Design Guidelines
for the
Historic Districts
in
Walterboro, South Carolina

June 2000

prepared for the

City of Walterboro, South Carolina

by

Winter & Company

The Village Center
775 Poplar Avenue
Boulder, Colorado 80304
(303) 440-8445

CREDITS

CITY OF WALTERBORO

Tuck McConnell, City Manager
Eric Budds, former City Manager
David Scarborough, Assistant to the City Manager
Shirley Holloman, Code Enforcement Building Director

LOWCOUNTRY COUNCIL OF GOVERNMENTS

Carol Tank
Suzanne Yopp
Kari McCallister

SOUTH CAROLINA DEPARTMENT OF ARCHIVES AND HISTORY

Brad Sauls
Elizabeth Morton
Megan Brown

COLLETON COUNTY HISTORICAL AND PRESERVATION SOCIETY

Budd Price, IV

CONSULTANTS

Winter & Company

Noré V. Winter
Brian W. Koenig, AICP
Betsy Shears
Linda Rathbun
Michael Sherman

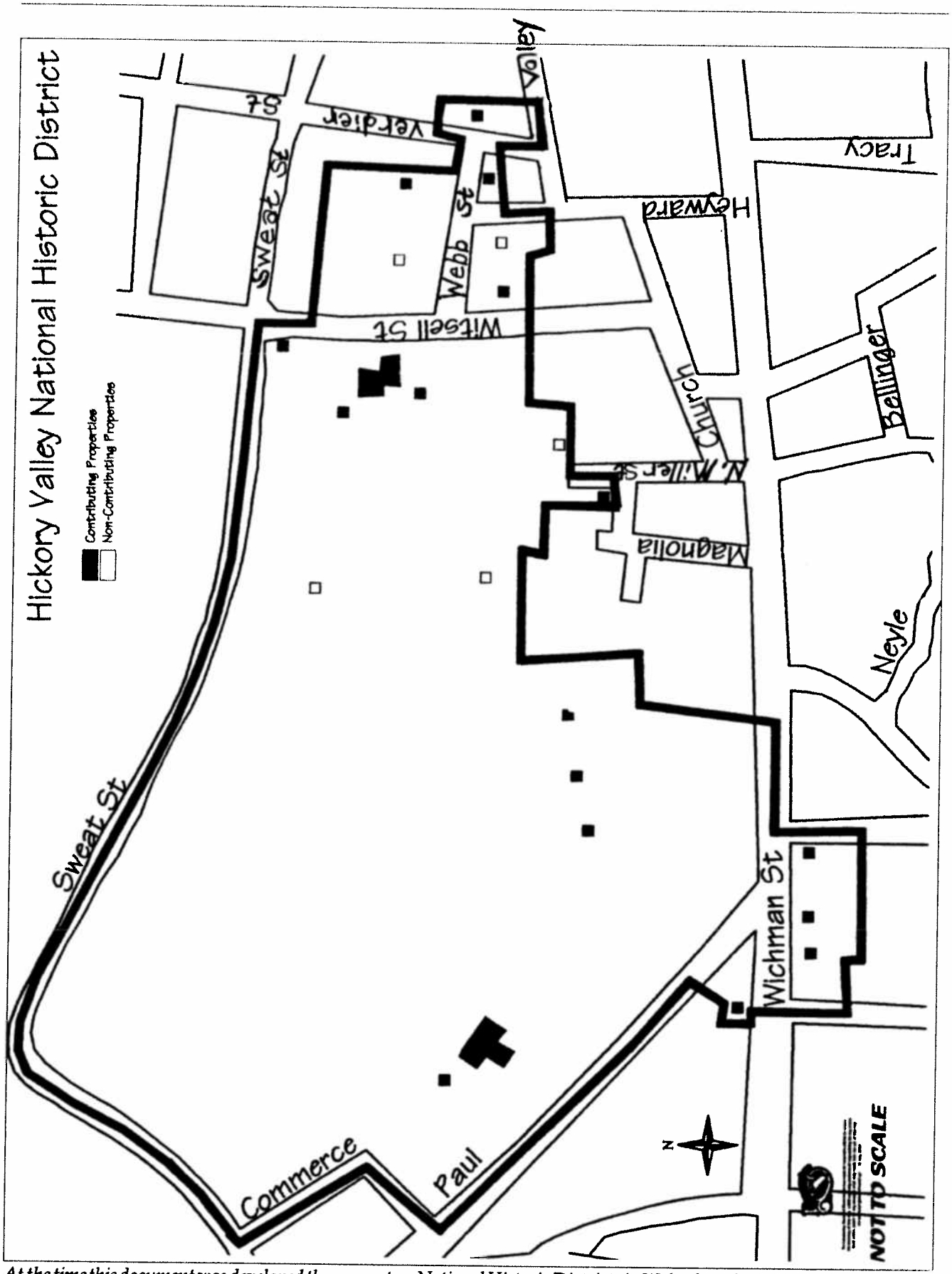
PHOTOGRAPHS

All images are from the Winter & Company graphics library.

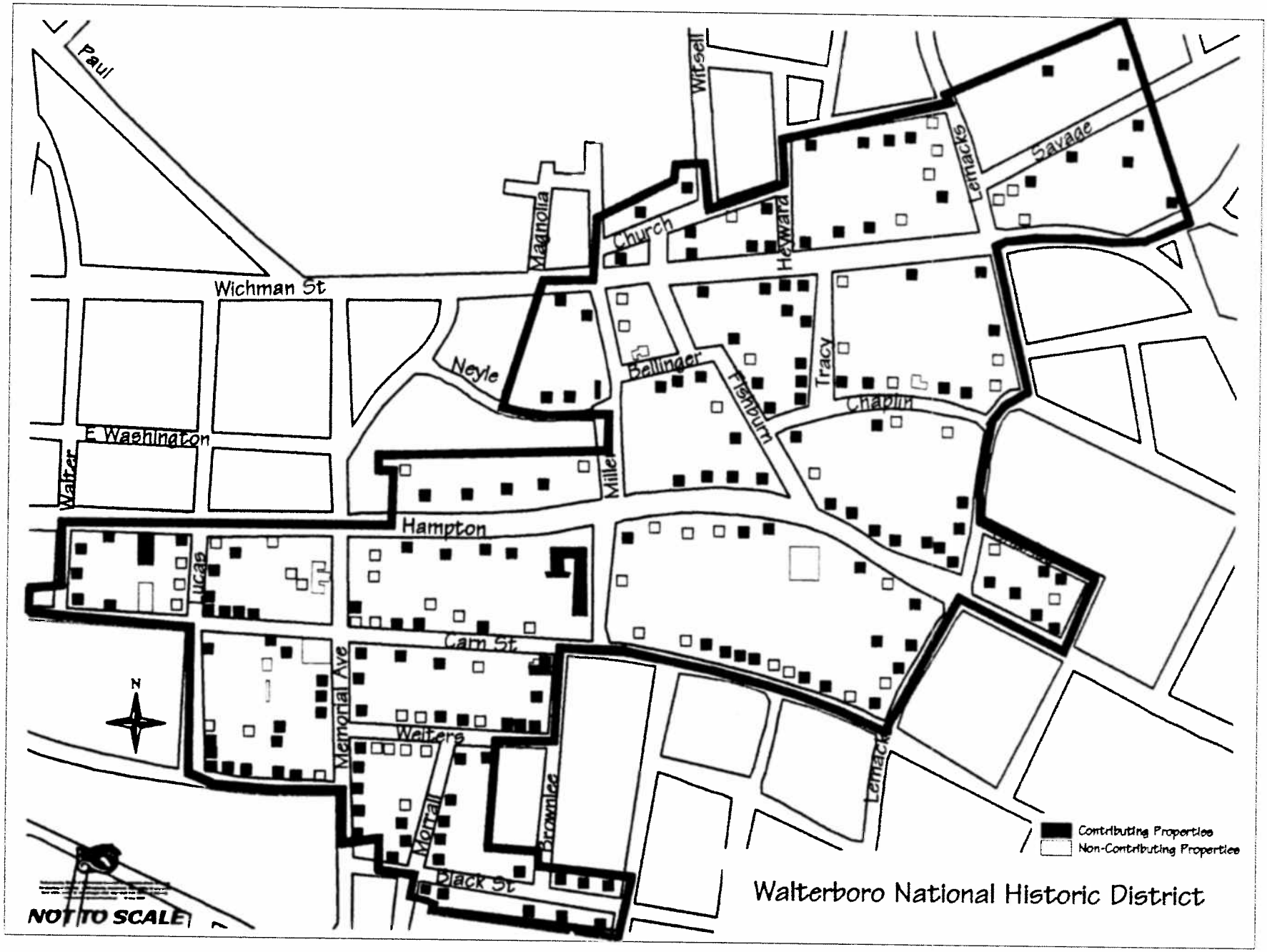
FUNDING

The activity that is the subject of this publication has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, and administered by the South Carolina Department of Archives and History. However, the contents and opinions do not necessarily reflect the view or policies of the Department of the Interior.

TABLE OF CONTENTS

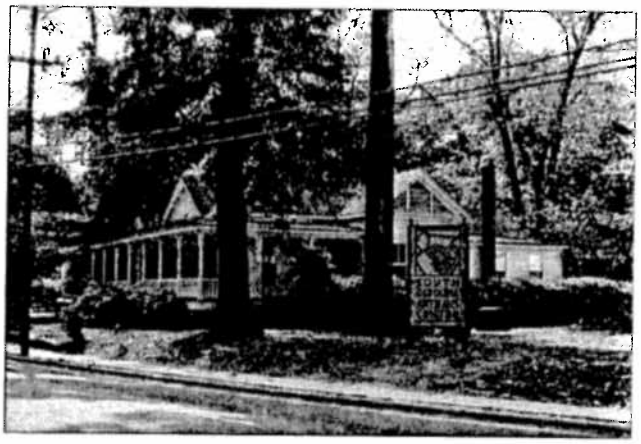


At the time this document was developed there were two National Historic Districts in Walterbor: the Hickory Valley Historic District (left) and the Walterboro Historic District (right).


