

HISTORIC DISTRICT

DESIGN REVIEW MANUAL

Keeping in Character

Town of McClellanville
405 Pinckney Street, McClellanville SC 29458
Phone 843.887.3712 • Fax 843.887.3094

Gratefully wishes to acknowledge that:

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BACKGROUND

History of the “Village”

Approximately 1200 AD, the Seewee Indians began to summer on the banks of Jeremy Creek leaving behind deposits of shells and broken pottery that mark the original dimensions of waterways in the area. The countryside surrounding McClellanville was settled, primarily by French Huguenots, as early as 1685. St. James-Santee Parish was incorporated into the Church of England in 1706 and was the first parish organized outside of Charles Town. Seewee Chief, King Jeremy, and the rest of the tribe had disappeared from the area by the time an Indian trader, Colonial Lynch, settled here in 1730. By 1735 homes of architectural significance, two of which stand today, demonstrated the prosperity of the parish. The parish flourished until the Civil War.

In the 1750's, the Lynch family moved their summer home to the Cape islands and the McClellans purchased their land. A hurricane in 1822 surprised many of the Santee planters vacationing at the mouth of the river. Consequently, Archibald McClellan began to lease summer home sites to many of the planters of the South Santee region. Thus the village of McClellanville was established along Jeremy Creek on the land of A.J. McClellan and Mr. Matthews. R. T Morrison (of Laurel Hill plantation four miles to the south) later bought the Matthews tract. Both McClellan and Morrison soon began dividing land on the creek into smaller lots and selling them to planters. Baxley, Leland, and Whilden soon built houses on lots sold by Morrison, joining homes built by Morrison, Dr. Cordes, and Dr. Smith on land leased from McClellan. In 1860, McClellan sold his first lots to Capt. Thomas Pinckney, Gabriel Manigault, and Stephen D. Doar for \$500 each. Shortly thereafter, he sold another lot to Dr. John and Andrea Dupre. The subdivision of this land was hastened by the Civil War, causing the formation of a true town.

A school was completed in the village in 1858, but no stores were established until after the war. Following the Civil War, freed slaves settled in the surrounding area on plots of land where they could farm. Rice plantations were no longer profitable and other crops were undependable causing landowners to move into town on a year round basis.

Cotton, truck crops and lumber became the primary sources of revenue and a main street commercial district developed. W.P. Beckman opened the first store. By 1930, the commercial district boasted 22 stores selling all the necessities and merchandise that was brought in by small gas powered freight boats.

In the early 20th century, oyster shells again began to accumulate on the creek banks benefiting oystermen bringing them into shucking houses. In the 1920's, a small group of Portuguese fisherman migrated from Florida and began harvesting shrimp in the waters near town. Local fisherman soon joined them and the village's shrimping industry flourished. The expertise of Portuguese shrimpers was recalled after World War II when returning servicemen went to sea in a variety of cast-off vessels. The boats grew more sophisticated and shrimping, along with crabbing, clamming, oystering and fishing, became McClellanville's chief source of income.

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In 1930, the marshes of adjoining Cape Romain became the U.S. Wildlife Refuge and soon after, the bulk of the interior woodlands became the Francis Marion National Forest. These designations curbed additional development, and guaranteed a permanence of “wilderness” and nature-based recreation surrounding the town, attracting weekenders, vacationers, and retirees to buy up much of the local real estate. In the early 1970’s annexations doubled the physical size of the town, and many of the year-round residents now lived on the “other side of the creek”, where large lots were created within the pine forest.

The population of McClellanville remained fairly constant during the 20th century, but there have always been expectations that the town would boom. This was particularly true in 1926 when the town was incorporated, the Cooper and Santee River bridges built, and US Highway 17 paved. However, the town did not boom and the commercial district fell victim to the new mobility of residents. In 1989, the Town of McClellanville was stuck by Hurricane Hugo and endured massive destruction. Between 8 to 10 feet of water covered the town, damaging every home and washing ashore most of the shrimp fleet. Recovery, however, was successful. McClellanville is a self-sufficient community of schools, homes, churches, shops, and docking facilities with an economy largely dependent upon its proximity to the Atlantic Ocean. The community hopes to continue enhancing the quality of life that is so uniquely McClellanville’s, preventing it from diminishment by approaching growth pressures.

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Historic District Designation

What is commonly referred to as “the historic district” is the historic core of the village. The architecture is physical evidence of the social and cultural phenomena that characterize the establishment and development of the town, from its origin as a summer retreat village for regional planters, through its development as a year-round fishing village, and in its stabilization in the late 1920’s as an incorporated town. Prevailing vernacular forms, especially the central-hall farmhouse, predominated early McClellanville architecture. With later development of trade, the village became a self-sustaining community of homes, commerce and religious institutions along with more fashionable architectural styles including carpenter Gothic, Queen Anne and Italianate styles. The McClellanville Historic District is visually unified by the nearly ubiquitous wooden frame construction; by the consistent scale of houses, lots and their relation to the creek; tremendous live-oak trees and the relative absence of contemporary intrusions.

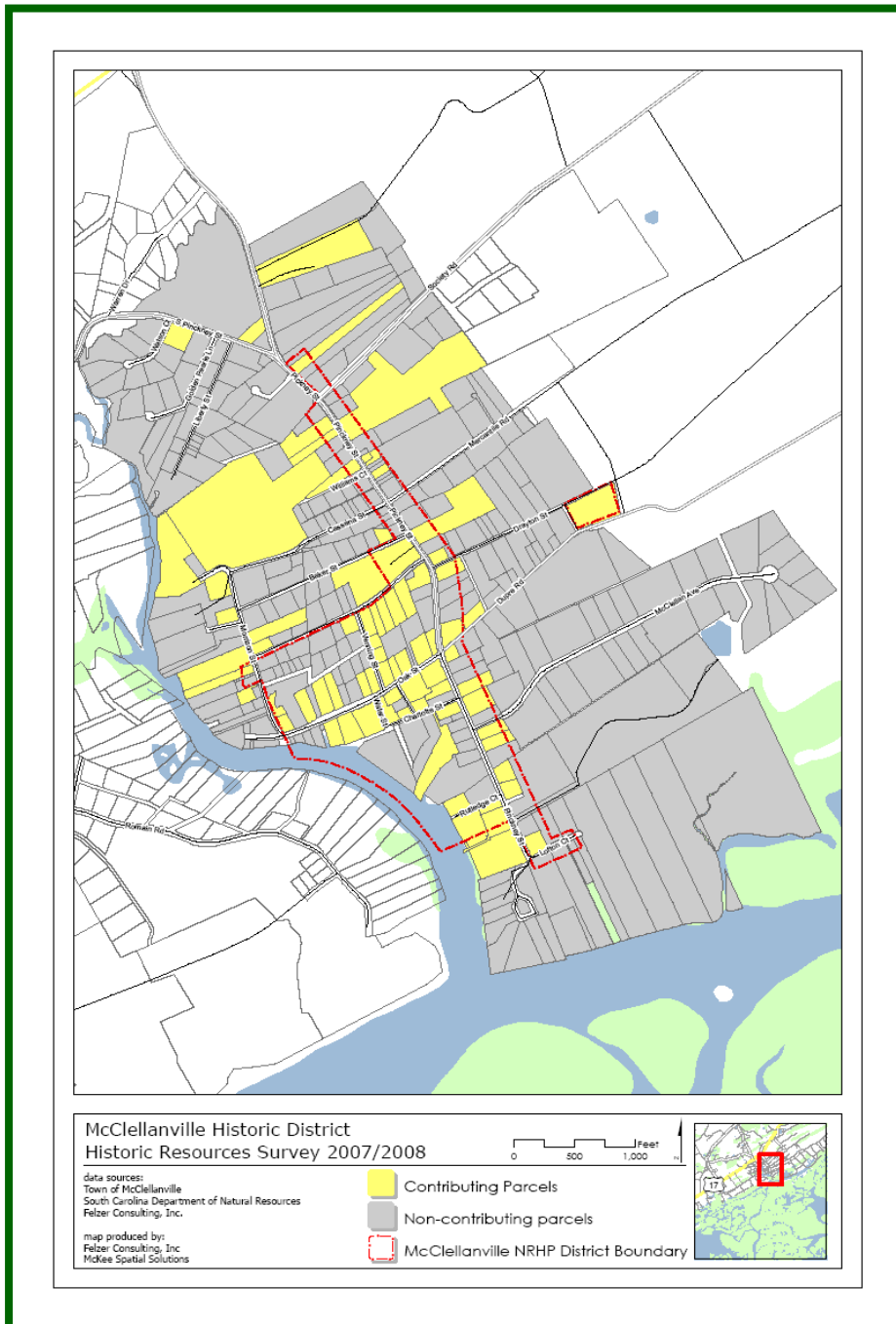
In 1982, McClellanville’s Historic District was listed in the National Register of Historic Places. The National Register District includes approximately 75 properties or sites. Later that decade, the Town designated a local historic district, encompassing approximately 105 residential, commercial, religious and educational properties dated from ca. 1854 to ca. 1935. A new survey of the resources within the local district was conducted soon after Hurricane Hugo ravaged the village and again in late 2007. During both survey projects, the integrity of each property in the village was determined to be and documented as “contributing” or “noncontributing” to the character of the National Register district and/or local historic district.

