



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
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Comments:

No comments at this time.

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

1. 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.).
2. 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.).
3. 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.).
4. 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.).
5. Any future buildings on the property will require a Certificate of Appropriateness-HD approval prior to construction (3.18.3.A.).
6. 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
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Comments:

No comments.

Plan Review Case Notes: