Bluffton Preserved:

The Rehabilitation of the Squire Pope Carriage House

The Town of Bluffton Welcome Center

Squire Pope Carriage House

Glen Umberger, Historic Preservationist Town of Bluffton, South Carolina South Carolina Historic Preservation Conference 2025 Friday, April 25, 2025







THE BURNING OF BLUFFTON

43

Bluffton, an antebellum planters' summer village. was virtually abandoned by its seasonal and year-round inhabitants when Federal forces captured Beaufort and Port Royal in November 1861. Confederate forces used it as an outpost to watch Port Royal Sound and the Charleston & Savannah RR. Early on June 4, 1863, an expedition of some 1,000 Federals landed at Hunting Island Plantation, then marched to Bluffton. (Continued on other side)

SPONSORED BY THE LOWCOUNTRY CIVIL WAR ROURD TABLE, 2018

Photo: Town *of* Bluffton/Glen Umberger John Fitzhugh Lay (1827—1900) [center] Courtesy of *Find a Grave*

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THE YORKVILLE ENQUIRER

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The Yorkville Enquirer (June 10, 1863): 1

Bluffton in Ruins.

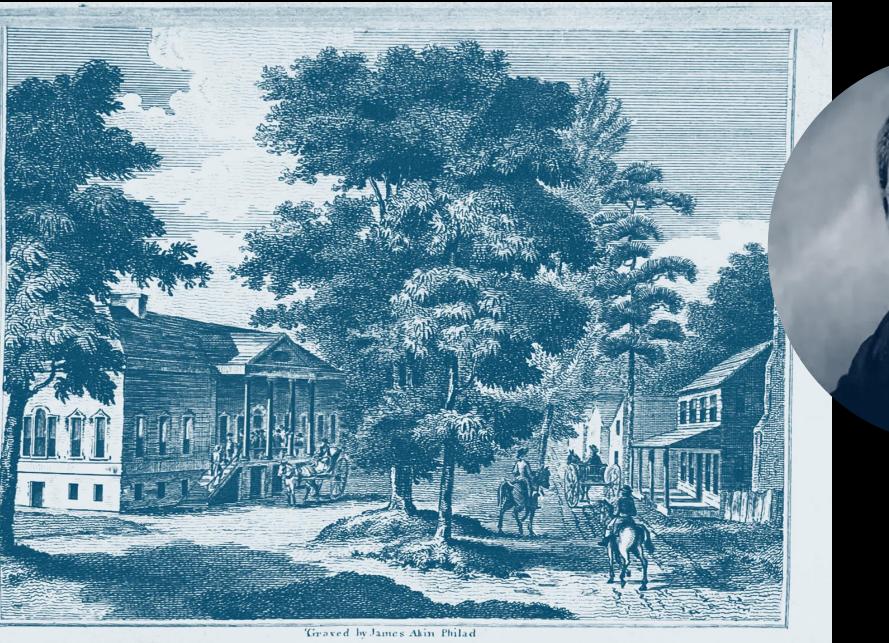
The destruction of property on Bull's Island, some days ago, and the recent raid on the Combahee, involving an immense loss of property, is followed by the burning of the beautiful town of Blufton, on May River. This last outrage took place on Thursday morning last, and resulted in the loss of about forty private residences and nearly one hundred out-houses, stores, &c.

The enemy approached in transports, and landed about one thousand strong, at what is known as "Hunting Island." Five gunboats covered their landing, which was successfully "accomplished about half-past 6 o'clock, on the 4th inst. Three companies of the force that had landed look up the line of march, following the course of the river until they reached Bluffton, their gun-boats steaming along up the river abreast of the troops. The pickets noticed the movement at sun-rise, and reported the fact to Lieut. Col. Johnson, commanding the outposts, at about 7 o'clock, and the cavalry force from the 3d and 4th Regiments S. C. Cavalry moved at once towards the threatened point. Strange to say, the couriers failed to report the advance of the enemy either to the picket headquarters in Bluffton or to the garrison camped near the town, consisting of a fine infantry force from the 11th S. C. Regiment. The consequence was, the gun boats arrived in the river nearly opposite the camps before they could be seen by the camp guard, who gave the alarm. The men were soon under arms and deployed as skirmishers, going some distance to the front in the movement. The enemy soon came in sight, having obtained possession of the town unmolested, and exchanged shots with the line of skirmishers ; soon after, the town was fired in the lower part, near Colonel Stoney's, and the wind blowing fresh, soon sent the flames broadcast through the town. The heavy growth of trees between Mr. Pope's house, and the Episcopal Church saved the latter structure. They fired the Methodist Church under the very altar, but it burnt so slowly that it was discovered and put out. The cavalry had now arrived. Earle's light battery, after a drive of thirteen miles, had also reported for duty. The Abolitionists having effected their purpose, now withdrew, embarked on their transports, and were conveyed out of sight.

But one casualty occurred on our side— Sergt. Mew, of Compruy E, 11th S. C. Iafantry, was struck by a fragment of a shell (which, by the way, the Yankee gun-boats used vory freely,) in the right side; the wound is not dangerous, however. The invaders, who were principally a N. Hampshire regiment, are not known to have been punished in any way. As we said in reference to the affair on the Comhahee, the success of a maranding expedition of this character is certainly a very motifying circumstance.— Charleston Mercury, 6th.



Squire William E. Pope, Jr. 1787–1862



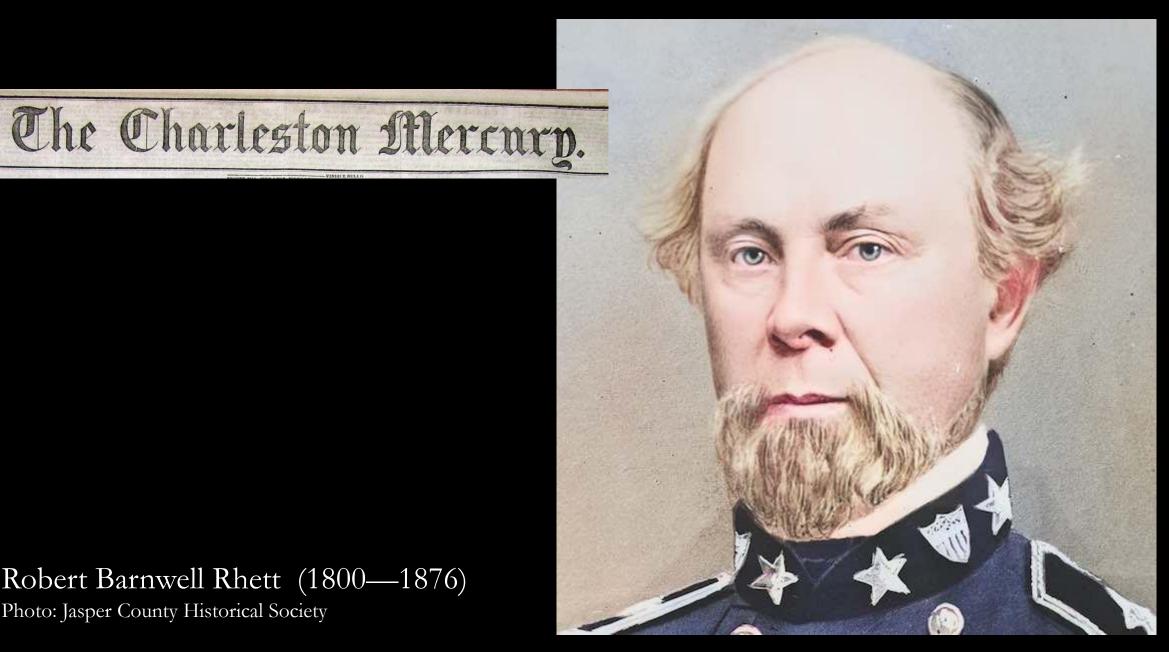


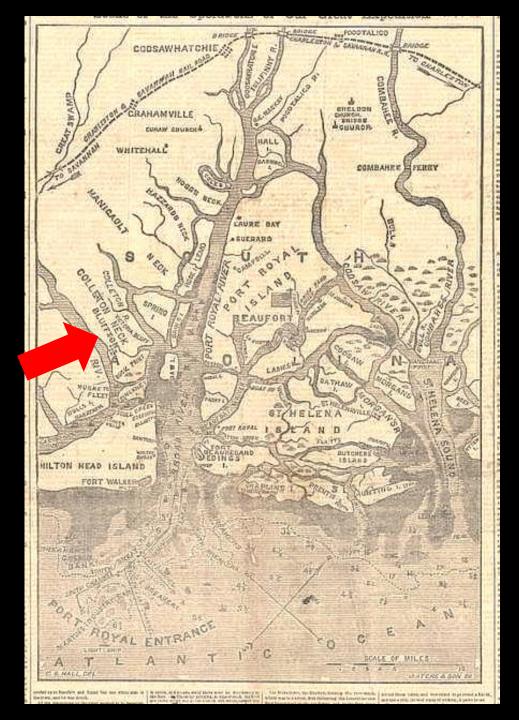




Robert Barnwell Rhett (1800–1876)

Photo: Jasper County Historical Society





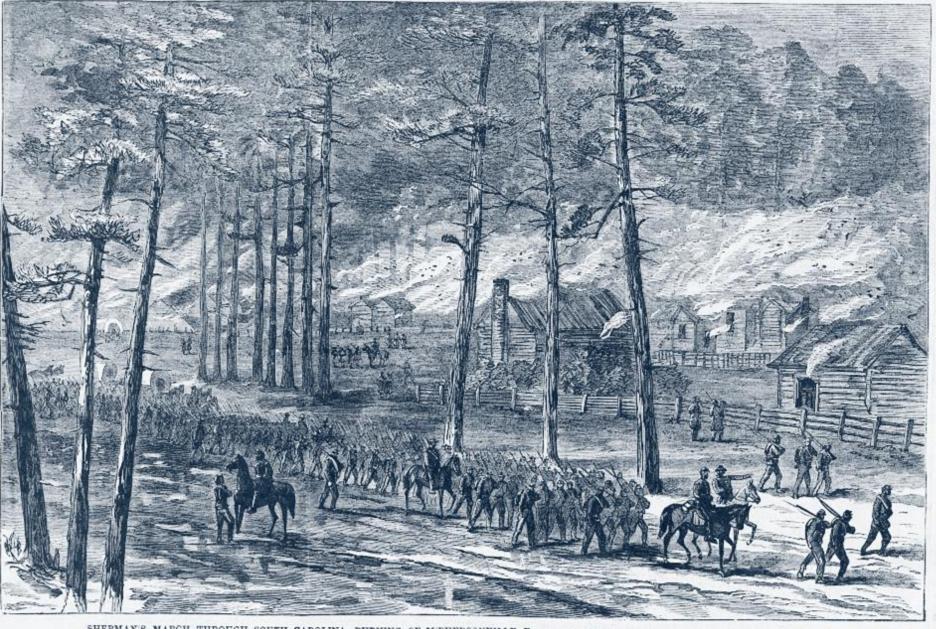
Map: Courtesy of the New York Public Library





Photos: Town of Bluffton/Glen Umberger [L]; Caldwell Archives, Historic Bluffton Foundation





SHERMAN'S MARCH THROUGH SOUTH CAROLINA-BURNING OF M'PHERSONVILLE, FEBRUARY 1, 1865, SEETCHED BY WHILIAM WARD.-[SEE PAGE 183.]

A sketch by William Waud from Harper's Weekly (March 4, 1865): 136. Courtesy of Library of Congress





James L. Pope/Fripp House c. 1830

Card House c. 1825

Material on the Village of Bluffton from letters written to George Halsted Coe by his mother, Ann Agnes Coe, and his sister, Emeline A. Coe: 0

mother to My Dear Son, Coe Letters 1849-1873, 7 May
 [1851]: "...there is another store opened in Bluffton..."
 (NOTE: This store was in addition to the one owned by
 Theodore Hay Coe who was a merchant at Bluffton before the
 enumeration of the 1850 U.S. Population Census for St.
 Luke's Parish, which lists his occupation as merchant.)

2. mother to My Dear Son, Coe Letters 1849-1873, 14 September 1851: "They are building a warf at the foot of Calhoun St. the Steam Boat William Seabrook stops there twice a week there are several new families getting lots there. Your brother [Theodore H. Coe] says I must let him know what I will take for mine Mr. Heyward wishes to purchase I shall write to him today to sell it I never expect to live there"

3. Emeline to My Dear Darling George, Coe Letters 1849-1873, 25 April 1853: "The parties have been more like balls this winter here; we have had bands of music at each one."

Emeline to My dear Georgie, Coe Letters 1849-1873,
 July [1853]: "...Bluffton is a growing place."

5. mother to My Dear Son, Coe Letters 1849-1873, 8 August [1853]: "Bluffton is rapidly increasing property is going up at great prices--"

6. Emeline to My Dear Georgie, Coe Letters 1849-1873, 26 March [1854]: "It was all in a quiet way; on the Wednesday preceeding Christmas we all went to St. Lukes church to dress it with evergreens for the approaching season. Fanny & Julia, brother [Theodore H. Coe] & myself went in the carriage, Clarence [Benjamin Clarence Kirk], 3. Emeline to My Dear Darling George, Coe Letters 1849-1873, 25 April 1853: "The parties have been more like balls this winter here; we have had bands of music at each one."

4. Emeline to My dear Georgie, Coe Letters 1849-1873, 5 July [1853]: "...Bluffton is a growing place."

5. mother to My Dear Son, Coe Letters 1849-1873, 8 August [1853]: "Bluffton is rapidly increasing property is going up at great prices--"

Courtesy of Caldwell Archives, Historic Bluffton Foundation



Map Courtesy of Caldwell Archives, Historic Bluffton Foundation

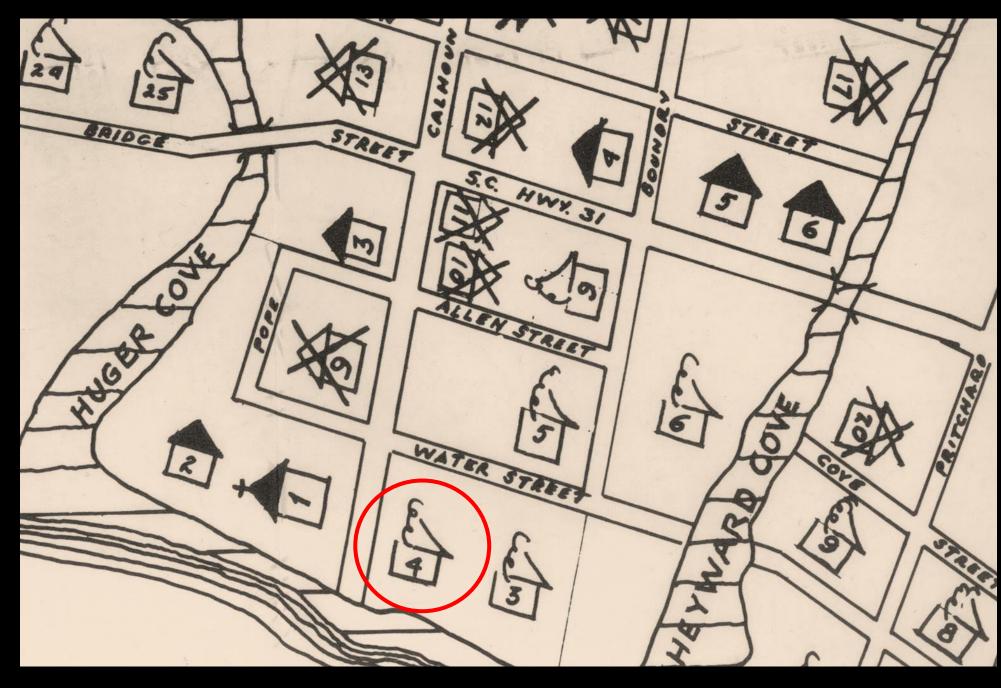








Undated Photo: Caldwell Archives, Historic Bluffton Foundation





"Burned" Squire Pope Cottage



"Survived" Church of the Cross

Map detail showing casualties of the "Burning of Bluffton," June 4, 1863/Caldwell Archives, Historic Bluffton Foundation



·							
South Carolina Statewide	Survey Site Form		(Ster)	and the second sec			
State Historic Preservation Ol			20	K) CONSTRUCTION METHOD	M) PORCH DETAILS	O) ROOF MATERIAL	Q) DECORATIVE ELEMENT
P.O. Box 11669 • Columbia •	SC - 29211 - (803) 734-8609			masonry (1)	chamfered posts (1)	composition shingle \$\$	MATERIAL
				frame (2)	turned posts (2)	pressed metal shingle (2) wood shingle (3)	cast iron (1) pressed metal (2)
PENTIFICATION			(Change)	log (3)	supports on pedestals (3) columns (4)	slate (4)	terra cotta (3)
Control Number <u>U/_13</u>	0155	046-0079 2. NRM	ficrofiche index #	teel (4) other (0)	posts (5)	raised seam metal (5)	granite (4)
coun	ty census designated place	site #			piers (6)	other metal (6)	marble (5)
3. Historic name(s): 591	ire Pope Carriage Hous	e		L) EXTERIOR WALLS weatherboard (%)	pillars (7)	rolled roofing (7)	cast stone (6)
				beaded weatherboard (2)	freestanding posts (8)	not visible (8)	brick (7)
4. Common name:	-			shiplap (3)	balustrade (9)	tile (9)	wood (8)
5. Address /location:	Water St.	Tax mrcel # 39A-110		flushboard (4)	apron wall (10)	other (0)	pigmented glass (9)
				wood shingle (5)	turned balusters (11)	DI DOLDED LETICAL	stone (10) stucco (11)
an Bluffton	Vicinity of:	County: Beaufar	+	stucco (6)	decorative sawn balusters (12) slat balusters (13)	P) FOUNDATION not visible (H)	other (0)
				tabby (7)	other sawn/turned work (14)	brick pier (2)	ouler (o)
	y (2) county (3) state (4) federal (5) 9. Current use(s): single dwelli	(3) other (0)	brick (8)	insect screening (35)	brick pier with fill (3)	
7. Category: building (34.s	tite (2) structure (3) object (4)	Commercial	istoric district (2) archaeological (3)	brick veneer (9)	porte cochere (16)	brick (4)	R) INTERIOR FEATURES (list)
5. Historic use(s): single dwellin other (0)	g (14 multi dwelling (2) commercia		interne district (1) architeological (5)	stone veneer (10) cast-stone (11)	other (0)	stuccoed masonry (5)	
11. Status/date: listed individu	ually in National Register _/_/_	name		marble (12)		stone pier (6)	
and the second second second second second second second				asphalt roll (15)	N) CHIMNEY MATERIAL	stone (7)	
Listed as part of NK 	historic district _/_/_ Name of		· · · · · · · · · · · · · · · · · · ·	synthetic siding (14)	brick (45- spaced brick (2)	concrete block (8)	
contributing h	Vational Historic Landmark _/_/	part of NHL d	istrict / /	asbestos shingle (15)	stone (3)	slab construction (9) basement (10)	
determined eligible	-owner objection _/_/	DOE process	//	pigmented structural	brick & stone (4)	raised basement (11)	
determined NOT e	livible / /	rejected by rev	_/_/	glass(16)	other (0)	other (0)	
deferred by review l	board _/_/	removed from	NR _/_/_	other (0)		,	
rejected by Washing	gton / /	removed from	survey _/ _/				
pending federal not	mination _/_/	demolished		18. HISTORIC OUTBUILDINGS			1701
completed Prelimin	nary Information Sheet (PIS)_/_/		file/never processed _/_/_	none (1)	tenant house (7)	crib (18	store (19) windmill (20)
12. Number of contributing prop	nartice			none visible (\$	other house (8)	smokehouse (14) slave house (15)	chicken coop (21)
				garage (3)	office (9) barn (10)	privy (16)	silo (22)
ROPERTY DESCRIPTION:	When other (0) is chosen, enter data on	reverse side under calegory 20 or 21.		garage w/living area (4) shed (5)	tobacco barn (11)	well (17)	washhouse (23)
13. Construction Date C 1850	14. Alteration Date	5. Architectural style or influence		kitchen (6)	dairy (12)	springhouse (18)	root cellar (24)
							other (0)
16. Commercial Form - circle a					l 🕸 residential/commercial(2) con		numity (E) industrial (E) other (0)
A) 2-part commercial block	D)stacked vertical block	G) temple front	 J) Central block w/wings K) arcaded block 	19. SURROUNDINGS: residentia	i (Q) residential/commercial(2) com	imercial (3) fural (4) fural collin	numry (5) industrial (0) other (0)
B) I-part commercial block	E) 2-part vertical block	H) vault	0) other	20. ADDITIONAL DESCRIPTIVE	CONFIRMENTS.		
C) enframed window wall	F) 3-part vertical block	I) enframed block	o, outer	20. ADDITIONAL DEDUKI IIVE			
17. DESCRIPTION: Select as mar	ne restances as attratriale						
A) HISTORIC CORE SHAPE	D) ROOF SHAPE	F) PORCH ROOF SHAPE	H) WINDOWS				
rectangular (30)	gable (end to front) (1)	shed (1)	single (H)	21. ALTERATIONS kitchen	olda iniced to main house	: addition to west e	rd; entire bldg appears
square (2)	gable (lateral) (3)_	hip (2)	double (2)		eng. Jenne and	,	,
L (3)	hip (3)	gable (3)	tripartite (3)	historic			
T (4)	cross gable (4)	pedimented gable (4)	grouped (4)	HISTORICAL INFORMATION			
U (5)	pyramidal (5)	flat (5)	decorative (5)				
H (6)	flat (6)	engaged (85)	display (6)	22. Theme(s):	23. Period(s):	24. Importa	nt persons:
octagonal (7)	truncated hip (7) gambrel (8)	partially engaged (7) gable-on-hip or shed (8)	other (0)	25. Architect(s):		-	
irregular (8) other (0)	mansard (9)	engaged porte cochere (9)		25. Architect(s):		Source:	
	salt box (10)	other (0)	I) PANE CONFIGURATION	26. Builder(s)		Source	
B) STORIES	jerkinhead (11)	outer (o)	traceried (1)				
1 story (1) 1 1/2 stories (2)	gable-on-hip (12)		Queen Anne block-glass (2)	97 Historical data Their was o	cinically the corrigone house	e é another authuilding	to Squire Pope's summer
2 stories (2)	mono-pitch (14)	C) NUMBER OF CHIMNEYS	Prairie/bungalow/craftsman geometric (3)	have which as he said	1912 The two building	as where initial offer	the War to provide a
2 1/2 stories (4)	not visible (15)	2 exterior (25	not visible (4)	nome, which was burned	IN THE THE DUILOU	grane Joineo arter	ne war to provide a
S stories (5)	other (0)	interior end (2)	other (0)	racidance for Mrs Anget	er doughter		
other (0)		interior (8)	<u></u>	28. Informant/Bibliography Blue	Fton Historical Preservation	Society No. II. A LOD	ger Short History of Bluffton,
	E) PORCH WIDTH					11	(cont)
PORCH HEIGHT	entrance bay only (1) over 1 bay, less than full	double shouldered (6)	I) DOORS				
story (1)	facade(2)	not visible (7)	single 64	29. Quadrangle name:	C	90 DL	(0)
1 story w/deck (2) 2 or more stories (2).	full facade (3)	other (0)	_double (2)	29. Quadrangle name:13.1ut	0.00	50. Photographic phinis (3)-slide	es (z) negatives (3)
2 or more with tiers (4)	facade & left elevation (44		transom (3)	31. Other documentation: survey b	ackup files (1) National Register file	s (2) tax act files (3) grant files (4) state historical marker files (5)
roofed balcony over 1 story	facade & right elevation (5)		fanlight (4)	si. Other documentation: survey b	HABS/HAER (7) SCIAA (8) other (1))	*
hip/shed (5)	facade & both elevations (6)		sidelights (5)				
other (0)	other (0)		other (0)	32. Recorder name/firm _Jenni	Fer D. Brown	33. Date recorded7	1_28_1_94



NAT REGISTER OF HISIORIC PLACES This form is for use in nominating or requesting determinations for induvius provided by the properties box or by entering the information requested. If any item does not apply to the property being documented, enter "N/ for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

historic name	Bluffton Historic District	
other names/site	number	

street & number Roughly bound city or town Bluffton	ed by May R	iver, Huger Cove, &	Bridge St.	vicinity
state South Carolina zip code 29910	code SC	county Beaufort		code 013

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this \underline{X} nomination _____request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional reguirements set forth in 36 CFR Part 60. In my opinion, the property \underline{X} meets ______ does not meet the National Register Criteria. I recommend that this property be considered significant _______ nationally ______ statewide \underline{X} locally. (See continuation sheet for additional comments.)

Date

Mary W. Edmonds, Deputy SHPO, S.C. Department of Archives & History, Columbia, S.C. State or Federal agency and bureau

In my opinion, the property _____ meets ____ does not meet the National Register criteria. (____ See continuation sheet for additional comments.)

Signature of commenting or other official

State or Federal agency and bureau

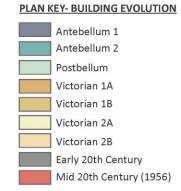
4. National Park Service Certification

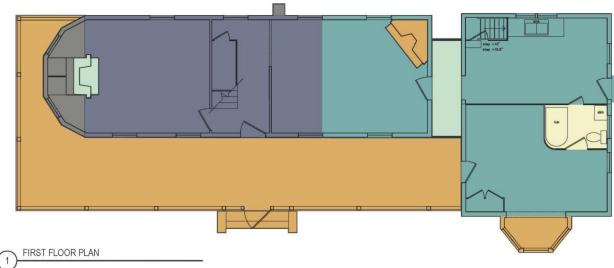
I, hereby certify that this property is: 	Elson N. B	call 6.21.96
determined eligible for the National Register See continuation sheet.	Entered in the National Register	
determined not eligible for the National Register removed from the National Register		
other (explain):	Signature of Keeper	Date of Action



34. Pope Carriage House, Water Street







"Our village is very dull ... If it was only the same as it was before the war."

Letter, Sarah Lavinia Pope to Ellen Vail (née Woodward) Orme, March 21, 1869.

















A charming wedding of interest to many in Savannah took place during the week at Bluffton, S. C. Miss Henrietta Politzer, daughter of Mr. and Mrs. Henry C. Politzer, was married to Mr. Edward Vassaloe Hartford, of Orange, N. J. The wedding took place at the family residence, of the Politzers, which was artistically decorated. The bride entered the room with her father and was preceded by six little girls in white, carrying green garlands with which to form an aisle. Lucille, the little sister of the bride, acted as maid of honor. The bride was most becomingly gowned in a grey tailormade suit, grey hat with a touch of pink, a white silk shirt; she wore a pearl and diamond wreath pin. The latter, the gift of the groom. Those present at the wedding and reception were Mr. and Mrs. Hartford of Orange, N. J., Mr. and Mrs. Arthur Hoffman of East Orange, Mrs. Paul Pritchard, Mrs. Thomas Martin, Mrs. William Pritchard, Mrs. Charles Pritchard, the Misses Pritchard, Mrs. Thomas Lockwood, Mrs. George Bryan of Greenville, S. C., the Misses Martin, Mrs. Charles Pinckney, the Misses Pinckney, Miss Politzer and Miss Verdier of Beaufort, Mrs. T. V. Walker, the Misses Eve, Miss McAlpin, Dr. Guerard, Dr. and Mrs. W. R. Eve, Messrs. Verdier, Martin, Pinckney and McAlpin. The bride and groom left immediately for Boston. After an extended tour they will make their home in Orange, N. J.



Princess Henrietta Guerard (née Pollitzer) [Hartford] Pignatelli 1881—1948







Photos: Meadors, Inc., September 2019



Photos: Wright Family Collection



Photo: "The Squire Pope Carriage House, a.k.a. Squire Pope Summer House," Statewide Survey of Historic Properties Sheet, June 30, 2008 ³⁶

Beaufort County Rural & Critical PRESERVATION PROGRAM





Photo: Town of Bluffton, February 21, 2018



Calhoun St







Photos: Dan Hunt/*Bluffton Today* (February 28, 2022) [above]; Town of Bluffton/Glen Umberger (January 2025)



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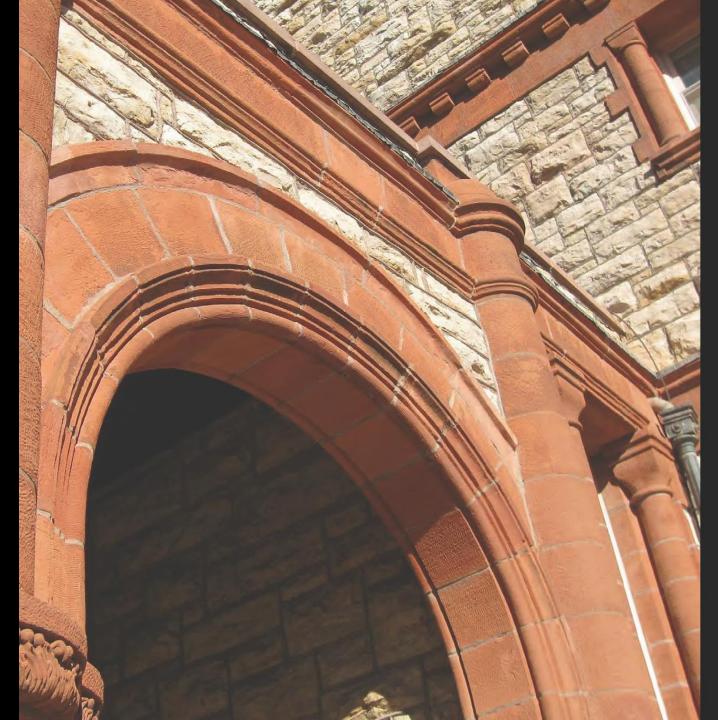


Squire Pope Carriage House Preservation Plan

Prepared for: The Town of Bluffton 20 Bridge Street Bluffton, SC 29910

Prepared By: Meadors, Inc. po box 21758 Charleston, S.C. 29413

DATE: 09.03.2019



THE SECRETARY OF THE INTERIOR'S **STANDARDS** FOR THE TREATMENT OF HISTORIC PROPERTIES WITH **GUIDELINES** FOR PRESERVING, REHABILITATING, **RESTORING &** RECONSTRUCTING HISTORIC BUILDINGS



standards for rehabilitation & guidelines for rehabilitating historic buildings Rehabilitation

Rehabilitation is defined as the act or process of making possible a

compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.







- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



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- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
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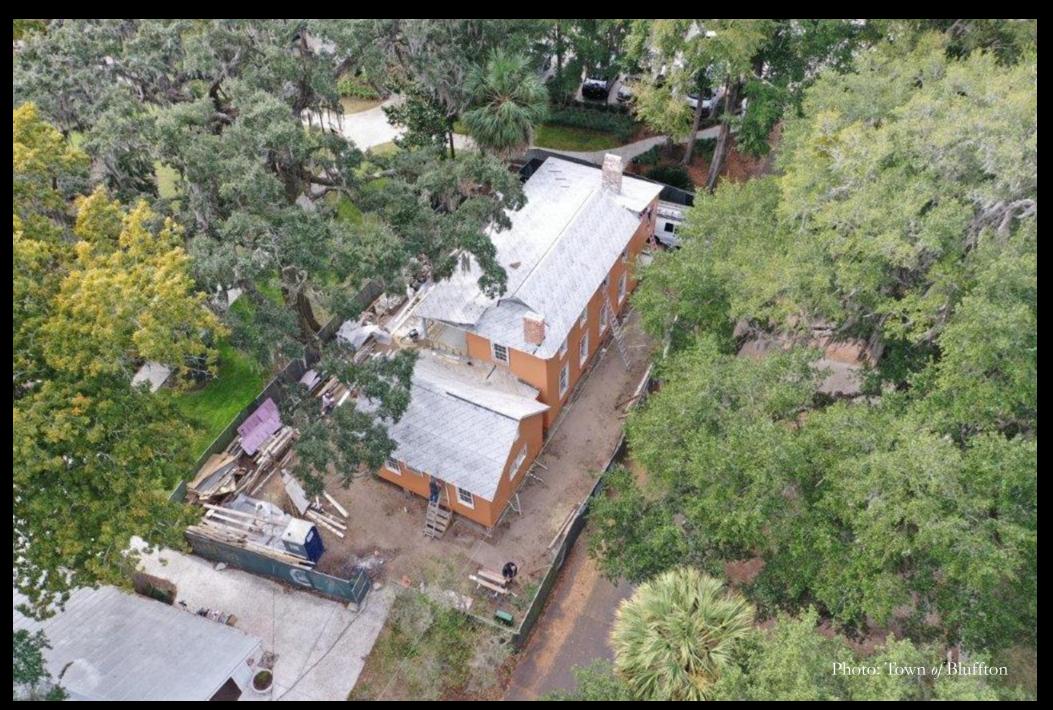
Thursday, February 2, 2023



Photo: Town of Bluffton/Glen Umberger February 23, 2023 -

The second









Photos: Huss, Inc.



Photos: Huss, Inc., "Before" [L] and Town of Bluffton/Glen Umberger, "After"





Photo: Town of Bluffton/Glen Umberger September 23, 2024









Photo: Town of Bluffton February 3, 2025



Photo: Town of Bluffton/Glen Umberger March 27, 2025