Recognizing and respecting the level of contribution each property makes to the district(s) is the principal determinant as to whether an owner should plan to:

“preserve”, “rehabilitate”, “restore”, or “reconstruct”.

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Map of District Boundaries



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Restore, Rehabilitation, Renovate

The US Department of the Interior defines degrees of treatment that may be applied to historic resources as follows:

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

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 of the original structure that convey its historical, cultural, or architectural value.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time. This is accomplished by the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make the property functional is appropriate within a restoration project. While restoration is an ideal goal of preservation, it is not always practical particularly when a building has been altered over the years for modern uses. Therefore pure "restoration" is generally reserved for properties that have National Landmark qualities and integrity, such as Drayton Hall.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Determining which of these treatments is most appropriate for an individual building requires careful consideration of the following:

- I. **Relative importance in history.** Although there are no buildings in McClellanville that are considered to be a nationally significant resource, there are several which are rare survivors or works of a master architect or craftsman from the village's early history. In a few cases, there are buildings and structures where important events in the village's history took place. National Historic Landmarks, such as Drayton Hall, or St. James Church, Santee, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register (such as the Old Bethel AME property) often warrant Preservation or Restoration. Buildings that contribute to

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the significance of the historic district, but are not individually listed in the National Register more frequently undergo “Rehabilitation” to accommodate a contemporary use.

2. **Physical condition.** The existing physical condition, or degree of material integrity that still exists, is perhaps one of the greatest indicators of what treatment is most appropriate. Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. However, if building elements require more extensive repair and replacement, or if alterations or additions are necessary to accommodate a new use, then Rehabilitation is probably the most appropriate treatment.
3. **Proposed use.** The practical question to consider when determining how to approach a project, is whether the building will be used for its original purpose or given a new use. A number of buildings in McClellanville are used as they were historically, but have already undergone a number of extensive rehabilitations. Yet, many historic buildings can be adapted for new uses or updated to meet contemporary standards without seriously damaging the historic character.
4. **Mandated code requirements.** Regardless of the treatment applied, building code requirements must be taken into consideration. However a series of code-required actions may jeopardize a building's material integrity, as well as its historic character, if hastily or poorly designed. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

In McClellanville, consideration of FEMA requirements to mitigate potential flood damage is of utmost importance. New construction, as well as buildings or structures that are proposed for “substantial” improvement, are required to meet the Town’s flood ordinance regulations. Often this means that the building’s first floor must be elevated a minimum of one foot above the base flood elevation for that particular property. If a historic building is to undertake “substantial improvements”¹, Town Council may grant a variance from FEMA requirements. Such a variance is granted only after the SC Historic Preservation Office has reviewed and provided input as to whether the proposed project will respect elements of the property’s historic integrity.

¹ “Substantial Improvement” is defined when the cost of construction (including labor and materials) exceeds 50% of a building’s market value, as appraised when the project is planned. Land value is not included in market value for this purpose.

THE REVIEW PROCESS

The Architectural Review Board

Architectural Review seems ominous to those who have never experienced the process or who have been through architectural review in a larger jurisdiction. The Town of McClellanville established its Architectural Review Board (ARB) in 1993 with a single purpose in mind: to ensure that the historic integrity of significant or contributing properties is preserved so that the integrity of the village's historic character is not compromised.

Who is the Architectural Review Board

The Architectural Review Board is a body of five members, at least three of which are residents of the Town, all of whom have demonstrated interest, competence or knowledge in historic preservation. Members are appointed by Town Council, from the fields of engineering, law, real estate, banking, archeology, architecture, history, planning, and related fields to the extent that such professionals are residents of the Town of McClellanville and are available to serve. Openings to serve on the Architectural Review Board are advertised in the Town newsletter and applicant resumes or letters of interest are forwarded to Town Council for consideration before new appointments are made. Members of the Architectural Review Board serve voluntarily, without compensation. The Board generally meets on the second Monday evening of each month.

When is Review Required

When is Architectural Review Required? If you propose to construct or alter property within the Town's historic district(s), architectural review is required unless the project is specifically exempt. The Town of McClellanville Zoning and Land Development Ordinance requires that an approved Certificate of Appropriateness be obtained "*prior to any demolition, alteration, modification or addition to an existing structure or the construction of a new structure within the Historic District*". In this context, the reference is to both the National Register and local districts. Moving any structure into or out of the historic district(s), as well as utility projects, require approval from the ARB in accordance with Section 5.I of the Ordinance.

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What to Submit

Prior to submitting a complete application for a Certificate of Appropriateness, a property owner, or an authorized agent or representative of the owner, must provide drawings and an outline of specifications for the project for preliminary review and informal discussion with the ARB. If the project is small, the preliminary review may be conducted by a designee of the ARB, such as the Zoning Administrator. The purpose of the preliminary review requirement is to acquaint the owner or his representative with standards of appropriateness of design that are required of all proposed developments. While a designee of the ARB may provide advice or comments on the project that will assist the official application review progress efficiently, they never have authority to grant a Certificate of Appropriateness unless specifically established by Ordinance.

A formal application is not required for pre-application discussions, but materials (drawings and outlined specifications) must be submitted at least ten (10) days before the date of the meeting at which the preliminary drawings are to be discussed by the Board. If the ARB finds the proposal to be generally consistent with the standards set forth in the Ordinance and the guidelines in this manual, it may direct the applicant to proceed in preparing a complete application.

An official application for a Certificate of Appropriateness must be filed with the Town's Zoning Administrator at least two (2) weeks in advance of the scheduled meeting. An application form and list of documents to be included within an official application can be obtained from Town Hall or on the Town's website, but in general the following materials must be submitted:

1. **Drawings**, including plans and exterior elevations, drawn to scale with sufficient detail to show, insofar as they relate to exterior appearances, the architectural design of buildings.
2. **Specifications** or other information describing proposed construction, repair methods, materials and textures.
3. **Plot plan**, or layout of the site, showing all improvements affecting appearances such as walls, walks, accessory buildings, signs, lights, including security and floodlights, and other elements.
4. **Photographs** of the site location, showing contiguous properties and streetscapes, and in cases involving an existing building, all sides of the building to be affected by the project.
5. **Application fee**, as adopted by Town Council.

THE REVIEW PROCESS

What to Expect

At an Architectural Review Board meeting, each applicant is invited to describe the project proposal. The ARB will assess whether the project is consistent with the prevailing character of the Historic District and whether the project will have any adverse impacts on the character of the district. The ARB does not consider the use, or proposed use, of a building, interior arrangement or design, or in most cases, building features that are not within public view. The ARB will consider the general design, character and appropriateness of design, scale, arrangement, texture and materials of the proposal, and the relationship of such elements to similar features of structures in the immediate surroundings. If the project proposes to demolish, or demolish in part, or remove a portion of an existing structure, the ARB will consider, the historic, architectural and aesthetic features of such structure, the nature and character of the surrounding area, and the effects, if any, that demolition would have on the historic significance of the structure.

Types of Approval

The Board may approve, conditionally approve, or deny an application for a Certificate of Appropriateness. If the applicant has submitted a complete application for the preliminary review at least two weeks in advance of the meeting, and the ARB finds that preliminary drawings and other data are sufficiently clear and explicit, and that the proposal is consistent with the standards set forth by Ordinance and these guidelines, it may grant both preliminary and final approval at the same meeting.

Appealing the ARB Decision

When an application is reviewed and approved by the ARB, a Certificate of Appropriateness is issued, stating the basis upon which such approval was made, and written notification is provided to the applicant within the week. When an application is reviewed and it is the judgment of the Architectural Review Board that the project does not comply with criteria stated in the design review guidelines for the Historic District, the application for a Certificate of Appropriateness will be denied. The Architectural Review Board will state its reasons for disapproval within the written notification of its decision and may give advice or make recommendations regarding appropriateness of design, arrangement, texture and material of the property involved that may increase the project's consistency with the criteria. An ARB decision may be appealed by any person aggrieved by its decision. The appeal must specify the grounds for the appeal and be filed within thirty (30) days of the decision. Details on how to appeal an ARB decision is included Section 12.4 of the McClellanville Zoning and Land Development Ordinance.

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Exemptions

In some instances, alterations or modifications of noncontributing structures that are not visible from a public right of way may be exempt from the process described above. Property owners and contractors should consult with Article 5.I of the McClellanville Zoning and Land Development Ordinance and the Zoning Administrator for a determination of exemption.

Basic Standards

The goal of these design standards is to preserve the character of the Historic District as an entity; to conserve the visual unification of construction, scale, and open spaces that define the district's character. The architectural details of each building contribute to the character in unique ways, with varying degrees of significance. Thus these guidelines often delineate between appropriate details and construction techniques for "contributing" (or historic) and "noncontributing" (or non historic) buildings.

When reviewing proposals for historic buildings, the McClellanville Architectural Review Board is guided by The Secretary of the Interior's Standards for the Treatment of Historic Properties, Guidelines for Rehabilitating and Restoring Historic Buildings. These Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character. In planning a rehabilitation project for a building designated as "contributing" to the character of McClellanville's historic district in the most recent survey of historic resources, the Secretary's standards are applied:

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.

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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 shall 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.

In planning new construction or rehabilitation of a building that is defined as “noncontributing” to the character of the historic districts, the goal is for a building to be harmonious with, not replicas of, the historic structures. Thus the following general standards are applied:

1. Materials, and the textures and details thereof, will relate to those predominant in the district and indigenous to the region.
2. The general proportion of openings, i.e., the width to height relationship of windows and doors, the rhythm of solids-to-voids, will adhere to the general rhythm that exists in the streetscape or neighborhood.
3. Roof shapes, pitches, and materials will relate to those predominant in the historic district.
4. The scale of new construction will be compatible with existing structures within the same streetscape.
5. The directional expression of new construction will be compatible with existing buildings within the same streetscape.
6. Detailed elements of design comparable to those found to be prevalent among structures which contribute to the character and integrity of the district, will be incorporated wherever possible.

Elements of Design

Prior to preparation of this manual, the Town of McClellanville commissioned a professional preservation-consulting firm to survey historic resources within the village and update the inventory documented in 1992. This exercise provided the Town with current information about levels of historic integrity that have been retained by properties within the historic district. Likewise it provided the ARB with an inventory of elements of design and materials that are prevalent in the village and, in concert with one another, establish the character of McClellanville's historic core. As such, these elements are considered most significant for preservation and appropriate for integration within the design of new construction to ensure preservation and enhancement of the historic district's character. The results of this survey may be found at the following link: <http://www.townofmccllellanville-sc.net/HistSurvey.htm>.

Materials

In order to retain the texture of historic buildings, whose decorative details, windows, brackets, etc. are important features of the historic district, wholesale replacement of materials is discouraged and such elements should be repaired, rather than replaced whenever possible. New technology offers homeowners many options of materials that were not available when historic resources in the district were constructed. Where repair of elements on contributing buildings is not possible, materials should be replaced in-kind. Synthetic materials such as vinyl, fiberglass, etc. are not appropriate for use on contributing properties. New construction is not restricted to only those materials used in the past, but encouraged to use materials with similar form and texture as those which prevail within the district; e.g. cementitious siding, brick, stucco, etc. The most prevalent materials used on contributing structures in the village should be applied and maintained as follows:

Masonry: Damaged bricks and mortar should be replaced with new bricks and mortar to match the existing. Care should be taken to repoint historic masonry with mortar that matches the existing in color, texture and strength. Likewise, existing stucco should be repaired with stucco that matches in strength, color, texture and composition.

Foundations: The foundations of most historic homes within the village are masonry piers. Lattice, basket weave, or vertical-slat wood screens are appropriate treatment for enclosing the areas between foundation piers both on contributing and noncontributing buildings or new construction. Solid or pierced-brick walls may be appropriate between brick piers as long as the brick selected matches the historic or original brick in color and size as much as possible. The area between piers should not be

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filled with concrete block. Although solid concrete block walls may be used as the foundation for new construction, it should be covered in stucco or brick veneer, not in artificial brick or stone siding.

Siding: Most contributing structures in the district are frame construction with weatherboard, typically shiplap and occasionally novelty, siding. Shingles and shakes are also commonplace. When rehabilitating a structure in the district, contributing or noncontributing, consideration should be given to removal of inappropriate siding materials such as vinyl, aluminum or asphalt shingles that have been applied since the original construction. It is acceptable to remove original siding material only when it is deteriorated and must be replaced. The style and lap dimensions of replacement siding should match that of the original. Substitute materials should match the original in appearance as closely as possible. New materials that are similar in character to traditional materials are acceptable for noncontributing buildings and new construction. These alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally in the district.

Painting: Frame houses were traditionally painted to protect the wood. Even pressure treated wood will withstand the local climate better when painted. It is not appropriate for exposed treated wood to be visible from public rights of way. Damaged or deteriorated paint should be removed and replaced, but only to the next intact layer using the gentlest method possible. Compatible paints should be used for the fresh coat because some latex paints will not bond well to earlier based paints without a primer coat. Using a historic scheme of paint colors on contributing buildings is preferred. However, it is acceptable to use other options such as a single muted color with one or two colors to highlight details and trim. Neon or visually jarring colors are not appropriate.

Roof styles

The original roof shape and configuration and material of a contributing structure should be preserved whenever possible. It is inappropriate to alter roof forms on a façade. New roofs on additions should be of a type compatible with the architectural style of the building. Gable, lateral and cross gable roof styles are predominant on contributing buildings the district. Hipped roofs with exposed rafters may be appropriate on new construction.

Existing historic roofing should be retained and repaired wherever possible. If more than one roofing material has been added or layered over time on a historic building, the replacement material could be any one of the materials. Asphalt or fiberglass shingle roofing is acceptable for use on all buildings. Painted standing seam or exposed wood shingle roofing is acceptable for contributing buildings. Roof materials should have a matte, non-reflective finish. When using metal roofing, a metal roof with a low profile is preferred, such as a rolled seam or low standing seam designs. “V” crimp and “5-V” roofing is acceptable. Prefabricated industrial roofing or modern pan roofing is not appropriate, nor are snap lock seams.

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Gabled and shed or continuous shed dormers are common in the district. It is not appropriate to add skylights to a historic structure or to add a skylight to a noncontributing building where it is visible from any public right of way. Solar panels should be placed on a rear elevation or in a valley area of the roof that is not visible from the public right of way. Dormer windows may be added to existing noncontributing buildings, including the facade or highly visible location, when the scale of the dormer, its roof shape and architectural detailing are appropriate to the scale and architectural style of the building. Flat or mansard roofs are not typical of McClellanville's historic district, nor are widow's walks, rooftop porches or decks.

Porches & Stoops

Porches, stoops, and steps are an important element and character defining feature of buildings in the village. Porch styles on historic houses vary from full to partial single story to double storied open porches. Historically porches were open to take advantage of the breezes. Some were later screened in. Those on historic buildings that are original and contribute to the building's architectural significance should not be altered or removed. Front porches may be screened, when the work does not destroy original or historic materials and forms, including columns, balustrades, railings and decorative detailing. Other porches, stoops, and steps on historic buildings may be screened, but should not be enclosed. Original porch materials on historic buildings should not be removed and replaced with wrought iron, new brick or other materials inappropriate to the building's character. Modern materials may be appropriate when they present the same appearance and texture as original materials. New screen doors on newly screened porches should be plain so the emphasis remains on original porch details and should be constructed of wood. Handrails added to a porch should not detract from the original architectural character or overshadow the original railing. All new construction should have a front porch. Porch supports for all buildings, whether replacement or new construction, should be of a substantial size, preferably of wood or brick. Painted tongue and groove porch decking is preferred, with enough slope to adequately allow water runoff. Other types of painted wood plank decking is appropriate for noncontributing buildings and new construction.

Fenestration

It is beneficial and encouraged to repair windows, which retain as much historic fabric as possible, in lieu of replacing windows on contributing buildings. Where replacement windows are necessary they should match the material and configuration of the original windows. Simulated divided-lite windows and windows constructed of materials such as aluminum and vinyl are not acceptable on contributing buildings. True divided lights and muntins with an exterior profile

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comparable to contributing buildings of a similar architectural style are acceptable in new construction or noncontributing buildings.

Original door and window details, such as transoms, sidelights, framing, sills, dormers, shutters and lintels should be retained, and when necessary repaired or replaced with materials that match the original in appearance, texture, dimensions or scale. New doors should be consistent with a building's character. Storm windows and doors must fit within the framework of the original trim and be painted to match the window trim. It is inharmonious to lower, raise, enlarge or otherwise alter the size of window or door openings of a historic building.

Original door and window openings on a building façade should be retained whenever possible. The size of existing historic window openings should not be altered. Altering openings on the sides of houses may be acceptable, as determined on a case-by-case basis by the ARB. Picture windows or other specialty window are acceptable on elevations that do not face public rights of way. If replacement is necessary, replacement windows should be of a design (2/2, 6/6, 9/9, double hung) and material similar to the original. Alternative materials may be acceptable if they have a painted finish. Aluminum or vinyl clad replacement windows are acceptable for noncontributing buildings and new construction.

Miscellaneous Elements

Shutters. Retain and repair original shutters on historic buildings. Do not install new shutters of the wrong size or architectural style for a house. Window shutters should be operational rather than fixed. When closed, shutters should cover the window completely without overlapping each other on the wall surfaces.

Mechanical Equipment: HVAC units, satellite dishes, antennae, etc. must not be visible from the public right of way. These should be placed to the rear of the property and screened appropriately. Ground mounted units should be screened with fences or hedges.

Accessory Buildings: Historic and older garages and accessory buildings that contribute to the character of the historic district(s) shall be retained and maintained whenever possible. When replacement of original features or materials is necessary, the original should be matched in scale, detail and design on historic buildings. The scale, height, mass and location of garage and accessory buildings should be appropriate for the primary structure it accompanies. It is inappropriate for these buildings to be taller than the primary historic or nonhistoric structure on a lot. Accessory buildings should be located to the rear of the principal structure. Design elements of new garages and accessory buildings should reflect elements, including roof forms and shapes, from the principal structure.

Fences: Historic fences and walls should be kept and maintained whenever possible. New fences of wood, woven wire or wrought iron are appropriate when their design, height, placement, and

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arrangement of voids to solids are similar to those in the village. Chain link, aluminum, vinyl or PVC fencing are not appropriate in the historic district. Wood fences generally should be painted. The “finished” side of a fence must face outward toward the street, right of way, or neighbor. Fences in front yards, along a street-fronting side yard, and fronting the creek must be 42” in height or lower and must not be solid.

Walls: Low retaining walls of stone, brick, stucco over concrete block or concrete block are harmonious with the character of the district(s). New retaining walls should complement the streetscape. Solid walls to enclose a front yard are not appropriate and detract from the openness of village streetscapes, but short sections to screen modern mechanical equipment in side yards are appropriate if sited inconspicuously.

Decks: Like any other addition, a deck should be joined to an existing building so that it does not cause any damage to or require removal of historic features or materials. Cable railings can be appropriate on decks of modern construction, but are not harmonious railings for porches or stoops on existing buildings. Vinyl-coated cables are not harmonious.

Commercial buildings: The original storefronts of existing commercial buildings shall be retained and preserved. Original materials shall be repaired rather than replaced, or if necessary, replaced with matching materials, configurations, and detailing. Fabric awnings are appropriately used on storefronts. Awnings should fit within the window or doorframe over which it covers. The awning may serve as a location for signage. New construction should use traditional storefront elements as illustrated, such as display windows, recessed entries, kick plates and transoms.

Signs: Signs in the historic district shall incorporate the materials, colors, and design elements that are appropriate to the surrounding context and building façade. Plastic letters or sign faces or channel letters shall not be permitted.

RESOURCES

Resources

National Trust for Historic Preservation:

The National Trust for Historic Preservation works to save America's historic places for the next generation. We take direct, on-the-ground action when historic buildings and sites are threatened. Our work helps build vibrant, sustainable communities. We advocate with governments to save America's heritage. We strive to create a cultural legacy that is as diverse as the nation itself so that all of us can take pride in our part of the American story.

More information may be found at their website <http://www.preservationnation.org/>

South Carolina Department of Archives and History:

The mission of the Department of Archives and History is to preserve and promote the documentary and cultural heritage of the state through archival care and preservation, records management, public access, historic preservation, and education.

More information can be found at their website <http://scdah.sc.gov/>

Survey of Historic Properties in McClellanville:

In 2007 a survey of historic properties was commissioned by the Town of McClellanville with the South Carolina Department of Archives and History. Each property was reviewed and photographed during this survey and information was compiled including identification, historic data and a property description. This survey is housed in the offices at Town Hall, and can be reviewed at the Town's website <http://townofmcclellanville-sc.net/HistSurvey.php>