Paul
Wichman St
E Washington
Walter
Hampton
Lucas
Cam St
Memorial Ave
Walters
Morrall
Brownlee
Black St
Neyle
Magnolia
Church
Witsell
Hayward
Lemacks
Savage
Ballinger
Fishburn
Tracy
Chaplin
Miller
N
NOT TO SCALE
Contributing Properties
Non-Contributing Properties
Walterboro National Historic District

Which Chapters Apply to Your Project? Use the chart below to identify the chapters you should use for the type of work that is being considered.	Introduction	Chapter 1: Preservation in Walterboro	Chapter 2: Design Guidelines for Site Design	Chapter 4: Design Duidelines for Rehabilitation	Chapter 5: Design Guidelines for Additions	Chapter 6: Design Guidelines for New Construction
Your proposed project requires a Certificate of Appropriateness (COA) from the City.	✓	✓				
Your proposed project is for the renovation of an historic property.	✓	✓	✓	✓		
Your proposed project is for the construction of an addition to an historic property.	✓	✓			✓	
Your proposed project is for an alteration to a non-historic property.	✓	✓	✓			✓
Your proposed project is for the construction of a new building in a historic district.	✓	✓	✓			✓
Your proposed project is for site improvements (on either a historic or non-historic property)	✓	✓	✓			

Introduction



INTRODUCTION

This book presents design guidelines for historic districts (both nationally and locally designated) in Walterboro, South Carolina. The guidelines reflect a basic preservation philosophy: to encourage the preservation and careful treatment of the historic resources within the city, while recognizing the need for the contemporary economic use of these structures. The guidelines are intended to be a means for balancing the historic qualities of existing historic structures with the demands of contemporary use.

What is Design Review?

For many years the City of Walterboro and its residents have been concerned about the compatibility of the designs for alterations to existing buildings and new construction with the City historic resources. The City's history and architecture are important and portions of the City are recognized as National Register Historic Districts. For this reason Walterboro's residents believe that its historical heritage and resources should be protected. A design review process that contains design guidelines for new construction and alterations to existing structures can help focus such activities on respecting the traditional and historic character of Walterboro.

What are Design Guidelines?

Design guidelines convey community policies about the design of alterations to existing structures, additions, new construction and site work. As such, they provide a common basis for making decisions about changes that may affect the appearance of individual properties or the overall character of a neighborhood. However, they do not dictate solutions. Instead, they define a range of appropriate responses to a variety of specific design issues. For example, guidelines can suggest that a new building have an overall character similar to that seen historically, but they do not dictate specific styles. Guidelines also identify some design approaches that are inappropriate in the context of a neighborhood. For example, guidelines may state that locating an addition to the front of a historic residence would be inappropriate.

Why Have Design Guidelines?

Design guidelines provide a basis for making decisions about the appropriate treatment of historic resources and compatible new construction. They also serve as an educational and planning tool for property owners and their design professionals who seek to make improvements that may affect historic resources.

While design guidelines are written in such a way that they can be used by the layman to plan improvements, property owners are strongly encouraged to enlist the assistance of qualified design and planning professionals, including architects and preservation consultants.

How Were These Design Guidelines Developed?

The design guidelines in this document reflect property owners' and residents' ideas about design in Walterboro's historic districts as formulated in public workshops conducted in early

The design guidelines in this document are the result of property owners' and residents' ideas about design in the two historic districts, as formulated in two public workshops conducted in early 2000.

2000. They provide a common basis for making decisions about renovation and new construction that may affect the appearance of individual properties or the overall character of the districts.

The design guidelines incorporate principles set out in *The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*, a widely accepted set of basic preservation guidelines. It is the intent of this document to be compatible with *The Secretary of the Interior's Standards*, while expanding on its basic preservation principles.

These guidelines are intended to help property owners understand the building elements that make up their neighborhood and what it takes for a new building (or a substantially altered building) to respectfully relate to the historic context. This approach does not require residents to spend more money on their projects or to make their buildings "look old." Rather, it is a means to help construction relate to the mass, scale, form and character of historic buildings that make up the context within which it is occurring.

The Scope of the Guidelines

The guidelines address all projects in Walterboro requiring a Certificate of Appropriateness (COA) from the City. *Please note that the City will not issue a building permit without a COA.* Projects that need a COA include any construction, exterior alteration, removal or demolition. (*Note: For alterations to non-historic buildings, the guidelines for new construction shall apply.)*

These design guidelines apply to the exterior of buildings only. In general, greater emphasis is placed on the character of primary facades, those designed to face the street. Greater flexibility is available for work on secondary facades.

How to Use This Document

Property owners, real estate agents, developers, contractors, tenants and architects should use the guidelines when beginning a project in Walterboro. This will help establish an appropriate direction for its design. For any project subject to review, the applicant should refer to the guidelines at the outset, to avoid planning efforts that later may prove to be inappropriate.

The City will consider the guidelines on a case-by-case basis, to determine if an adequate number of the relevant guidelines have been met. However, there is no set number of guidelines that must be met to gain approval. In making its determination, the City's overall concerns are that the proposed work complies with the criteria in its ordinance, that the integrity of an individual historic structure is preserved, and that the overall character of Walterboro is protected. The design guidelines provide an objective basis for determining that these objectives will be achieved.

It is also important to recognize that, in each case, a unique combination of the design variables is at play and, as a result, the degree to which each relevant guideline must be met may vary. If many of the design variables are configured to be quite similar to features used traditionally, then greater flexibility in variations of other elements may be considered and still result in an overall design that is compatible with the historic context. For example, in the case of a new building, if the proposed structure will be built of wood that is quite similar in color and scale to that seen historically, and if it aligns with other houses and is of a similar height, then perhaps greater variation in the details of the new house design may be considered. Thus, the City can respond to the unique combination of design variables in each proposed project while also applying a consistent set of guidelines.

This document is organized into five chapters and this introduction:

- This introduction provides the foundation and understanding for the preparation of this document.
- Chapter One discusses basic preservation theory and describes Walterboro's approach to preservation.
- Chapter Two, *Design Guidelines for Site Design*, includes design guidelines for all projects, including rehabilitation, new construction and site work, and should be read by all users.
- Chapter Three, *Design Guidelines for the Rehabilitation of Historic Properties*, presents design guidelines for all historic properties in the historic districts.
- Chapter Four, *Design Guidelines for Additions and Accessory Structures*, provides design guidelines for all new additions, to both historic and non-historic structures, in the historic districts.
- Chapter Five, *Design Guidelines for New Construction*, provides design guidelines for all new construction in an historic district.

The four chapters containing design guidelines are organized in a format that provides background information as well as specific design guidelines. If a chapter covers many design topics, it is first divided into major topic areas and then contains the following elements:

Background Information
Each chapter begins with a discussion of the issues typically associated with the specific design topics addressed in the chapter. This may include technical information as well as general preservation theory that might be relevant to the topics at hand.

Policy Statement
Design topics cover many sub-topics. For each sub-topic a broad policy statement explaining the City's basic approach to its treatment is given. This statement provides the basis for the more detailed design guidelines that follow. In cases where special conditions in a specific project are such that the detailed design guidelines do not appear to address the situation, this general policy statement should serve as the basis for determining the appropriateness of the proposed work.

Design Guidelines
For each policy statement, one or more design guideline statements will follow. Typically a design guideline statement is performance-oriented, describing a desired design treatment. The specific design guidelines are presented as **bold face** statements under each policy statement. Guidelines are numbered to indicate their relative position within a chapter. The number does not imply a ranking of importance.

Additional Information
The design guideline statement is followed by supplementary information that is treated as subpoints of the guideline. These subpoints may include additional requirements, or may provide an expanded explanation. These subpoints are listed as bulleted (•) statements.

Illustrations
Design guidelines are further explained through the use of photographs and illustrations. Examples given should not be considered the only appropriate options. In most instances, there are numerous possible solutions that meet the intention of the design guidelines, as well as the needs of the property owner.

✓'s and ✘'s

In order to quickly help the reader determine design approaches that are appropriate or not, many of the illustrations that supplement the policies and design guidelines are marked with either a ✓ or an ✘. Those illustrations marked with a ✓ are considered appropriate solutions to the design issue at hand. Whereas, those illustrations marked with an ✘ are not appropriate. Note, however, that the illustrations used in this document do not represent all of the possible design solutions available, and just because an approach is not listed or illustrated does not mean that it is not appropriate. If there are any questions regarding the appropriateness of a potential design solution, the City should be contacted.

It is important to note that *all* of the elements of the design guidelines (i.e., including the introductory and informational sections, the policy statement, and the subpoints) constitute the material which determines the appropriateness of a proposed project.

Maintenance Tips

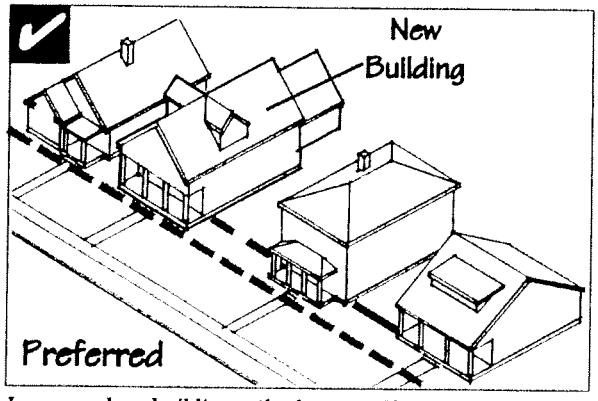
Special information about the appropriate maintenance of select building materials and features is provided occasionally for a design guideline. Such information is located at the bottom of a page and is separated from the design guidelines by a bold line.

Additional Information

Finally, a separate section, also separated from the body of the text by a bold line, provides a brief list of other publications that may be particularly useful for those who desire more information about the treatment of a specific design topic in more detail.

Design Guidelines for Walterboro

3 Maintain the line of building fronts and spacing patterns on a block.



In areas where building setbacks are uniform, a new building should be placed in general alignment with its neighbors.

A front yard serves as a transitional space between the "public" sidewalk and the "private" building. In many blocks, front yards are similar in depth, resulting in a relatively uniform alignment of building fronts that contributes to a sense of visual continuity.

3.1 Preserve an historic structure in its original location on a site.

- This includes setbacks and orientation.

3.2 Locate a new building within the range of yard dimensions seen along a block.

- These include front yard , side yard and rear yard setbacks.
- In some areas, setbacks vary, but generally fall within an established range. A greater variety in setbacks is inappropriate in this context.

Sample of the guideline format used in this document

Policy Statements

In order to provide an overview of what design topics this document addresses, the following is a listing of all "policy statements" found in the subsequent chapters. These policy statements form the foundation for all design guidelines and provide the City and its residents with a clear picture of the goals and intent of design review in Walterboro.

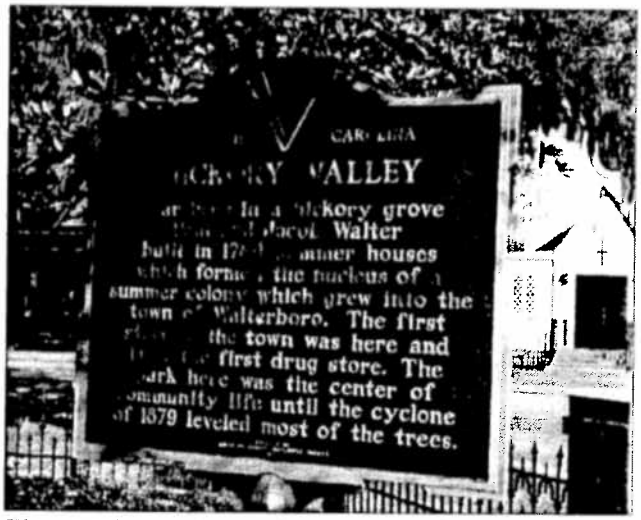
1. Maintain the lush character of the streetscape and the neighborhood.
2. Maintain the traditional character and use of private landscaping.
3. Maintain the alignment and spacing patterns of buildings along a block.
4. Maintain the traditional character of a front yard.
5. If it is to be used, a fence should be in character with those seen traditionally. However, using no fence at all is often the best approach.
6. Orient the front of a building to the street.
7. Minimize the visual impacts of site and building lighting.
8. Service areas and mechanical equipment should not be visually obtrusive to a site.
9. Minimize the visual appearance of parking areas.
10. Maintain the forest character of Hickory Valley as seen from the road.
11. Original architectural details should be preserved in place whenever feasible.
12. Deteriorated architectural details should be repaired rather than replaced, whenever possible.
13. Original architectural details that have deteriorated beyond repair should be replaced in kind.
14. Original building materials should be preserved in place, whenever feasible.
15. Deteriorated building materials should be repaired rather than replaced, whenever possible.
16. Original building materials that have deteriorated beyond repair should be replaced in kind.
17. The use of synthetic siding materials to cover original building materials or features is not appropriate.
18. Original wood siding should be maintained with a protective coating of paint.
19. Masonry construction should be preserved in its original condition.
20. Roof materials should be used in a manner similar to that seen historically and chosen based on their compatible appearance with a structure.
21. Maintain a porch and its character-defining features.
22. Windows and doors significantly affect the character of a structure and should be preserved.
23. A new or replacement window or door should match the appearance of the original.
24. Preserve the original form and scale of a roof.
25. Maintain the tradition of raised cottages.
26. Some additions may have taken on significance in their own right and should be preserved.
27. Design an addition to be compatible with the main building.
28. A roof-top addition should not visually overpower the primary structure.
29. The preservation of historic accessory structures is encouraged.
30. A new accessory structure should relate to those utilitarian accessory structures seen historically.
31. A new building should appear similar in scale to traditional single family houses.
32. The form of a new building should be similar to those seen traditionally in the historic districts.
33. Building materials for new construction should be similar to materials seen historically.
34. A new building should be visually compatible with historic structures without being direct copies.
35. Window and door designs for a new building should be similar to those seen historically.
36. Maintain the tradition of raised cottages.

Chapter 1
Preservation in Walterboro

PRESERVATION IN WALTERBORO

Goals for the City

The overall preservation and design goal for the City of Walterboro are to preserve the integrity of its individual historic structures and the character of its streetscape. To maintain the character of a historic building, design elements such as form, mass and materials should be considered in any alteration. Another goal for the districts is to preserve key character-defining features and details. The relationship the building has with other neighborhood design elements is also important. In particular, considering the hierarchy of site elements, such as street trees, secondary structures, historic street elements, front yards and walkways is a high priority.



The overall design goal for the City of Walterboro is to preserve the integrity of its individual historic structures and the character of its streetscape.

Why Preserve Historic Resources?

Across the nation, thousands of communities promote historic preservation because doing so contributes to neighborhood livability and quality of life, minimizes negative impacts on the environment and yields economic rewards. Many property owners are also drawn to historic resources because the quality of construction is typically quite high and the buildings are readily adaptable to contemporary needs. These same reasons apply in Walterboro.

Construction Quality

Many of the historic structures in Walterboro are of high quality construction. Lumber used came from mature trees, was properly seasoned, and typically was milled to "full dimensions," which often yielded stronger framing. These structures also were thoughtfully detailed. The finishes of materials, including fixtures, wood floors and trim, were generally of high quality, as well. By comparison, in today's new construction, materials of such quality are rarely available and comparable detailing is very expensive. The high quality of construction in historic buildings is therefore a "value" for many people.

Adaptability

Owners also recognize that the floor plans of historic buildings easily accommodate comfortable lifestyles and support a diversity of populations. Rooms are frequently large, permitting a variety of uses while retaining the overall historic character of each structure. Open space often exists on a lot to accommodate an addition, if needed.

Livability and Quality of Life

When groups of older buildings occur as a historic district, they create a street scene that is "pedestrian friendly" and encourages walking and neighborly interaction. Mature trees, decorative sidewalks and architectural features also contribute to a sense of identity that is unique for the neighborhood, an attribute that is rare and difficult to achieve in newer areas. This physical sense of neighborhood can also reinforce desirable community social patterns and contribute to a sense of security. Many residents of the historic district, for example, note how easily they get to know their neighbors and praise the fact that they are recognized by others who live in the vicinity.

Environmental Benefits

Preserving a historic structure is also sound environmental conservation policy because "recycling" saves energy and reduces the need for producing new construction materials. Three types of energy savings occur:

- First, no energy is consumed to demolish the existing building and dispose of the resulting debris.
- Second, energy is not used to create new building materials, transport them and assemble them on site.
- Finally, the "embodied" energy, that which was used to create the original building and its components, is preserved.

By "reusing" older materials as a historic building, pressure is also reduced to harvest new lumber and other materials that also may have negative effects on the environment of other locales where these materials are produced. Because older buildings are often more energy efficient than new construction, when properly used, heating and cooling needs can be reduced as well.

Living in historic neighborhoods also helps reduce Walterboro's dependence upon automobiles. Because these older places are in close proximity to the original downtown, they provide opportunities for many people to work close to where they live, and because commuting distances are reduced, so are vehicle-miles traveled. Reductions in gasoline consumed and in air pollution from emissions discharged are therefore positive results of living in historic neighborhoods.

Economic Benefits

Historic resources are finite and cannot be replaced, making them precious commodities that many buyers seek. Therefore, preservation adds value to private property. Many studies across the nation document that, where historic districts are established, property values typically rise or at least are stabilized. In this sense, designation of a historic district appears to help establish a climate for investment. Property owners within the district know that the time and money they spend on improving their properties will be matched with similar efforts on surrounding lots; these investments will not be undermined by inappropriate construction next door.

The condition of neighboring properties also affects the value of one's own property: people invest in a neighborhood as much as the individual structure itself. In historic districts where investment is attracted, property owners recognize that all benefit from the commitments of their neighbors. An indication of the success of historic preservation is that the number of designated districts across the country has increased, due to local support, such that an estimated 1,000,000 properties, both as individual landmarks and in historic districts, are under local jurisdictions.

Preservation projects also contribute more to the local economy than do new building programs because each dollar spent on a preservation project has a higher percentage devoted to labor and to the purchase of materials available locally. By contrast, new construction typically has a higher percentage of each dollar spent devoted to materials that are produced outside of the local economy and to special construction skills that may be imported as well. Therefore, when money is spent on rehabilitating a building, it has a higher "multiplier effect," keeping more money circulating in the local economy.

Continued investment seen throughout the districts demonstrates the importance already placed on building preservation in Walterboro.

Responsibility of Ownership
Ownership of an historic property carries both the benefits described above and also a responsibility to respect the historic character of the property and its setting. This responsibility does not automatically translate into higher construction or maintenance costs. In the case of new construction, for example, these design guidelines focus on *where* a building should be located on a site and what its basic scale and character should be. The guidelines do *not* dictate the style of the new building or the degree of detail that it should have, factors which could affect building costs. Ultimately, residents and property owners should recognize that historic preservation is a long-range community policy that promotes economic well-being and overall viability of Walterboro at large and that they play a vital role in helping to implement that policy through careful stewardship of the area's historic resources.

Basic Preservation Theory

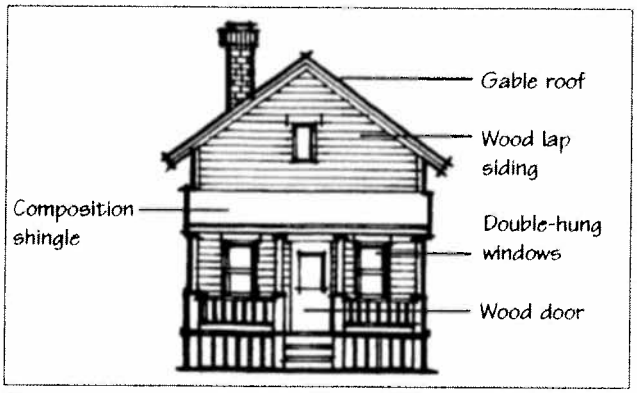
The Concept of Historic Significance
What makes a property historically significant? In general, properties must be at least 50 years old before they can be evaluated for potential historic significance, although exceptions do exist when a more recent property clearly has historical value. Historic properties must have qualities that give them significance. A property may be significant for one or more of the following reasons:

- Association with events that contributed to the broad patterns of history, the lives of significant people or the understanding of Walterboro's prehistory or history.
- Construction and design associated with distinctive characteristics of a building type, period or construction method.
- An example of an architect's or master craftsman's work or an expression of particularly high artistic values.
- Integrity of location, design, setting, materials, workmanship, feeling and association that forms a district.
- An established and familiar natural setting or visual feature of the community.

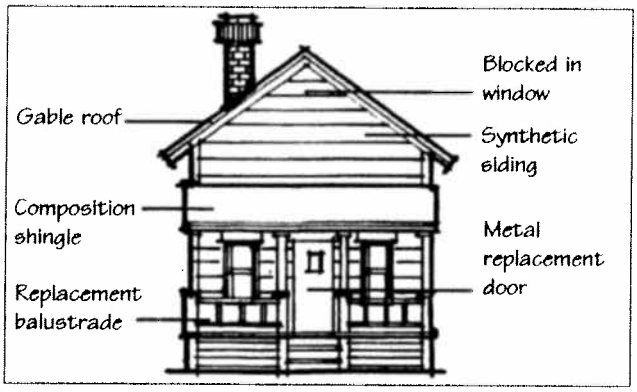
The Period of Significance
In most cases, a property is significant because it represents or is associated with a particular period in history. Frequently, this begins with the construction of the building and continues through the peak of its early occupation. Building fabric and features that date from the period of significance typically contribute to the character of the structure.

