



Sarah Riley Hooks Cottage ***76 Bridge Street***

Presentation to Town Council

January 10, 2023

Department of Growth Management

Glen Umberger, Historic Preservationist

Contributing Resources



Contributing resources are those historic buildings, structures, objects, sites, or areas that are of historic significance to the community and are worthy of preservation. The list of contributing resources is based on the National Register of Historic Places and the Town of Bluffton Historic District. The list is not exhaustive and is subject to change as more information is discovered.

Number	Resource Name	Address
1	Lowden Home	137 Bridge St
2	Lowden Cabin	137 Bridge St
3	Guernsey's Bluff / Mariner House	137 Bridge St
4	Guernsey's Bluff Cottage	137 Bridge St
5	Guernsey's Bluff Barn	137 Bridge St
6	Guernsey's Bluff Cook's Cottage	137 Bridge St
7	Hancock Long House	133 Bridge St
8	Hopkins House	133 Bridge St
9	Tyson-Cent Cottage	133 Bridge St
10	Geniv-Geniv House	106 Bridge St
11	Oyster Factory Site	75 Wharf St
12	Oyster Cottage	63 Bridge St
13	48 Calhoun Street	48 Calhoun St
14	Calhoun Tree House	48 Calhoun St
15	Cedar Bluff	63 Calhoun St
16	Sarah Riley House Cottage	76 Bridge St
17	Fripp-Lowden House	80 Calhoun St
18	Seven Oaks	80 Calhoun St
19	Lammie Lee House	2 Water St
20	Hugh Gordon House	6 Water St
21	Church of the Cross	133 Calhoun St
22	Allen-Lockwood House	94 Calhoun St
23	Bluffton United Methodist Church	106 Calhoun St
24	Spaulding Carriage House	133 Calhoun St
25	Whitney Cottage	10 Water St
26	The Bluff	133 Pritchard St
27	Pritchard House	133 Pritchard St
28	Pritchard Street Cottage	133 Pritchard St
29	135-A Pritchard Street	135-A Pritchard St
30	St. John's Baptist Church	103 Pritchard St
31	Pine House	95 Boundary St
32	Cent House	34 Bridge St
33	Fripp House	46 Bridge St
34	The Rube	45 Bridge St
35	Candler House	95 Boundary St
36	Candler House	95 Boundary St
37	Guernsey House	95 Boundary St
38	Hayward House	70 Boundary St
39	Hayward House - Slave Quarters	70 Boundary St
40	Hayward House - Summer Kitchen	70 Boundary St
41	Old School House	60 Pritchard St
42	Robert and Nathan House	43 Boundary St
43	28 Boundary Street	28 Boundary St
44	Campbell Chapel AME Church	23 Boundary St
45	Simmons-Lower House	12 Brook Rd
46	Old Train Cottage	6 Brook Rd
47	Joiner House	9 Brook Rd
48	The Power House	1300 May River Rd
49	Cooking House	1 Calhoun St
50	Robert Smith Cottage	5 Calhoun St
51	Barry Smith Stone	5A Calhoun St
52	Bluffton Tavern	18 Church St
53	Bluff Mud Art	27 Calhoun St
54	37 Calhoun St	37 Calhoun St
55	Calhoun Street Café	3 Calhoun St
56	Parlance Gallery and Gifts	48 Calhoun St
57	Beech House	65 Lammie St
58	Reaper's Store	56 Calhoun St
59	Reaper's Barn	56 Calhoun St
60	John A. Seabrook House	47 Lammie St
61	Hulligan House	44 Calhoun St
62	Carsen Cottage	38 Calhoun St
63	O. Marshall Hayward St. House	33 Calhoun St
64	John S. Smith's House	28 Calhoun St
65	Planters Mercantile Building	28 Calhoun St
66	13 Calhoun Street	13 Calhoun St
67	Martin Adams Store	4 Calhoun St
68	Colum House	1381 May River Rd
69	Colum Liquor Store / Red Dot	1382 May River Rd
70	Drum House	1381 May River Rd
71	Ed and Lin Johnson Home	15 Daniels Ln
72	Nathaniel Brown's Cottage	1389 May River Rd
73	7 Shields Road	7 Shields Rd
74	Culture Hayward House	3 Wharf St
75	Deer Boggs Warehouse	1257 May River Rd
76	Williams Cottage	1253 May River Rd Unit A
77	Hugh O'Quinn Cottage	1250 May River Rd
78	1253 May River Rd	1253 May River Rd
79	Cogwell Cottage	1244 May River Rd
80	Abraham Gordon House	388 Thomas Hayward St
81	48 Guernsey Avenue	48 Guernsey Ave
82	Nelson and Leroy Brown Cottage	244 Thomas Hayward St
83	Hayward Cove	
84	Hugh Cove	

Orange =

National Register Historic District (NRHD - 1996) *

Green =

Local Historic District (Old Town Bluffton - 2007)

*The NRHD is also in the local district





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 archaeological values that relate to the documented significance of the Old Town Bluffton Historic District. Contributing Resources are shown on the “Contributing Resources” map as approved and amended by Town Council.





2001



2008



2019



September 2022



**Detail, west elevation
September 2022**



**Detail, west elevation
September 2022**



Meador's Report Summary (December 21, 2022)

Based on the findings in this report, restoration of the rear addition is not feasible due to the extensive amount of structural damage observed. Significant portions of the roof, wall, and floor framing exhibit conditions that are beyond repair due to extended exposure to the elements and active termite infestation...the structure's preservation would require a nearly complete reconstruction with new materials.





STAFF RECOMMENDATIONS:



1. Demolish non-historic, northern half of structure (not contributing) and

2. “Mothball” historic, southern half of structure (contributing) until Preservation Plans are complete, and structure is ready for rehabilitation to include:

- Stabilization;
- Protection from elements; and
- Continue to monitor condition

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QUESTIONS & DISCUSSION