

**Property Report:** 113 Bridge Street, Bluffton, SC 29910, Parcel ID: **R610 039 00A 0192 0000**

**Recorded Timeline since 1928:**

**1928:** Heyward to Heyward

**1936:** Heyward to Tison for \$1,000

- 1939: Tison builds cottage

**1954:** Tison to Van Rein for \$15,750

**1954:** Van Rein to Hill for \$16,400 (within two months)

**1963:** Hill to Austin for \$21,500

**1982:** Austin rebuilds Guest House

- "Same guest house plan after a builder said termites got to the structure that was there," (Per Derst "Deke Austin in a phone conversation 3.1.24)
- BEAUFORT COUNTY PERMIT #8277 ISSUED 3/2/82

**1994 August 10:** Jennifer D Brown of SC State Historic Preservation Office completed a Survey Site Form (**SITE# 046-0125**) Summary of filing follows:

- Roof Shape: Gable (lateral)
- Porch Roof Shape: Engaged
- Windows: Single, Grouped
- Pane Configuration: 6/6/4/4
- Historic Outbuildings and Structures: None
- Additional Descriptive Comments: 17 (Q) Shutters vertical boards with crescent-shaped cutouts, 17 (H) grouped windows in rear addition
- Alterations: Two symmetrical front gable project forward toward road (N) with small shed roof section connecting them appears historic

**1996:** Bluffton Officially Registered a National Historic Place in National Park Service

- Within the Registration-Submitted by Jennifer D Brown is:
  - #5 Austin House, Bridge Street: Built around 1930, this one-story frame house has a weatherboard exterior and a raised seam metal gable roof. A one-story, full-facade porch stretches across the river facade of the building. The foundation is brick, as are the two chimneys. Two symmetrical gable additions on the rear appear historic. (J.D.BROWN)

**1999:** Austin to Roe for \$658,000

**1999 November 11:** Town of Bluffton- Building Permit \$140,000

- Nancy Roe - Permit # 12? (Number written on top right of single-page doc)

**1999 December 23:** Building Permit (\$159,360)

- Bill Roe
- Beaufort County Permit # 992480
- Builder: Craftmasters Construction Company, Inc.
  - 22 Lansing Ave, Savannah, GA 31406
  - (912) 352-4078
  - (I've reached out to them in an email asking for any plans - 3.4.24)

Several deeds from 1999-2021 are recorded for transfer of Roe deed to JTROS, then to Trust and Trust to Trust.

**My Communication Transcripts with:  
State Historic Preservation Office (SHPO)  
SC Department of Archives & History**

from: **Harness, Virginia** <VHarness@scdah.sc.gov>  
to: "willguscio@gmail.com" <willguscio@gmail.com>  
date: Feb 26, 2024, 11:58 AM  
subject: Re: New Historical Request from Will Guscio  
mailed-by: scdah.sc.gov  
signed-by: scdah.onmicrosoft.com

Hi Mr. Guscio,

Thank you for your inquiry regarding the Austin House in Bluffton. Based on the information you provided, we were able to locate survey photographs for the property, as well as a photo from the National Register nomination for the Bluffton Historic District. I've attached a PDF of the full site card and survey photos, as well as JPEGs of the two survey photos and of the National Register photograph. The survey photos were taken in 1994 and the National Register photo in 1995.

You might also want to reach out to Glen Umberger, who is the Historic Preservationist for the Town of Bluffton (843-706-4504, [gumberger@townofbluffton.com](mailto:gumberger@townofbluffton.com)). The town may have other photos on file and/or Glen may be able to point you towards other local research avenues. My other suggestion would be to check with the Beaufort County Library, as libraries often have local history collections.

I hope this is helpful and please let me know if we can be of further assistance.