Historic districts also have a period of significance. Walterboro and Hickory Valley Historic Districts, for example, have periods of significance which span approximately 120 years (1820-1940). Specifically to a district, there is a more concise "period of focus" when a majority of the historically significant structures were built. Throughout this period of significance, the district has been witness to a countless number of buildings and additions which have become integral parts of the neighborhood. Conversely, several structures have been built or alterations have been made after this period which are generally considered non-contributing and may be considered for removal or replacement.

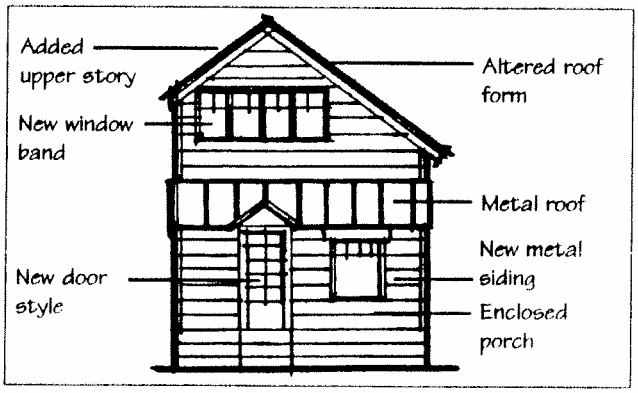
The Concept of Integrity
In addition to being from an historical period, a property also must have integrity, in that a sufficient percentage of the structure must date from the period of significance. The majority of the building's structural system and materials should date from the period of significance and its character-defining features also should remain intact. These may include architectural details, such as dormers and porches, ornamental brackets and moldings and materials, as well as the overall mass and form of the building. It is these elements that allow a building to be recognized as a product of its own time.



This property retains a high degree of integrity: most of the original features and materials survive.



In this case, the building has lost some of its original features and materials and integrity has been compromised. Nonetheless, these losses are retrievable.



A building in this condition has lost a substantial amount of details and materials. It is no longer possible to adequately interpret its historic character and therefore has a loss of integrity.

Preservation Principles

The following preservation principles should be applied to all historic properties in Walterboro:

- **Respect the historic design character of the building.**

Don't try to change its style or make it look older than it really is. Confusing the character by mixing elements of different styles is an example of disrespect.

- **Seek uses that are compatible with the historic character of the building.**

Building uses that are closely related to the original use are preferred. Every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to the building and its site.

Although the use of a building is not a part of the design review process covered by this document, property owners should consider the impacts that some changes in use would have upon their historic properties, since this may affect design considerations that are reviewed by the City. Check the zoning code to determine which uses are allowed.

Uses that require the least alteration to significant elements are preferred. In some instances, however, a more radical change in use may be necessary to keep the building in active service. If in order to adapt a building to a proposed new use, radical alteration to its significant elements would be required, then the entire concept is inappropriate. Experience has shown that in most cases designs can be developed that respect the historic integrity of a building while also accommodating new functions. Often, more radical changes in use can make projects more expensive or result in the loss of significant features. Property owners should carefully evaluate the cost of alteration, as adaptation for a radical change may prove too costly or destroy too many significant features.

- **Protect and maintain significant features and stylistic elements.**

Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal and reapplication of paint.

- **Preserve any existing original site features or original building materials and features.**

Original site features, such as hitching posts, rock walls, etc., should be preserved. Removing or altering original materials and features should be avoided and original doors, windows, porches and other architectural features should be preserved.

- **Repair deteriorated historic features, and replace only those elements that cannot be repaired.**

Existing material should be upgraded, using recognized preservation methods whenever possible. If disassembly is necessary for repair or restoration, methods that minimize damage to original materials and the replacement of original configuration should be used.

Planning a Preservation Project

The first step in planning a preservation project is to identify the significant features and materials of the property. If these features and materials are in good condition, then selecting an appropriate treatment mechanism will provide for proper preservation. Follow this sequence:

- If a feature is intact and in good condition, maintain it as such.
- If the feature is deteriorated or damaged, repair it to its original condition.
- If it is not feasible to repair the feature, then replace it with one that is the same or similar in character (e.g., materials, detail, finish) to the original one. Replace only that portion which is beyond repair.
- If the feature is missing entirely, reconstruct it from appropriate evidence.
- If a new feature or addition is necessary, design it in such a way as to minimize the impact on original features.

Establishing an Approach

The first step when planning a preservation project is to investigate the history of the property. This may identify alterations that have occurred and may help in developing an understanding of the significance of the building as a whole as well as its individual components.

This historical research should be followed with an on-site assessment of existing conditions. In this inspection, identify those elements that are original and those that have been altered. Also determine the condition of individual building components.

Finally, list the requirements for continued use of the property. Is additional space needed? Or should the work focus on preserving and maintaining the existing configuration?

By combining an understanding of the history of the building, its present condition and the need for actions that will lead into the future, a preservation approach can be developed. In doing so, consider the terms that follow:

For additional information:

- *Murtagh, William J.* Keeping Time: The History and Theory of Preservation in America. *Pittstown, New Jersey: The Main Street Press, 1988.*
- *Brolin, Brent C.* Architecture in Context: Fitting New Buildings with Old. *New York: Van Nostrand Reinhold Company, 1980.*

Adaptive Use
Converting a building to a new use that is different from that which its design reflects is considered to be "adaptive use." For example, converting a residential structure to offices is adaptive use. A good adaptive use project retains the historic character of the building while accommodating its new functions.

Maintenance
Some work focuses on keeping a property in good working condition by repairing features as soon as deterioration is apparent, using procedures that retain the original character and finish. In some cases, preventive maintenance is executed prior to noticeable deterioration. Such work is considered "maintenance." Property owners are strongly encouraged to maintain their properties in good condition so that more aggressive measures of rehabilitation, restoration or reconstruction are not needed.

Preservation
The act or process of applying measures to sustain the existing form, integrity and material of a building or structure, and the existing form and vegetative cover of a site is "preservation." It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials. Essentially, the property is kept in its current good condition.

Rehabilitation
"Rehabilitation" is the process of returning a property to a state that makes a contemporary use possible while still maintaining those features of the property which are significant to its historic, architectural and cultural values. Rehabilitation may include the adaptive use of the building with minor additions. Alterations that are made are generally reversible, should future owners wish to restore the building to its original design.

Remodeling
To remake or to make over the design image of a building is to "remodel" it. The appearance is changed by removing original detail and by adding new features that are out of character with the original. Remodeling is inappropriate for historic buildings in Walterboro.

Renovation
To "renovate" means to improve by repair or to revive. In renovation, the usefulness and appearance of the building is enhanced. The basic character and significant details are respected and preserved, but some sympathetic alterations may also occur. Alterations that are made are generally reversible, should future owners wish to restore the building to its original design.

Restoration
To "restore" means to reproduce the appearance of a building exactly as it looked at a particular moment in time; to reproduce a pure style—either interior or exterior. This process may include the removal of earlier work or the replacement of missing historic features. A restoration approach is used on missing details or features of an historic building when the features are determined to be particularly significant to the character of the structure and when the original configuration is accurately documented.

Combining Preservation Strategies
Many successful rehabilitation projects that involve historic structures in Walterboro may include a combination of preservation, restoration and other appropriate treatments. For example, a house may be adapted for use as a restaurant, and in the process, missing porch brackets may be replicated in order to restore the original appearance, while existing original dormers may be preserved.

Historic Overview and Architectural Styles

Walterboro has a wealth of resources from which to find information about the area's history and development. Those property owners wishing to better understand the context of these design guidelines within the framework of the city's history should consult the following sources:

- Cawley, Sherry J. *The Postcard History Series: Around Walterboro, South Carolina.* 1998.
- Colleton Arts Guild. *Backward Glances.* 1976.
- Colleton Arts Guild. *Backward Glances, Volume 2.* 1978.
- Colleton County Historical and Preservation Society. *Colleton County, South Carolina: A Pictorial History.* 1994.
- Glover, Mary Beulah and Rentz, Leslie Montgomery. *Walterboro: People and Places Before 1900.* 1986.
- Lowcountry Council of Governments. *Historic Resources of the Lowcountry: A Regional Survey of Beaufort County, Colleton County, Hampton County, and Jasper County.* 1979.
- Wilbur Smith & Associates and Robert E. Marvin & Associates. *Walterboro: Preservation of a Heritage.* 1979.

The following organizations would also be good sources for historical research or to answer any questions about the history of Walterboro:

- Colleton County Historical and Preservation Society
- South Carolina Department of Archives and History
- The Colleton County Museum

Chapter 2
Design Guidelines for Site Design

DESIGN GUIDELINES FOR SITE DESIGN

THE WALTERBORO HISTORIC DISTRICT

Design Elements

A variety of streetscape features, including mature trees, sidewalks, the alignment of buildings and private landscaping, appears in the historic districts. Walkways and planting strips are popular and define the front property line. Also, a variety of plantings in the planting strip and front lawns are seen. Each of these elements contribute to the historic character of the area. They also add variety in scale, texture and materials to the street scene, providing interest to pedestrians.

New site work that alters the historic character of a block should be avoided. The use of appropriate site materials is therefore a key factor in preserving the historic character and the relationship between an historic building and its context.

District Street Patterns

Historic settlement patterns seen in street plans often contribute to the distinct character of the historic district and therefore they should be preserved. These street plans influence the manner in which primary structures are sited and they also shape the manner in which secondary structures and landscape features may occur on a site.

Streetscape and Sidewalks

Today, a lush growth of trees defines Walterboro. The trees create a canopy along the street and are character-defining features of the districts. If possible, these trees should be retained; if removal becomes necessary, the replacement trees, especially if an alternative variety, should be similar in character to the historic types whenever feasible.

The sidewalks are also historically significant elements that contribute to Walterboro's inviting atmosphere and provide spaces for walking and personal interaction. Both detached (i.e., those separated from the street by a space or planting bed) and attached (i.e., those not separated from the street or curb) sidewalks are seen throughout the area. Concrete is the dominant sidewalk material.

