

**§ 4-118**

**-H Historic Overlay District Guidelines.**

The following guidelines are provided for the purpose of encouraging protection and preservation of sites and structures which are historic or architecturally significant. The guidelines are not mandatory, but owners of properties in the -H Historic Overlay District and the owners of designated historic structures in all districts are urged to use them when making changes to historic sites or structures.

<p>a. Purpose</p>	<p>It is the purpose of these guidelines to encourage, insofar as possible that historic buildings or structures shall be preserved in harmony with the architectural and historical character of the Town. Furthermore, it is the intent of these guidelines to encourage the exterior renovation of nonhistoric buildings or the construction of new buildings within the historic district which will complement and support the aesthetic and visual features of the historic district and the Town.</p>
<p>b. Demolition</p>	<p>No building or structure within the -H Historic Overlay District or any structure designated as historic in any district shall be demolished or otherwise removed until the owner has received approval from the Zoning Administrator. The Zoning Administrator shall encourage the owner of the property to repair the property rather than demolish it. In the event that it comes to the attention of the Zoning Administrator that any historic property is being allowed to deteriorate due to neglect, the Zoning Administrator shall encourage the owner of the property to make sufficient repairs to arrest the deterioration and protect property values.</p>
<p>c. New construction, alteration, repair, restoration</p>	<p>Property owners who plan to engage in new construction, alteration, repair or restoration of a structure covered by these guidelines are encouraged to voluntarily comply with the Secretary of the Interior's Standards for Rehabilitation as guidelines. These guidelines are as follows:</p> <ol style="list-style-type: none"> <li data-bbox="440 1272 1463 1415">(1) Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its original intended purpose.</li> <li data-bbox="440 1440 1463 1583">(2) The distinguishing original qualities or character of a building structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.</li> </ol>

**§4-118(Cont.)**

**c. New construction, alteration, repair, restoration (Cont.)**

- (3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- (4) Changes which have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
- (6) Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visible qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by history, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings.
- (7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (8) Every reasonable effort should be made to protect and preserve archaeological resources affected by, or adjacent to the property.
- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- (10) Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

<p><b>§4-118(Cont.)</b></p> <p>d. Maintenance and repair</p>	<p>Nothing in these guidelines shall be construed to prevent ordinary maintenance or repair of any exterior architectural feature of structures designated in the historic district which does not involve a change in design, material, color, or outer appearance thereof, nor to prevent the construction, reconstruction, alteration, demolition of any such feature which the building inspector or similar official shall certify is required by the public safety because of an unsafe or dangerous condition.</p>
<p>e. Zoning Administrator</p>	<p>The Zoning Administrator will notify property owners in the Historic District who plan to undertake new construction, demolition, alteration, repair, or restoration of the Town's guidelines for the historic district and encourage them to comply with these guidelines.</p>
<p>f. References</p>	<p>Secretary of the Interior's Standards for Historic Preservation Projects.          South Carolina Dept. of Archives model historic preservation ordinance.          S.C. Code §§ 6-29-870 -- 940 authorization for architectural review.</p>

**§ 4-119 Designation of Historic Structures.**

Historic structures may be designated individually in any district by zoning map amendment attaching the -H overlay designation to the parcel of land on which the structure is located. Historic structures so designated shall be subject to the guidelines in § 4-118.