All the best,  
-Virginia



Virginia E. Harness  
Architectural Historian & National Register Co-Coordinator  
State Historic Preservation Office (SHPO)  
SC Department of Archives & History  
8301 Parklane Road  
Columbia, SC 29223

**Will Guscio**

<willguscio@gmail.com>

to: EJohnson@scdah.sc.gov  
date: Feb 26, 2024, 10:48 AM  
subject: 113 Bridge Street - Bluffton, SC 29910 Photos  
Request  
mailed-by: GMAIL

Hello Ms. Johnson,

I left a voicemail earlier today in hopes of finding some pictures of a cottage before it was "Improved" or expanded in footprint and scale.

In the online request form I filled out I included the following information:

Trying to locate pictures of

113 Bridge Street, Bluffton, SC 29910.

Control # U, County 13, Census Designation Place 0155,

Site # 046-0125.

Presently dubbed the "Tyson-Derst Cottage". Tyson is to be Tison soon, as a clerical occurred when they misread the Tison family as owners/builder in 1939-1954, then later Derst-Austin from 1963-1999.

Any assistance would be appreciated. This is also on the National Registry and Described-  
OMB No. 1024-0018,

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET, Section 7 Page \_2\_ Bluffton Historic District

**#5 Austin House**, Bridge Street: Built around 1930, this one-story frame house has a weatherboard exterior and a raised seam metal gable roof. A one-story, full-facade porch stretches across the river facade of the building. The foundation is brick, as are the two chimneys. ***Two symmetrical gable additions on the rear appear historic.***

~~~~~

Hopefully, somewhere there is one clear picture or several available so we may return this cottage to its original size and scope. Anything found may be forwarded to this email.

Thank You,

Will Guscio

**Harrison, Alethea**  
<AHarrison@scdah.sc.gov  
>

Tue, Feb 27,  
10:04 AM (6 days  
ago)

to me,

Elizabeth

These are the pictures that I was able to find in my records. Please let me know if this is what you needed.

Regards,

Alethea Harrison

**From:** Johnson, Elizabeth <[EJohnson@scdah.sc.gov](mailto:EJohnson@scdah.sc.gov)>

**Sent:** Monday, February 26, 2024 11:18 AM

**To:** Harrison, Alethea <[AHarrison@scdah.sc.gov](mailto:AHarrison@scdah.sc.gov)>

**Subject:** FW: 113 Bridge Street - Bluffton, SC 29910 Photos Request

Alethea,

Can you check in the scanned survey records to see if we have an image for this property in Bluffton? He provides a survey site number.

Thanks,

Elizabeth



Elizabeth M. Johnson

Director, Historical Services, D-SHPO

State Historic Preservation Office

SC Department of Archives & History

8301 Parklane Road

Columbia, SC 29223

Ph: 803.896.6168 Fax: 803.896.6167 <https://scdah.sc.gov/historic-preservation>

9/89

**K) CONSTRUCTION METHOD**

masonry (1)  
 frame ~~(2)~~  
 log (3)  
 steel (4)  
 other (0)

**L) EXTERIOR WALLS**

weatherboard ~~(1)~~  
 beaded weatherboard (2)  
 shiplap (3)  
 flushboard (4)  
 wood shingle (5)  
 stucco (6)  
 tabby (7)  
 brick (8)  
 brick veneer (9)  
 stone veneer (10)  
 cast-stone (11)  
 marble (12)  
 asphalt roll (13)  
 synthetic siding (14)  
 asbestos shingle (15)  
 pigmented structural glass (16)  
 other (0)

**M) PORCH DETAILS**

chamfered posts (1)  
 turned posts (2)  
 supports on pedestals (3)  
 columns (4)  
 posts ~~(5)~~  
 piers (6)  
 pillars (7)  
 freestanding posts (8)  
 balustrade (9)  
 apron wall (10)  
 turned balusters (11)  
 decorative sawn balusters (12)  
 slat balusters (13)  
 other sawn/turned work (14)  
 insect screening ~~(15)~~  
 porte cochere (16)  
 other (0)

**N) CHIMNEY MATERIAL**

brick ~~(1)~~  
 stuccoed brick (2)  
 stone (3)  
 brick & stone (4)  
 other (0)

**O) ROOF MATERIAL**

composition shingle (1)  
 pressed metal shingle (2)  
 wood shingle (3)  
 slate (4)  
 raised seam metal ~~(5)~~  
 other metal (6)  
 rolled roofing (7)  
 not visible (8)  
 tile (9)  
 other (0)

**P) FOUNDATION**

not visible (1)  
 brick pier (2)  
 brick pier with fill (3)  
 brick ~~(4)~~  
 stuccoed masonry (5)  
 stone pier (6)  
 stone (7)  
 concrete block (8)  
 slab construction (9)  
 basement (10)  
 raised basement (11)  
 other (0)

**Q) DECORATIVE ELEMENT**

**MATERIAL**  
 cast iron (1)  
 pressed metal (2)  
 terra cotta (3)  
 granite (4)  
 marble (5)  
 cast stone (6)  
 brick (7)  
 wood ~~(8)~~  
 pigmented glass (9)  
 stone (10)  
 stucco (11)  
 other (0)

**R) INTERIOR FEATURES (list)****18. HISTORIC OUTBUILDINGS AND STRUCTURES:**

none ~~(1)~~  
 none visible (2)  
 garage (3)  
 garage w/living area (4)  
 shed (5)  
 kitchen (6)

tenant house (7)  
 other house (8)  
 office (9)  
 barn (10)  
 tobacco barn (11)  
 dairy (12)

crib (13)  
 smokehouse (14)  
 slave house (15)  
 privy (16)  
 well (17)  
 springhouse (18)

store (19)  
 windmill (20)  
 chicken coop (21)  
 silo (22)  
 washhouse (23)  
 root cellar (24)  
 other (0)

**19. SURROUNDINGS:** residential ~~(1)~~ residential/commercial (2) commercial (3) rural (4) rural community (5) industrial (6) other (0)

**20. ADDITIONAL DESCRIPTIVE COMMENTS:** 17(a) shutters vertical boards w/crescent shape cut-outs  
17(h) grouped windows in rear addition

**21. ALTERATIONS** 2 symmetrical front gable additions project toward road (N) w/small shed roof section connecting them appears historic

**HISTORICAL INFORMATION**

**22. Theme(s):** \_\_\_\_\_ **23. Period(s):** \_\_\_\_\_ **24. Important persons:** \_\_\_\_\_

**25. Architect(s):** \_\_\_\_\_ **Source:** \_\_\_\_\_

**26. Builder(s):** \_\_\_\_\_ **Source:** \_\_\_\_\_

**27. Historical data** \_\_\_\_\_

**28. Informant/Bibliography** \_\_\_\_\_

**PROGRAM MANAGEMENT**

**29. Quadrangle name:** Bluffton **30. Photographs:** prints ~~(1)~~ slides (2) negatives ~~(3)~~

**31. Other documentation:** survey back-up files (1) National Register files (2) tax act files (3) grant files (4) state historical marker files (5) environmental review files (6) HABS/HAER (7) SCIAA (8) other (0) # \_\_\_\_\_

**32. Recorder name/firm** Jennifer D. Brown **33. Date recorded** 7 / 27 / 94

Control Number W-13 / 0155 / 046-0125  
county census designated place site #

---

---

---

---

---

---



A large grid of graph paper with 20 columns and 20 rows of squares. The grid is composed of thin black lines forming a uniform pattern of small squares across the entire page.

| Photo # | Photo Index # | View of  | N, S, E, W |
|---------|---------------|----------|------------|
|         | R6, F25       | N Facade | SE         |
|         | R7, F1        | S Facade | NW         |
|         |               |          |            |
|         |               |          |            |
|         |               |          |            |

Date Taken/Recorded by: 8-10-94 / JD Brown