Private Landscaping

Native and acclimated plant materials significantly contribute to the sense of a "natural setting" that is part of the heritage. Private landscaping was as a means of expressing individuality in a neighborhood. Front yards were developed as grassy lawns, and accent plantings occurred in plant beds or along building foundations. Although diversity exists, landscaping creates continuity among buildings, especially in front yards and along the street edge. This character should be maintained, as it plays an important role in establishing a context for the historic buildings.

Building Alignment and Front Yards

A front yard serves as a transitional space between the "public" sidewalk and the "private" building entry. In many blocks, front yards are similar in depth, resulting in a relatively uniform alignment of building fronts which contributes to the sense of visual continuity. Maintaining the established range of setbacks is therefore preferred.

Walkways, which are usually straight and lead from the sidewalk to each house entry, often contribute a sense of visual continuity in a neighborhood and convey a "progression" of walking experiences along the street. The progression, comprised of spaces between the street and the house, begins with a walkway that leads from the sidewalk to the residence. This progression of spaces, combined with landscape features such as fences and walls, greatly enhances the street scene.

Fences
Historically most properties did not have fences. When used, these fences were simple wood picket and metal fences, usually in front and side yards to keep grazing animals off lawns and out of gardens. They were relatively low in height and had a "transparent" character that allowed views into yards, providing interest to pedestrians. Solid wood plank fences were used occasionally at the rear of a property, but also were relatively low in height, allowing views into the yards.

Where historic fences survive, they should be preserved. More frequently, however, no fence is seen enclosing a yard. Where it is needed, a new fence should be similar in character to those used historically. In addition, fences should relate in character to the principal structure on the lot.

Site Design and Building Orientation
When considering the design features of individual building sites, a rich palette appears in the historic districts. The similar orientation of buildings to the street, the variety of landscape designs, and the intermittent use of fences are among those site features that contribute to the character of the neighborhood.

Traditionally, a typical building had its primary entrances oriented to the street. This helped establish a "pedestrian-friendly" quality, which encouraged walking. In most cases, similar entry ways were evenly spaced along a block, creating a rhythm that also contributed to the sense of visual continuity for the neighborhood. This characteristic should be maintained where it exists. Locating the entrance of a new building in a manner that is similar to that seen traditionally is a means of doing so.

Lighting
Exterior site or building lighting was not a part of the early tradition of building in Walterboro. An occasional garden light was seen, but porch lights were usually the only exterior illumination. Although site lighting should encourage pedestrian activity and safety, it is also important that the overall effect be subdued so that the night sky is still visible. Where lights were used historically, they were simple in character and cast a color similar to that of daylight. They were also low in intensity and shielded with simple shade devices. This effect should be continued.

Service Areas and Mechanical Equipment
New technologies in heating, ventilation and telecommunications have introduced mechanical equipment into historic areas where it was not seen traditionally. Satellite dishes and air conditioners are among those that may now intrude upon the visual appearance of historic districts. Service areas, including storage areas for trash, are also site functions not seen traditionally. Whenever feasible, the visual impacts of such systems should be minimized. Locating mechanical equipment such that it is screened from public view is the best approach.

Parking
The automobile was not a major part of Walterboro's early history. Therefore, much of the historic character derives from a way of building in which the automobile was not a factor. The visual impacts of site features associated with the storage of autos, including driveways, garages and parking areas, should be minimized. On-site parking should be subordinate to other uses and the front yards should not appear to be parking areas.

Policy Statements

In order to maintain these important site design features in the Walterboro historic districts, the following basic policies should be used. These policies serve as the foundation for all related design guidelines and supporting information. In cases where special conditions of a specific project are such that the detailed design guidelines do not appear to address the situation, these general policy statements will serve as the basis for determining the appropriateness of proposed work.

1. ***Maintain the lush character of the streetscape and the neighborhood.***

2. ***Maintain the traditional character and use of private landscaping.***

3. ***Maintain the alignment and spacing patterns of buildings along a block.***

4. ***Maintain the traditional character of a front yard.***

5. ***If it is to be used, a fence should be in character with those seen traditionally. However, using no fence at all is often the best approach.***

6. ***Orient the front of a building to the street.***

7. ***Minimize the visual impacts of site and building lighting.***

8. ***Service areas and mechanical equipment should not be visually obtrusive to a site.***

9. ***Minimize the visual appearance of parking areas.***

Following are design guidelines to implement these policy statements.

1 Maintain the lush character of the streetscape and the neighborhood.

The established streetscape is one of the most important aspects of the historic districts.

Sidewalks should either be detached from or attached to the curb, depending upon the character of existing sidewalks that are being extended.

The established streetscapes are some of the most important aspects of the historic districts. These include a rich collection of varying street widths, sidewalks and street trees.

1.1 Preserve the character of the streetscape.

- Existing plantings that are in good condition should be maintained. If removal of a tree is necessary, replanting with a species that is similar in character to that used historically should be considered.
- An exception is when the original tree species is one that has proven to be undesirable because it creates maintenance problems due to pests or disease. In such cases, an alternative variety should be considered.

1.2 Preserve historically significant sidewalks.

- The alignment with other original sidewalks and the street is of primary importance.
- Replace only those portions that are deteriorated beyond repair. Any replacement materials should match the original in color, texture, size and finish.

1.3 When new sidewalks are to be installed, they should be compatible with the historic character of the streetscape.

- Detached sidewalks are preferred.
- Attached sidewalks are acceptable.
- In either case, the sidewalks should be compatible with the character of existing sidewalks that are being extended.

1.4 Maintain the character of planting strips, where they exist.

- Planted turf is preferred. Avoid replacing plant materials with hard surfaces.
- Edging materials, such as rocks or wood timbers, are inappropriate.
- Parking in the planting strip is inappropriate.

2 Maintain the traditional character and use of private landscaping.

Traditionally, front yards in the neighborhood were developed as lawns. Accent plantings occurred in plant beds that typically were located at the building foundation or in isolated plant beds.

Maintain established and mature landscaping on site, even when construction is not involved.

2.1 Maintain established and mature landscaping on site, even when construction is not involved.

- Avoid removing mature, character-defining landscaping, unless damaged, aged or diseased beyond preservation. *(See also City of Walterboro Ordinance #1993-01, an Ordinance to Protect Trees.)*
- Protect established vegetation during construction to avoid damage. Replace damaged, aged or diseased trees.
- If trees must be removed, replace them with species of a large enough scale to have a visual impact in the early years of the project.
- Clear-cutting a site for new construction is not appropriate.

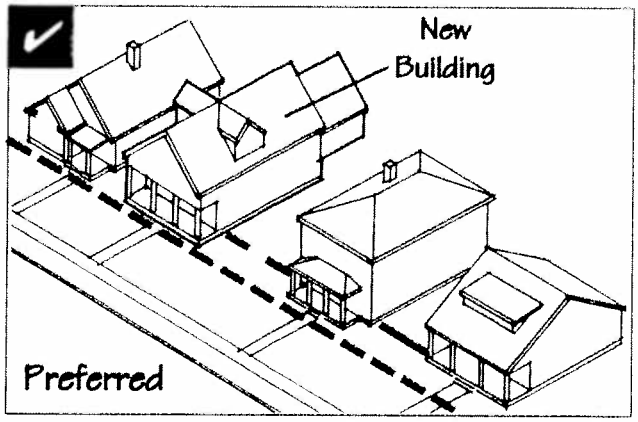
2.2 Preserve historically significant planting designs.

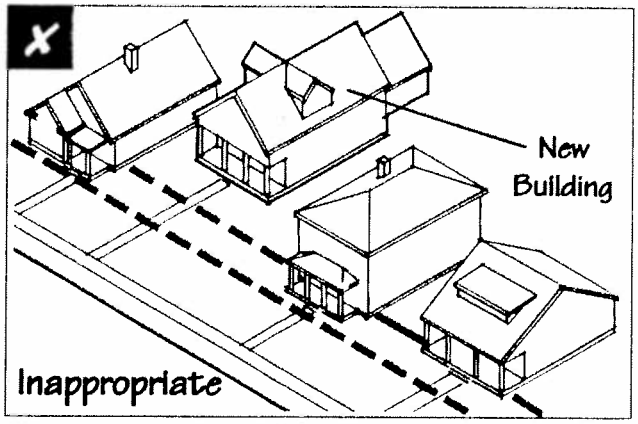
- Retaining historic planting beds, landscape features and walkways is encouraged.

2.3 Use trees, plants, flowers and shrubbery that are well adapted to the South Carolina Lowcountry climate.

- While a wide variety of plants can grow in Walterboro, those that are already adapted are preferred.
- At the same time, landscaping that conveys the scale and texture of plantings used traditionally is encouraged.
- Select plants and trees according to their mature size, to allow for the long-term impact of mature growth.

3 Maintain the line of building fronts and spacing patterns on a block.





In areas where building setbacks are uniform, a new building should be placed in general alignment with its neighbors.

Maintain the line of building fronts and spacing patterns on a block.

A front yard serves as a transitional space between the "public" sidewalk and the "private" building. In many blocks, front yards are similar in depth, resulting in a relatively uniform alignment of building fronts that contributes to a sense of visual continuity.

3.1 Preserve an historic structure in its original location on a site.

- This includes setbacks and orientation.

3.2 Locate a new building within the range of yard dimensions seen along a block.

- These include front yard, side yard and rear yard setbacks.
- In some areas setbacks vary, but generally fall within an established range. A greater variety in setbacks is inappropriate in this context.

3.3 Maintain the rhythm established by uniformly spaced side yards.

- Side yard setbacks visible from the public right-of-way should appear similar to others in the block.

3.4 Pursuant to Article XI, Section 21-239 of the City of Walterboro Zoning Ordinance:

- "The setback requirements of this chapter [of the ordinance] shall not apply to any lot where the average setback, of already built-upon lots...within one-hundred (100) feet on each side of such lot...and from the same street as such lot, is less than the minimum required setback. In such cases, the setback of such a lot may be less than the required setback but not less than the average of the existing setbacks on the developed lots. However, in no case shall setbacks be less than fifteen (15) feet."

