRC on May 27.

Staff Review (HD)

Submission #: 1 Recieved: 04/23/2025 Completed: 05/20/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Watershed Management Review	05/20/2025	William Baugher	Not Required

Beaufort Jasper Water and Sewer Review	05/20/2025	Matthew Michaels	Approved with Conditions
--	------------	------------------	--------------------------

Comments:
 No comments at this time.

Growth Management Dept Review (HD)	05/20/2025	Glen Umberger	Approved with Conditions
------------------------------------	------------	---------------	--------------------------

- Comments:**
- The HPC shall consider the construction date, history of ownership, development, use(s), and other pertinent history of the Contributing Resource, and the reason for the request (3.18.5.B.1.a.).
 - In considering the criteria for demolition, the Historic Preservation Commission may find that the preservation and protection of the Contributing Resource and the public interest will best be served by postponing a decision for a designated period not to exceed 180 days. During the period of postponement, the Historic Preservation Commission shall consider what alternatives to demolition may exist (3.18.5.B.2.).
 - In granting a Certificate of Appropriateness-HD for demolition, the Historic Preservation Commission may impose such reasonable and additional conditions, which may include deconstruction of historic building components for re-use (3.18.5.B.3.a.).
 - The process for demolishing a Contributing Resource, including documentation to be provided, shall comply with demolition guidelines approved by Town Council (3.18.5.B.3.b.).
 - Any future buildings on the property will require a Certificate of Appropriateness-HD approval prior to construction (3.18.3.A.).
 - Demolition of the Contributing Resource does not remove its designation as a Contributing Resource to the Old Town Bluffton Historic District. Only Town Council has the authority to remove the Contributing Resource designation (3.25.4.).

HPRC Review	05/20/2025	Charlotte Moore	Approved
-------------	------------	-----------------	----------

Comments:
 No comments.

Plan Review Case Notes: