

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



Beaufort County
Rural & Critical
**LAND
PRESERVATION
PROGRAM**



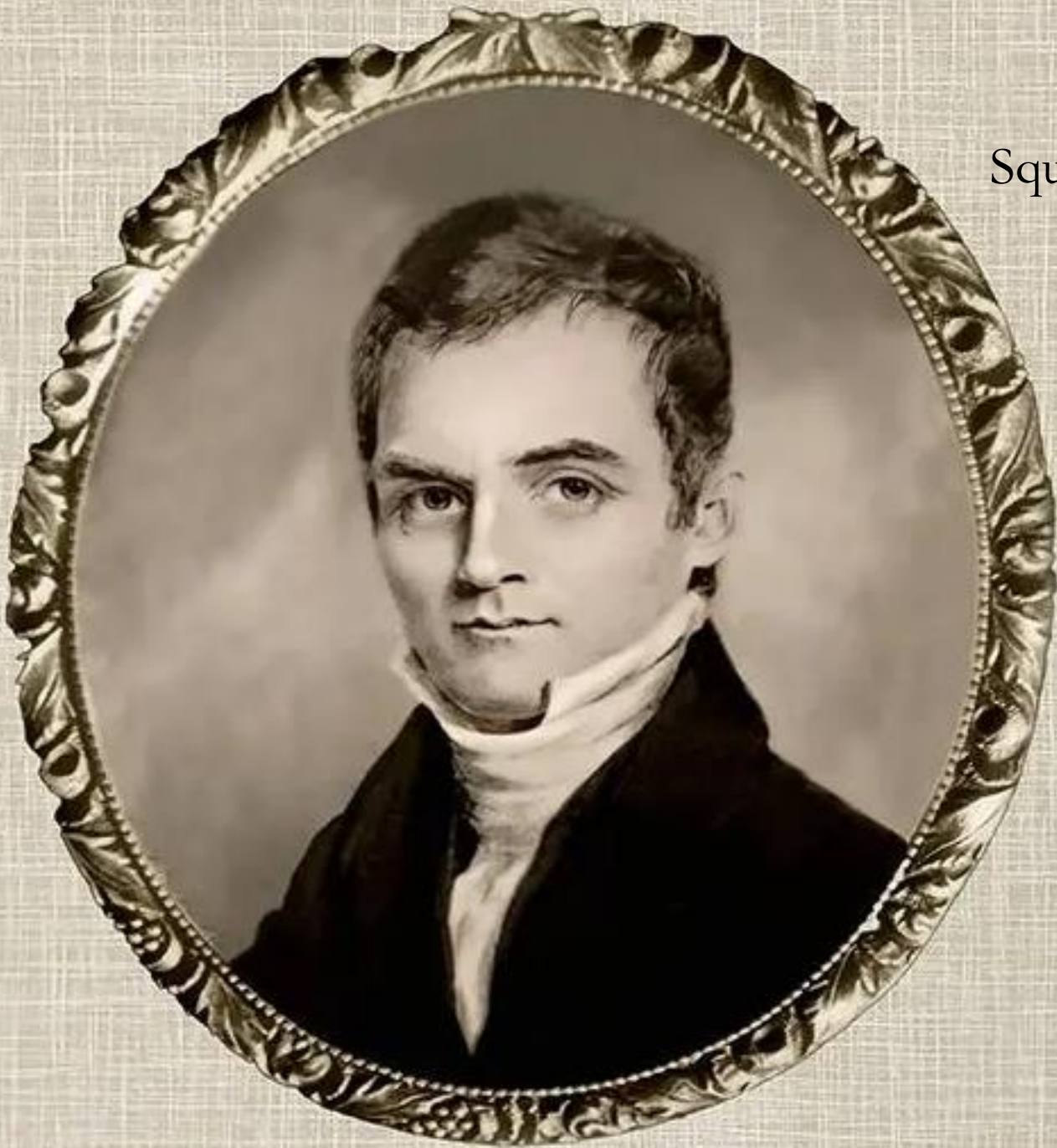
bluffton
HEART OF THE LOWCOUNTRY

Photo: Town of Bluffton

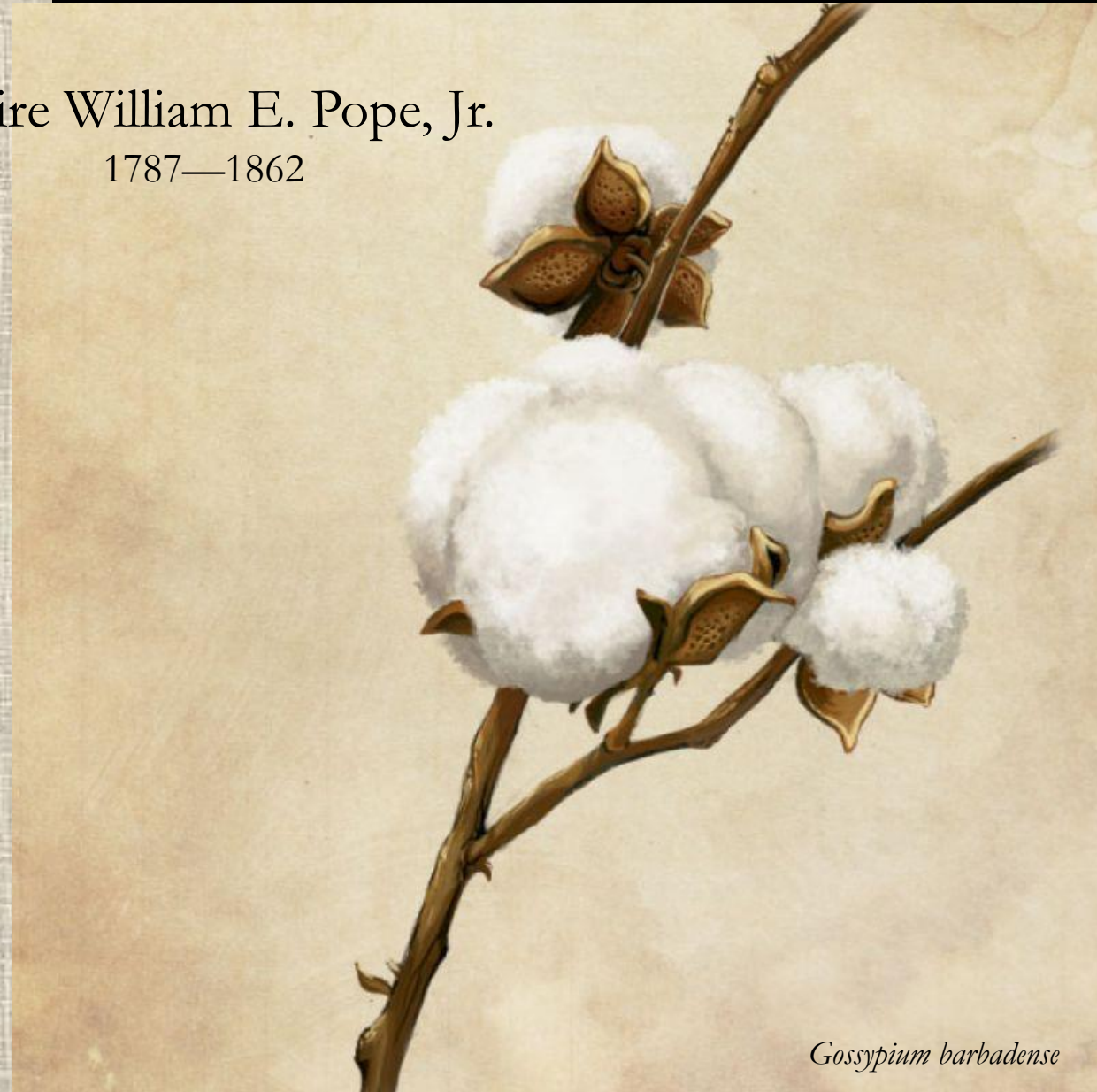




Photo: Town of Bluffton/Glen Umberger



Squire William E. Pope, Jr.
1787—1862



Gossypium barbadense



Engraved by James Akin Philad

The STATE HOUSE at COLUMBIA.

Taken from Rives's Tavern, May 1794.





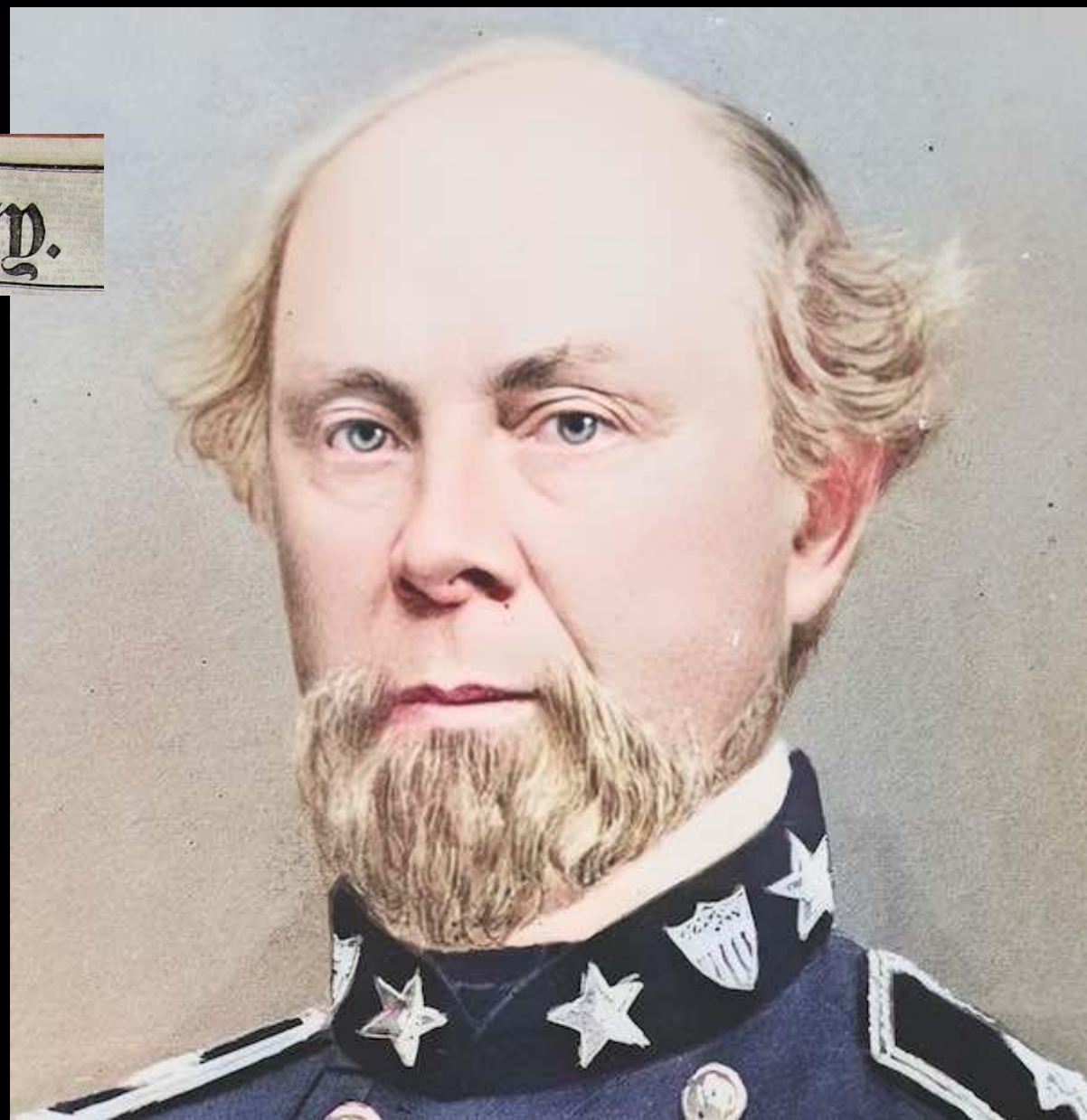


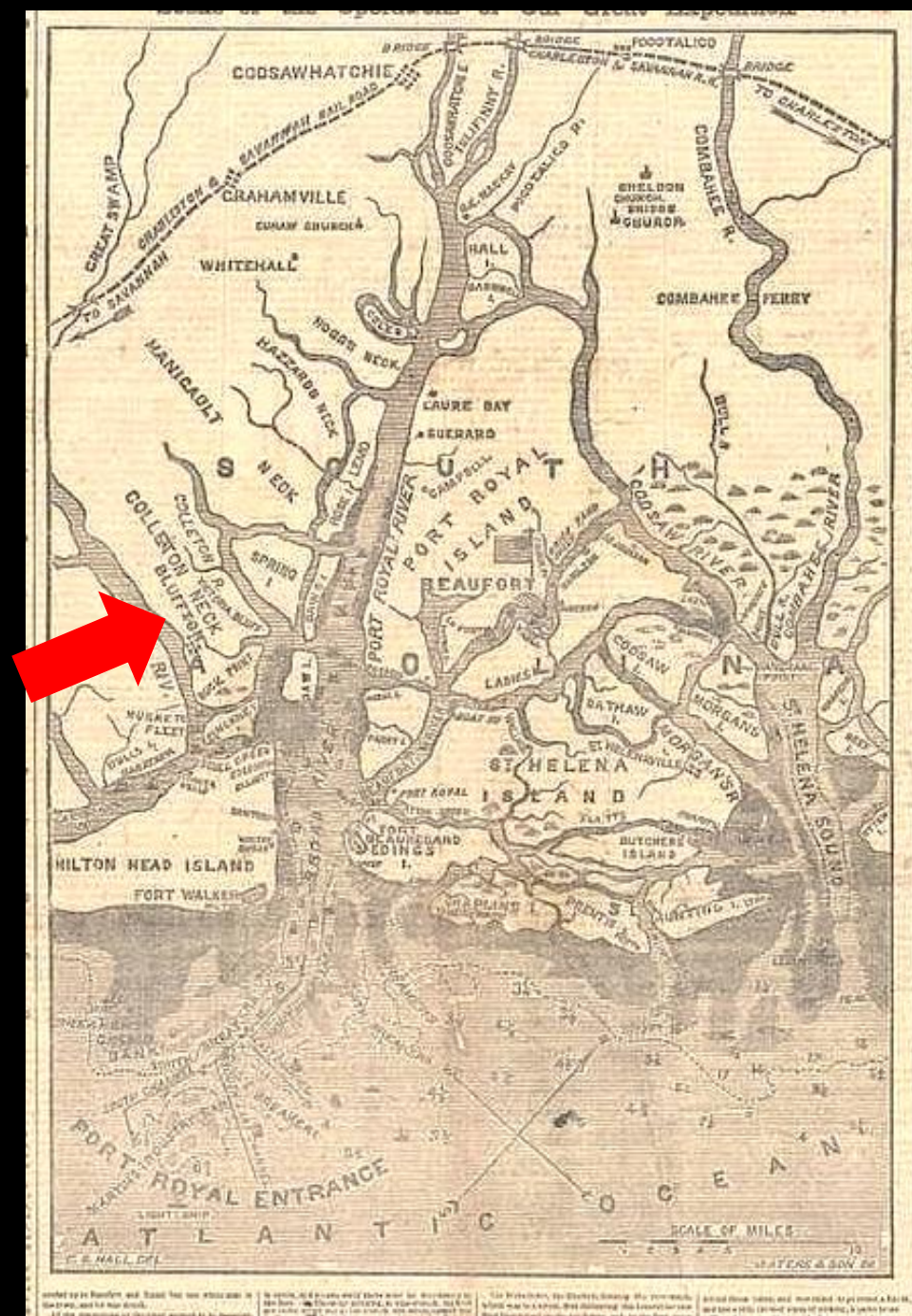
Photos: Town of Bluffton/Glen Umberger

The Charleston Mercury.

Robert Barnwell Rhett (1800—1876)

Photo: Jasper County Historical Society





Map: Courtesy of the New York Public Library



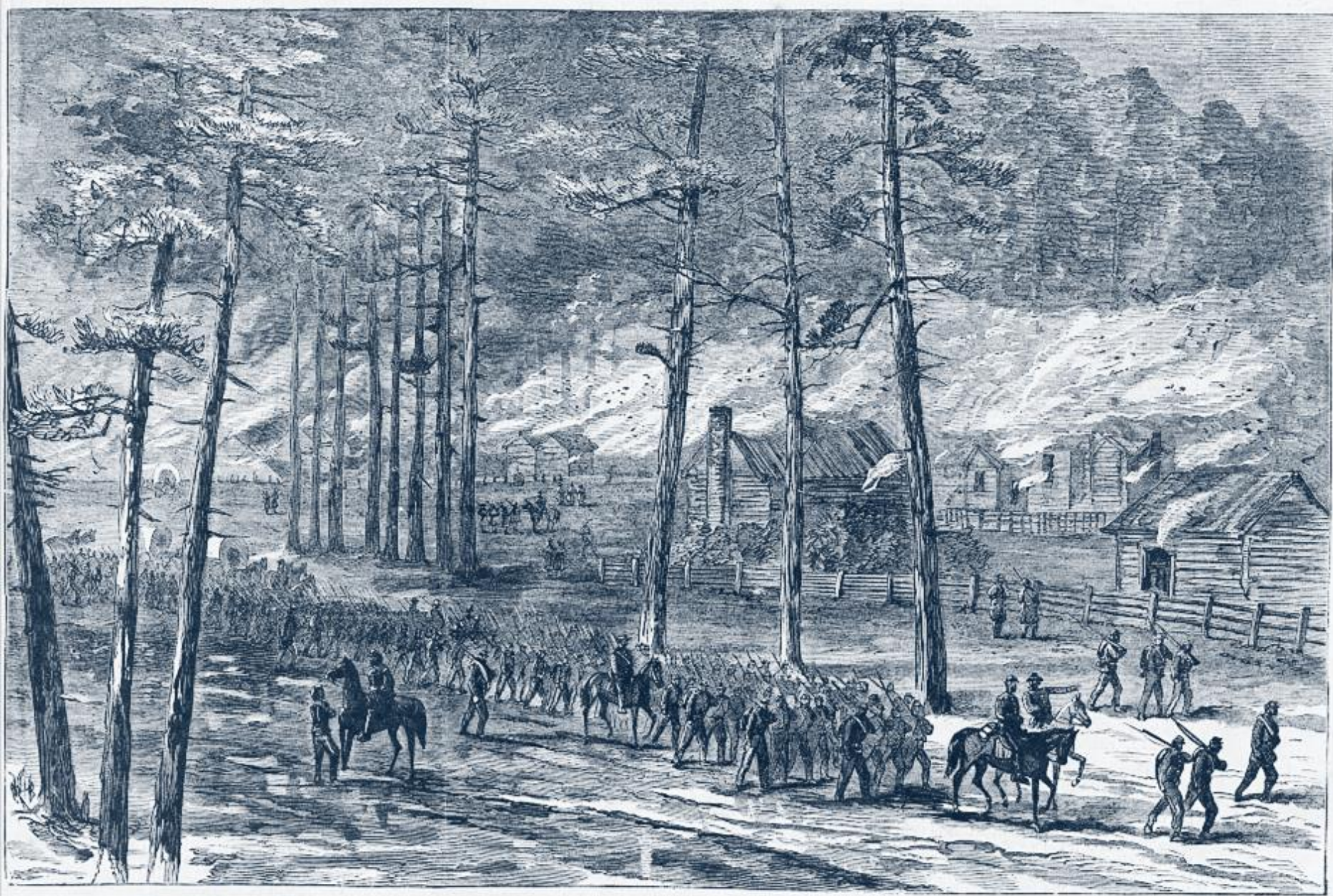
Photos: Town of Bluffton/Glen Umberger [L]; Caldwell Archives, Historic Bluffton Foundation



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



Photo: Town of Bluffton/Glen Umberger



SHERMAN'S MARCH THROUGH SOUTH CAROLINA—BURNING OF M'PHERSONVILLE, FEBRUARY 1, 1865.—SKETCHED BY WILLIAM WAUD.—[SEE PAGE 133.]





James L. Pope/Fripp House c. 1830



Card House c. 1825

①

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:

1. 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 wharf 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."

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--"

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],

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Courtesy of Caldwell Archives, Historic Bluffton Foundation



Map Courtesy of Caldwell Archives,
Historic Bluffton Foundation



MAP OF HILTON HEAD, SHOWING ITS TOPOGRAPHY. 1861



“Burned”
Squire Pope Cottage



“Survived”
Church of the Cross



Photo: Glen Umberger

other (0)

32. Recorder name/firm Jennifer D Brown 33. Date recorded 7 / 28 / 94

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties or districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" 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.

1. Name of Property

historic name Bluffton Historic District
other names/site number _____

2. Location

street & number Roughly bounded by May River, Huger Cove, & Bridge St. not for publication
city or town Bluffton vicinity _____
state South Carolina code SC county Beaufort code 013
zip code 29910

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this 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 requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally.
(See continuation sheet for additional comments.)

Mary W. Edmonds 5/16/96
Signature of certifying official 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 Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- ☒ entered in the National Register

See continuation sheet.
☐ determined eligible for the
National Register

See continuation sheet.
☐ determined not eligible for the
National Register
☐ removed from the National Register

other (explain): _____

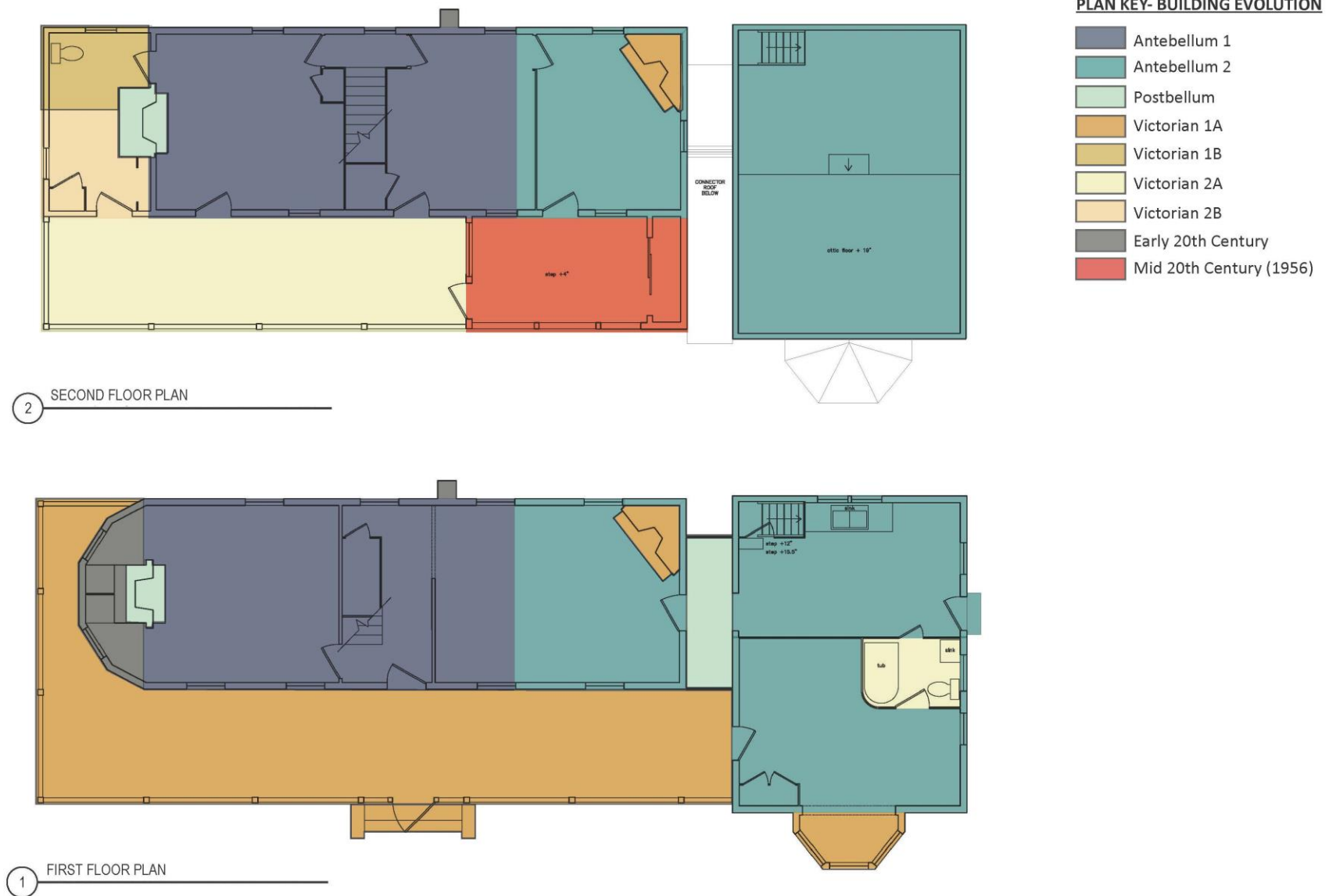
Edson R. Boall 6-21-96

Entered in the
National Register

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.









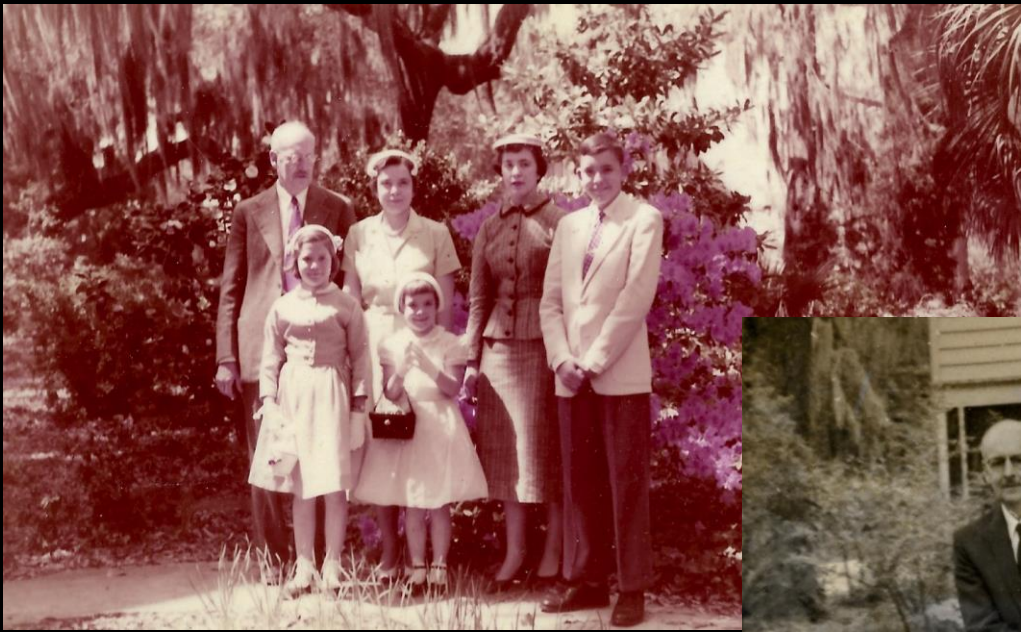
Photo: Wright Family Collection



November 1957 (Photos Courtesy of Wright Family)



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

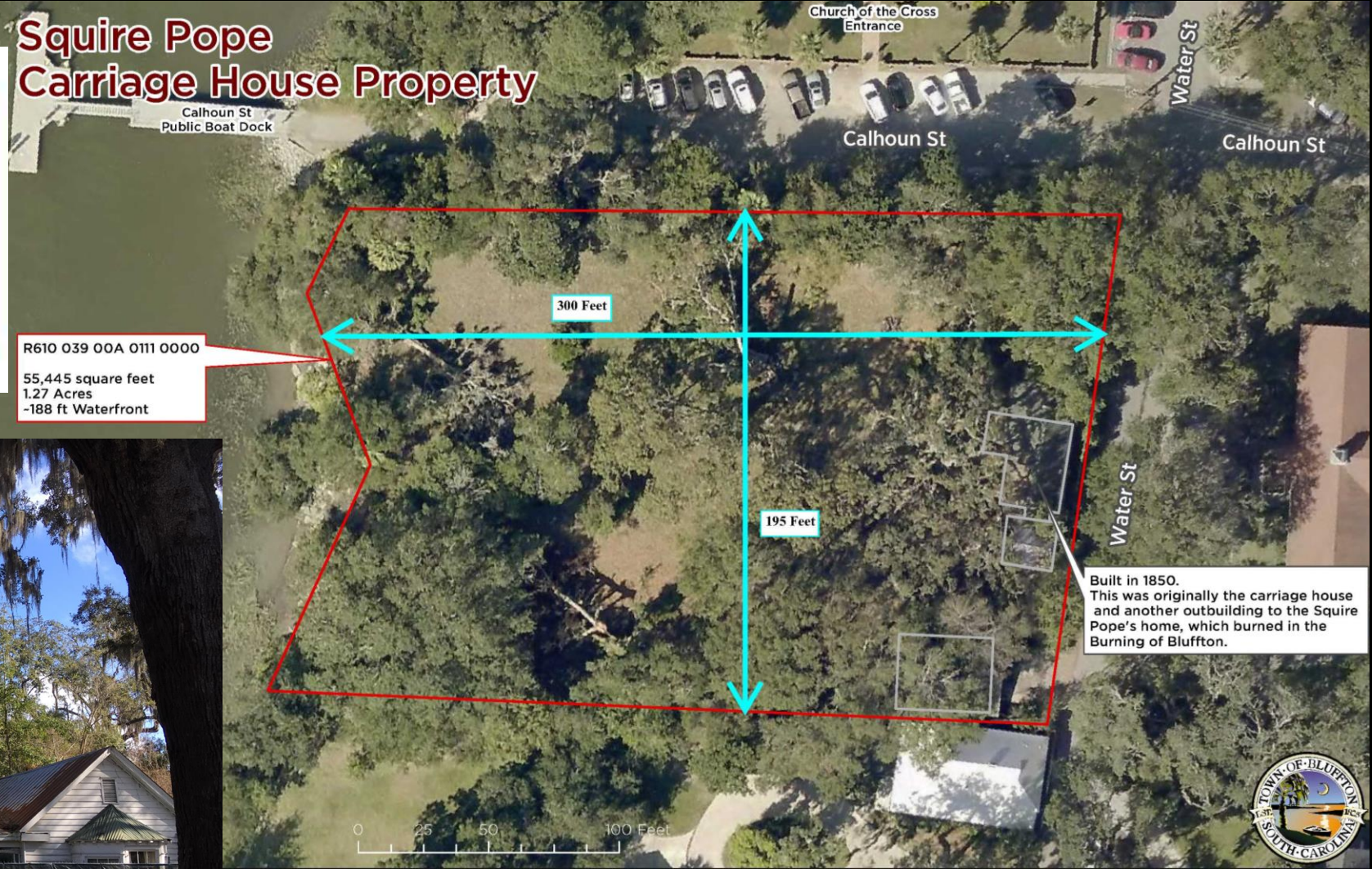


Photo: Town of Bluffton, February 21, 2018



Photo: Dan Hunt/*Bluffton Today* (February 28, 2022)



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



Photos: Town of Bluffton/Glen Umberger
July 14, 2021





Courtesy of Witmer Jones Keefer, Ltd.



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



U.S. Department of the Interior
National Park Service
Technical Preservation Services

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.





Standards for Rehabilitation

1. 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.
2. 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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. 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.
7. 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.
8. 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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Photo: Town of Bluffton/Glen Umberger

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Photo: Town of Bluffton/Glen Umberger
July 14, 2021



AROUND THE CAROLINAS

> REHABILITATION CONSTRUCTION KICKOFF

>> BLUFFTON

Beaufort County
Rural & Critical
LAND
PRESERVATION
PROGRAM

10:34 | 51°

FOX 28

Thursday, February 2, 2023



Photo: Town of Bluffton/Glen Umberger
November 18, 2022



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



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



Photo: Town of Bluffton



Photos: Huss, Inc.



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



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



Photos: Town of Bluffton/Glen Umberger, October 15, 2024





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



Photos: Meadors, Inc., September 2019, [L] "Before"
Town of Bluffton/Glen Umberger, September 23, 2024, "After"



Photo: Town of Bluffton
February 3, 2025



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



Photo: Town of Bluffton/Glen Umberger

Thank you!



The Town of Bluffton
Welcome Center
Squire Pope Carriage House