4 Maintain the traditional character of a front yard.

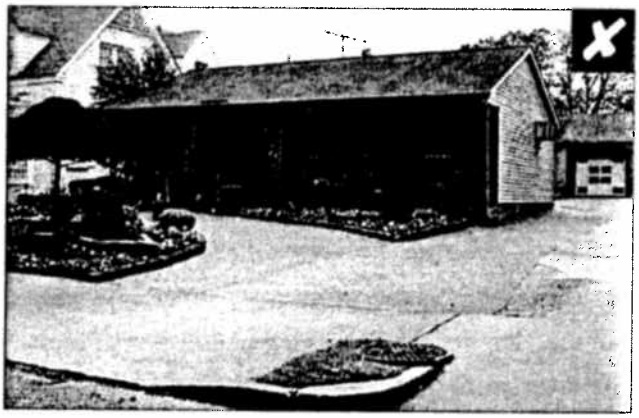
Buildings that are typically set back a similar distance from the street edge help to define front yards. Grass lawns enhance the pedestrian environment and contribute to the character of the neighborhood, and are therefore recommended.

4.1 Use a grass lawn in the front yard.

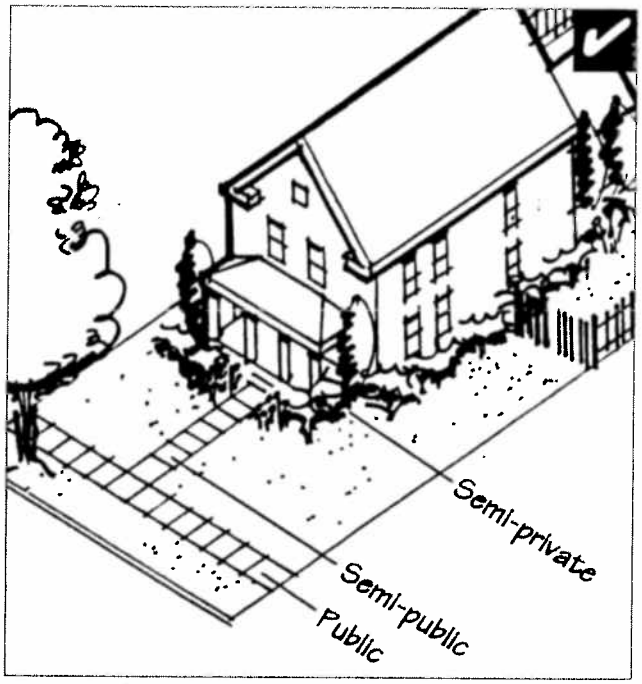
- The front yard should be similar in depth to neighboring houses.
- Minimize the amount of hard surface paving for driveways or patios.
- Do not use rock and gravel in a front yard. If used, it should only occur as an accent element.

4.2 Maintain the established progression of public to private spaces in new construction.

- This includes a sequence of experiences, beginning with the "public" sidewalk, proceeding along a "semi-public" walkway, to a "semi-private" porch or entry feature and ending in the "private" spaces beyond.
- Providing a walkway that runs perpendicular from the street to the front entry is preferred.
- A walkway should be similar to those seen traditionally.



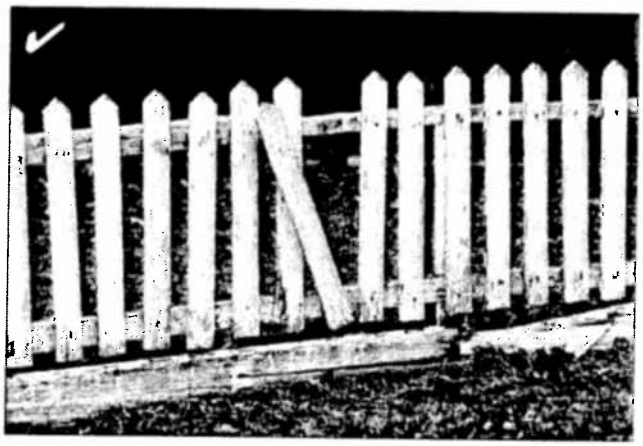
Use a grass lawn in the front yard. Minimize the amount of hard surface paving for patios, terraces or drives in front yards.



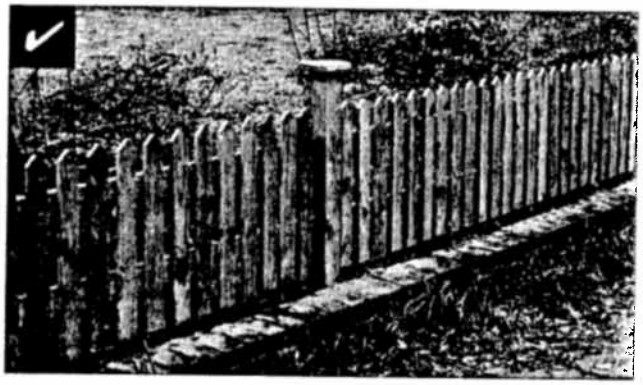
Maintain the established progression of public to private spaces when considering a rehabilitation project.

Use a grass lawn in the front yard. Also provide a walkway running perpendicular from the street to the front entry.

5 If it is to be used, a fence should be in character with those seen traditionally. However, using no fence at all is often the best approach.



Preserve original fences. Replace only those portions that are deteriorated beyond repair.



A painted wood picket fence is an appropriate replacement in most locations. Although the design of this fence is appropriate it has not yet been painted.

Chain link, plastic and solid "stockade" fences are not appropriate.

Using fences in front yards is not a strong tradition in the neighborhood. If used, low, wood or wire fences were typical.

5.1 Preserve original fences.

- Replace only those portions that are deteriorated beyond repair.

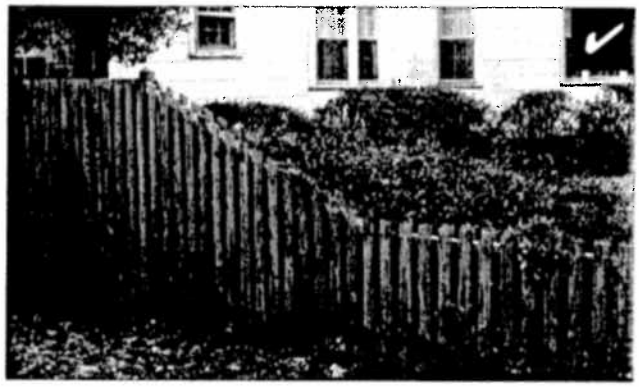
5.2 A new or replacement fence should be in character with those seen historically.

- A fence that defines a front yard is usually low to the ground (less than 40 inches) and "transparent" in nature.
- A painted wood picket fence is a preferred replacement in most locations. A simple wire or metal fence, similar to traditional "twisted wire," also may be considered.
- Contemporary interpretations of traditional fences should be compatible with the historic context.
- Chain link, plastic and solid "stockade" fences are not appropriate. These materials may be considered in back yards and along alleys, away from public view.
- Note that using no fencing at all is often the best approach.

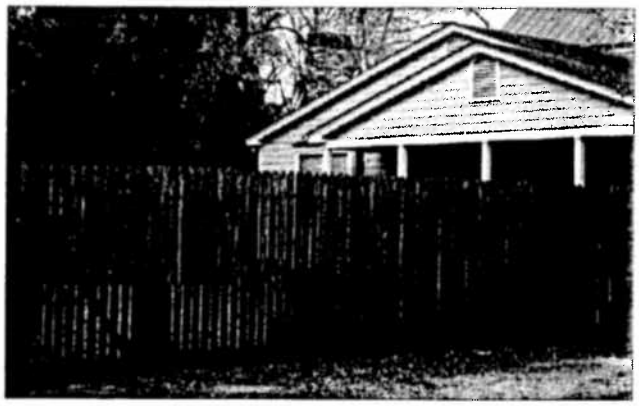
A fence that defines a front yard is usually low to the ground (less than 40 inches) and "transparent" in nature.

5.3 A side yard fence should also have a "transparent" quality.

- Side yard fences are usually taller than their front yard counterparts. They are usually less transparent as well. A side yard fence may be taller than their front yard counterparts, but the taller portion should be located behind the primary facade of the house. It should incorporate transparent elements to minimize the possible visual impacts.
- Consider staggering the fence boards on either side of the fence rail. This will give the appearance of a solid plank fence when seen head on.
- Also consider using lattice, or other transparent detailing, on the upper portions of the fence.



A side yard fence may be taller than their front yard counterparts, but the taller portion should be located behind the primary facade of the house.



Although a solid "stockade" fence is not appropriate in front yards, one may be considered in a side yard.

6 Orient the front of a building to the street.

Traditionally, the primary entry of each building faced the street and was sheltered by a one-story porch. This helped to establish a sense of scale and to "animate" the neighborhood. It is a characteristic that should be maintained.

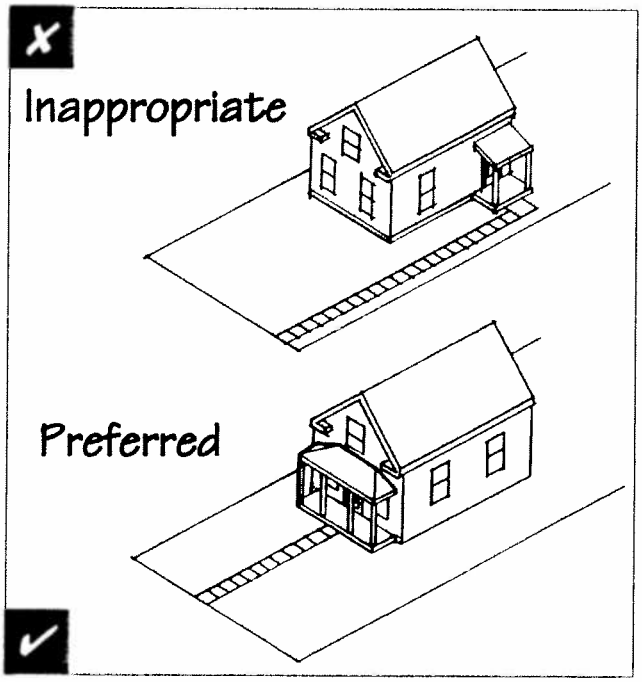
6.1 Orient the primary entrance of a structure to the street.

- Orienting a building parallel to the lot lines is preferred, thereby maintaining the traditional grid pattern of the block.
- A prominent entry will contribute to the "pedestrian-friendly" character of the street.
- If a secondary entry is to be located on a side elevation, consider placing it in a location that will not affect the privacy of adjacent properties.

Orient the primary entrance of a structure to the street. The building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block.

Clearly define the primary entrance by using a front porch.

Porches should be similar in size and shape to those seen traditionally.



When altering a building or when constructing a new primary structure, the primary entrance should face the street.

6.2 Clearly define the primary entrance by using a front porch.

- The porch should be "functional," in that it is used as a means of access to the entry.
- Porches should be similar in size and shape to those seen traditionally.
- While the porch serves as a transition area from the street to the house, it is also an essential element of the streetscape: it provides human scale to the house; it offers interest to pedestrians; and it is a place for personal interaction.

6.3 A front porch should be open to the air.

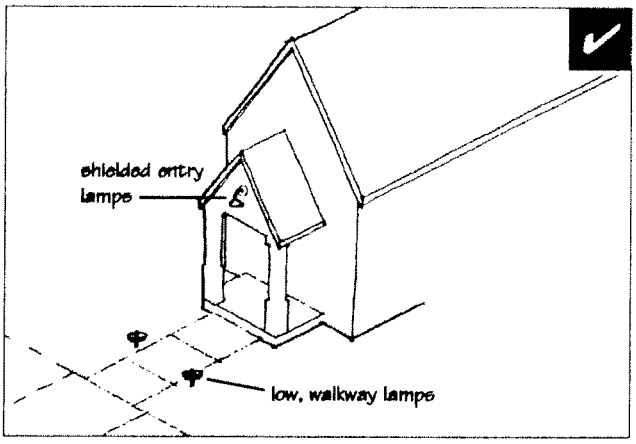
- If a porch is enclosed, use screening.
- Enclosing with glass may also be acceptable.
- If the porch is enclosed, it should read as an "open" element. Do not use a solid material.

6.4 Porch supports should be substantial enough in size to avoid appearing as though the porch roof is floating above the entry.

- Brick piers with wood columns or wood porch supports are preferred for new construction.

7 Minimize the visual impacts of site and building lighting.

Lighting affects the manner in which neighborhood resources are interpreted at night, as well as personal safety. It is therefore a design feature that is very important in site planning; the approach to a lighting scheme should consider light intensity, spill-over onto adjacent properties and fixture design—while maintaining a safe environment for area residents.



Exterior lights should be simple in character.

7.1 Exterior lights should be simple in character and similar to those used traditionally.

- The design of a fixture should be appropriate to the building in terms of style, scale and intensity of illumination.
- Lights that cast a color similar to that of daylight are preferred. Fluorescent lights should not be used.

7.2 Minimize the visual impacts of site and architectural lighting.

- Prevent glare onto adjacent properties by using shielded and focused light sources that direct light onto the ground. The use of downlights, with the bulb fully enclosed within the shade, or step lights that direct light only onto walkways, is strongly encouraged.
- Unshielded, high intensity light sources and those that direct light upward are inappropriate.
- Lighting should be carefully located so as not to shine into residential living space, on or off the property or into public rights-of-way.
- Avoid placing lights in highly visible locations, such as on the upper walls of buildings.
- Avoid duplicating fixtures. For example, do not use two fixtures that light the same area.

8 Minimize the visual impacts of service areas and mechanical equipment.

Screen mechanical equipment from view. Screen ground mounted units with fences or hedges.

Use smaller satellite dishes and mount them low to the ground away from building fronts or highly visible roof planes.

Whenever feasible, the visual impacts of service areas and mechanical equipment should be minimized such that the historic character of the area or building is not negatively affected.

8.1 Minimize the visual impacts of trash storage areas.

- Trash areas, including large waste containers (dumpsters) should be screened from view of major pedestrian routes, using a fence or hedge. For a larger storage facility, consider using a shed to enclose it.
- Consider combining service areas with other properties.
- Locating service areas away from major pedestrian routes (typically in the rear) is preferred.
- Consider placing gates on a trash storage area to further diminish its visual impact.

8.2 Minimize the visual impacts of mechanical equipment, as seen from the street.

- Locating mechanical equipment out of view, whenever feasible, is preferred.
- Screen mechanical equipment from view. Screen ground-mounted units with fences or hedges.
- Use smaller satellite dishes and mount them low to the ground, away from building fronts or highly visible roof planes. If a satellite dish must be located on or near the front of a structure, paint it to match the structure.
- Do not locate window air conditioning units on a building front.
- Do not locate new meters on a building front.

9 Minimize the visual impacts of parking.

In order to enhance the pedestrian orientation of the neighborhoods, the visual impacts of cars should be minimized. Traditionally, most parking was in a driveway to the side of a house, in a detached garage at the rear of a lot or under an attached carport (porte cochère). However, residents have also used their front lawns as parking areas. This practice is discouraged since it damages landscaping materials and disrupts the traditional characteristic of the front lawn.

Parking in a front lawn is discouraged since it damages landscaping materials and disrupts the traditional characteristic of the front lawn.

In some instances, institutions in the district may seek to increase the amount of parking for their facilities. Since institutions, such as churches, serve as neighborhood anchors and are important to the long-term viability of the neighborhood, parking plans developed by these institutions should not visually detract from the appearance of the neighborhood.

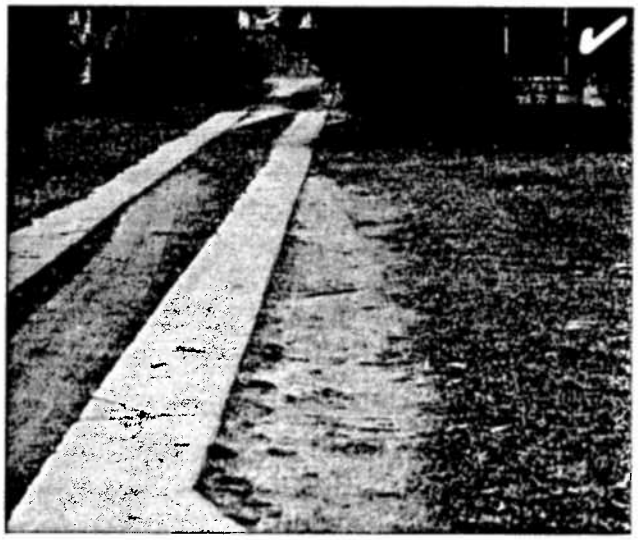
9.1 A garage should be located to the rear of a lot and detached from the primary structure.

- A driveway that leads straight from the street to the garage is preferred.
- Consider sharing a single drive and curb cut where multiple driveways are needed.
- Consider using paving materials that will distinguish the driveway from the street. Concrete strips, modular pavers and "grasscrete" are some examples.
- Using large areas of paving is discouraged.

A garage should be located to the rear of a lot and detached from the primary structure.

9.2 Where a garage must be "attached" to the main structure, locate it behind the primary facade line.

- Locate the garage at least 10 feet behind the primary facade line of the main structure.
- Garages and garage doors should not be visually overpowering to the main structure. A garage door should be wide enough for a single auto to pass through. Where more than one auto is to be stored, consider using more than one garage door.



Consider using paving materials that will distinguish the driveway from the street. Concrete strips, modular pavers and "grasscrete" are some examples.

An attached car port, or porte cochère, may be considered as an alternative to a garage.

9.3 An attached carport or porte cochère may be considered as an alternative to a garage.

- Several historic residences incorporated a porte cochère into their designs. However, their successful use is typically associated with the architectural style.
- Where a porte cochère is to be included in a new residence, it should work well with the overall design of the structure and not be visually distracting.

9.4 Where more parking is needed, consider providing shared parking on the interior portion of a block.

- Minimize the number of curb cuts when providing access. Creating a new alley may be an acceptable approach for access.
- The demolition of structures to provide parking is not appropriate.

THE HICKORY VALLEY HISTORIC DISTRICT

The Hickory Valley Historic District is a unique neighborhood within the City of Walterboro. As such, these design guidelines acknowledge that proposed projects here deserve special consideration. Although the guidelines for the rehabilitation of an historic structure, additions, accessory structures and new construction do apply in this area, the City recognizes the special circumstances and provides the following design guidelines to be considered in addition to the rest of this document. These are not "extra" design guidelines, but rather they address the unique character of Hickory Valley and should be used instead of some guidelines elsewhere in the document. Therefore, the determination of the applicability of these guidelines versus those found in the rest of the document will be done on a case-by-case basis.

For example, earlier in this chapter, under design guideline 3.2, an applicant is asked to "locate a new building within the range of yard dimensions seen along a block." Since the traditional grid pattern does not exist in Hickory Valley, this guideline would not be applicable. Rather, an applicant should follow those presented in this section. Property owners within Hickory Valley are encouraged to check with the City before beginning a project for help in determining which design guidelines will apply to a proposed project.

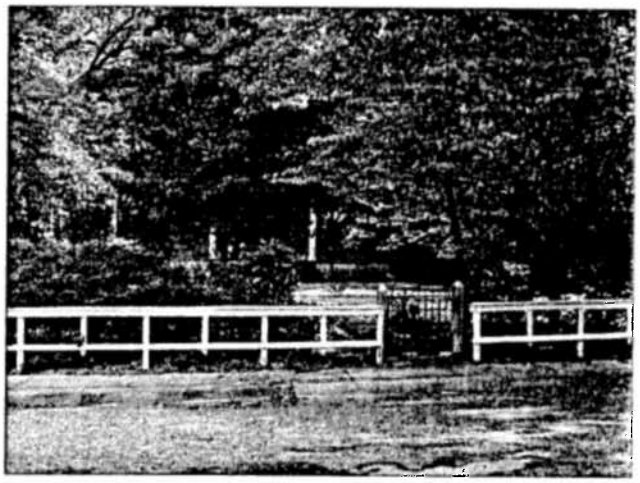
Policy Statement

In order to maintain the unique character of Hickory Valley, the following basic policy should be used. This policy serves as the foundation for all related design guidelines and supporting information. In cases where special conditions of a specific project are such that the detailed design guidelines do not appear to address the situation, this general policy statement will serve as the basis for determining the appropriateness of proposed work.

10. Maintain the forest character of Hickory Valley as seen from the road.

10 Maintain the forest character of Hickory Valley as seen from the road.

A new building should be set back amongst the trees, virtually not visible from the road edge.



In areas where there is inadequate vegetation to screen a structure from view, low lying fences or hedges and new trees should be used.

The forested character of Hickory Valley is of great importance to the City of Walterboro. All efforts should be made to maintain this character. Where a tree "appears" to be in the way of construction consider working around it to minimize the loss of vegetation.

10.1 Preserve an historic structure in its original location on a site.

- Where additional space is required, consider an addition that does not involve deforestation.
- *See also the design guidelines for Additions and Accessory Structures.*

10.2 Locate a new building back from the road edge.

- A new building should be set back amongst the trees, virtually not visible from the road edge.
- Part of the tradition of this area is only getting glimpses of buildings through the forest. This should be continued.
- A new building should be planned to fit within the existing trees. While the loss of some trees may occur, this should be minimized.

