



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

Growth Management Customer Service Center
 20 Bridge Street
 Bluffton, SC 29910
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Applicant		Property Owner			
Name: Jason Alexander		Name: Jason & Carrie Alexander			
Phone: (205) 777-8967		Phone: (205) 777-8967			
Mailing Address: 316 Greenwood St. Homewood, AL 35209		Mailing Address: 316 Greenwood St. Homewood, AL 35209			
E-mail: jasoncarrie94@gmail.com		E-mail: jasoncarrie94@gmail.com			
Town Business License # (if applicable): N/A					
Project Information					
Project Name: Nellie Brown House		Acreage: 2.07 acres			
Project Location: 34 Thomas Heyward St.		Contributing Structure: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Zoning District: Neighborhood Conservation-HD					
Tax Map Number(s): R610 039 00A 0223 0000					
Project Description: Demolition of contributing structure located at 34 Thomas Heyward St.					
Minimum Requirements for Submittal					
<input checked="" type="checkbox"/> 1. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 2. Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal. <input checked="" type="checkbox"/> 3. All Information required on the attached Application Checklist. <input type="checkbox"/> 4. 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: <i>Jason Alexander</i>		Date: 04/22/25			
Applicant Signature: <i>Jason Alexander</i>		Date: 04/22/25			
For Office Use					
Application Number:		Date Received:			
Received By:		Date Approved:			

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Project Narrative Demolition Application

Property: 34 Thomas Heyward Street
Bluffton, SC 29910
Tax Map Number - R610 039 00A 0223 0000

Applicant/Owner: Jason & Carrie Alexander
1 Head of the Tide
Bluffton, SC 29910

We, the applicant/owner, entered into a purchase agreement on April 22, 2024 to purchase the property located at 34 Thomas Heyward Street for purposes of building our primary residence. To be more specific, our desire was to divide the 2+ acre property into 4 parcels, with the intent to retain at least 3 of the parcels for ourselves and our two adult children.

Our initial plan was to renovate the existing contributing structure to serve as our secondary residence while our primary home was being built, and maintain it as a guest cottage in the long-term (Note: The Seller did not grant access to the property until a Purchase Agreement was submitted and accepted, so the condition of the contributing structure was not initially known).

During the Due Diligence period, it was discovered that the structure was in complete disrepair and that significant mold issues were present. A Baseline IAQ Mold Assessment Report was conducted by Vance Consulting Services on May 6, 2024, which concluded that it was unsafe to enter the property due to the extensive water damage and presence of heavy fungal growth. While we were no longer confident with our plan to ever occupy the contributing structure, we did move forward with the purchase of the property on March 19, 2025.

A structural engineer was engaged on April 7, 2025 to assess the structural integrity of the contributing structure. Due to the aforementioned unsafe conditions, the engineer was unfortunately not able to access the interior of the structure. Their exterior assessment determined that the roof showed signs of deterioration, the foundation was not on permanent footings, there were no straps or hold devices to support the structure, and all of the wood floor framing members needed to be replaced.

Vance Consulting Services was subsequently reengaged on April 21, 2025 to test for asbestos and to determine what, if anything, could be done to establish a safe environment to further assess the structure. Despite noting that the roof structure and floor systems were collapsed and created unsafe conditions, they were able to safely collect samples for testing. Their laboratory findings included concerning levels of asbestos in the joint compound in the back bedroom and in the VFC/backing in the living room closet, bathroom, and kitchen. Their assessment was that the mold hazards and structural integrity of the roof and subfloor system,

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coupled with the presence of asbestos containing materials, created an unsafe structure and that one should assume that immediate danger and hazardous conditions to human health exists. To paraphrase their findings, it would not be safe to enter the property to conduct the necessary asbestos remediation work, and the mold and structural issues would still require the removal of the majority of the remaining materials even if the asbestos could be safely remediated. For those reasons, Vance Consulting Services recommended that the building be categorized as a “razed structure or an emergency demolition structure in which the residential structure is considered an Environmental Hazardous Condition that also contains compromised asbestos containing materials.” They, of course, also recommended that the appropriate safety steps should be taken upon demolition.

We are fully supportive of the Town’s efforts to preserve the historical character of the community, and realize that that is what makes Bluffton so special - It’s why we chose to move here. We also fully understand the sensitivity of this being a contributing structure, but there is just no indication that the structure can be safely salvaged and there would be little to no original materials remaining even if it could be safely salvaged.

While we would still like to proceed with the overall plan of dividing the property into 4 parcels and retaining most, if not, all of the parcels for our personal use, we are requesting approval to demolish the contributing structure due to its inability to be rehabilitated per the results of the mold report, the structural engineering report, and the asbestos report.

It is important to note that we have not been able to obtain liability insurance coverage for the property due to the condition of the contributing structure, and we are very concerned about our significant risk exposure. Therefore, we are respectfully requesting that the demolition approval be granted as soon as possible.