10.3 Provide a landscape buffer between a house and the road edge.

- In areas where there is inadequate vegetation to screen a structure from view, low lying fences or hedges and new trees should be used.

10.4 Minimize the impact a driveway has on the forest character of Hickory Valley.

- A driveway should not be cut straight through the forest to a residence. Rather, a driveway should meander through the trees, literally "finding" its way to the house.
- Porous materials, such as gravel, should be used for a driveway. Curb and gutter systems should not be a part of driveway construction.
- The entry for a driveway, as seen from the road, should be modest, or barely noticeable.

10.5 Maintain the "soft" road edge.

- A soft shoulder should be maintained on the road around Hickory Valley.
- Curb and gutter systems should not be added to this roadway.

Maintain the "soft" road edge.

A driveway should not be cut straight through the forest to a residence. Rather, a driveway should meander through the trees, literally "finding" its way to the house.

Chapter 3
Design Guidelines for the Rehabilitation of Historic Structures

DESIGN GUIDELINES FOR THE REHABILITATION OF HISTORIC STRUCTURES

This chapter includes design guidelines for the following major design topics:

- Architectural details
- Historic building materials
- Individual building features

ARCHITECTURAL DETAILS

BACKGROUND

Architectural details play several roles in defining the character of a historic structure: they add visual interest, distinguish certain building styles and types, and often showcase superior craftsmanship and architectural design. Features such as window hoods, brackets and columns exhibit materials and finishes often associated with particular styles and therefore their preservation is important.

Treatment of Architectural Details

Preserving original architectural details is critical to the integrity of a building, and its context. Where replacement of an architectural detail is required, only remove those portions that are deteriorated beyond repair. Even if an architectural detail is replaced with an exact copy of the original detail, the integrity of the building as a historic resource is diminished; therefore preservation of the original material is preferred.

Materials for Replacement Details

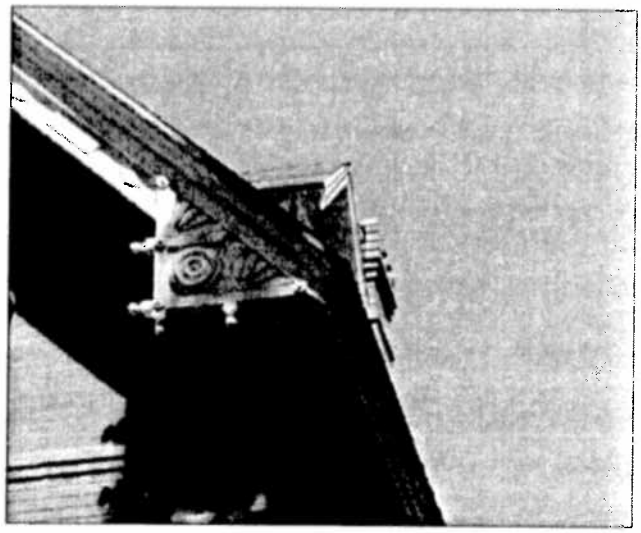
Using a material that matches materials employed historically is always the best approach. However, a substitute material may be considered for a detail when it appears similar in composition, design, color and texture to the original.

In the past, substitute materials were employed as cheaper, quicker methods of producing architectural features. Many of these historic "substitutes" are now referred to as traditional materials. Just as these historic substitutes offered advantages over their predecessors, many new materials today hold promise. However, these substitute materials should not be used extensively, but only when it is absolutely necessary to replace original materials with stronger, more durable substitutes. In *Preservation Brief 16*, entitled *The Use of Substitute Material*, the National Park Service comments that "some preservationists advocate that substitute materials should be avoided in all but limited cases. The fact is, however, that substitute materials are being used more frequently than ever. They can be cost-effective, can permit the accurate visual duplication of historic materials, and last a reasonable time."

Preserving original architectural details is critical to the integrity of the building, and its context.

Substitute materials may be considered when the original is not easily available, where the original is known to be susceptible to decay or where maintenance may be difficult (such as on a church spire).

Another factor that may determine the appropriateness of using substitute materials for an architectural detail is its location and degree of exposure. For example, lighter weight materials may be inappropriate for an architectural detail that would be exposed to intense wear. In this case, it may be wise to avoid using a fiberglass column on a front porch where it may be accidentally damaged. Conversely, the use of fiberglass to reproduce a cornice on a second story may be successful.



Features such as eave details often exhibit materials and finishes associated with particular styles; therefore, their preservation is important.

Policy Statements

In order to maintain these important architectural details in the Walterboro and Hickory Valley Historic Districts, the following basic policies should be used. These policies serve as the foundation for all related design guidelines and supporting information. In cases where special conditions of a specific project are such that the detailed design guidelines do not appear to address the situation, these general policy statements will serve as the basis for determining the appropriateness of proposed work.

11. Original architectural details should be preserved in place whenever feasible.

12. Deteriorated architectural details should be repaired rather than replaced, whenever possible.

13. Original architectural details that have deteriorated beyond repair should be replaced in kind.

Following are the design guidelines to implement these policies.

11 Original architectural details should be preserved in place whenever feasible.

Architectural details—including their scale, texture and finish—contribute significantly to the character of a structure. Porches, turned columns and brackets, wood siding, chimneys, foundations, porch supports and window and door surrounds are examples of architectural details that should not be removed or altered. The best way to preserve many of these features is through well-planned maintenance. Wood surfaces should be protected with a good application of paint.

11.1 Avoid removing or altering any significant architectural detail.

- Porches, turned columns, brackets and jigsaw ornaments, if historic, are examples of architectural features that should not be removed or altered. Other significant features include the building's overall form, its roof form and its structure.
- Do not remove or alter architectural details that are in good condition or that can be repaired in place.

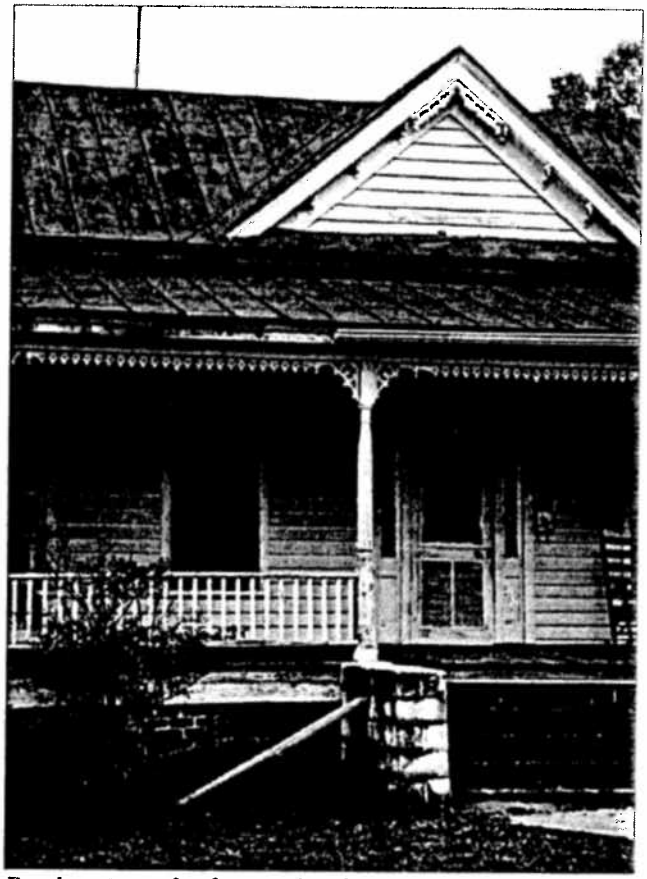
11.2 Avoid adding elements or details that were not part of the original building.

- For example, details such as decorative millwork or shingles should not be added to building if they were not an original feature of that structure.

11.3 Protect and maintain significant stylistic elements.

- Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity.
- The best preservation procedure is to maintain historic features from the outset so that intervention is not required.
- Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint.

Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity.



Porches, turned columns, brackets and jigsaw ornaments are examples of architectural features which should not be removed or altered.

All wood surfaces should be painted.

11.4 All wood surfaces should be painted.

- It is a common misconception that pressure-treated lumber does not need to be painted. Rather, it will weather much better if it is painted.
- Prior to painting, remove damaged or deteriorated paint using the gentlest method.
- Prior to painting, prime the surface.
- Use compatible paints. Also use a compatible undercoat that will create a good bond for new paint layers.

12 Deteriorated architectural details should be repaired rather than replaced, whenever possible.

Repair only those materials or features that are deteriorated. (Above photo is the "before" condition of the lower image.)

In some cases, original architectural details may be deteriorated. Horizontal surfaces such as chimneys and sills are likely to show the most deterioration because they are more exposed to weather and will hold water for longer periods. When deterioration occurs, repair the material and any other related problems.

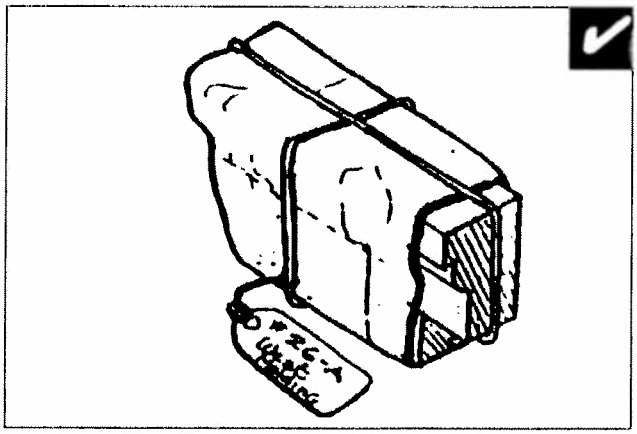
It is also important to recognize that all details weather over time and that a scarred finish does not represent an inferior material, but simply reflects the age of the building. Therefore, preserving original materials and features that show signs of wear is preferred to replacing them.

12.1 Repair only those materials or features that are deteriorated.

- Patch, piece-in, splice, consolidate or otherwise upgrade existing materials, using recognized preservation methods.
- Isolated areas of damage may be stabilized or fixed using consolidants. Epoxies and resins may be considered for wood repair. Also, special masonry repair components may be used.
- Removing damaged materials or features that can be repaired is not appropriate.

12.2 When disassembly of an historic element is necessary for its restoration, use methods that minimize damage to the original materials.

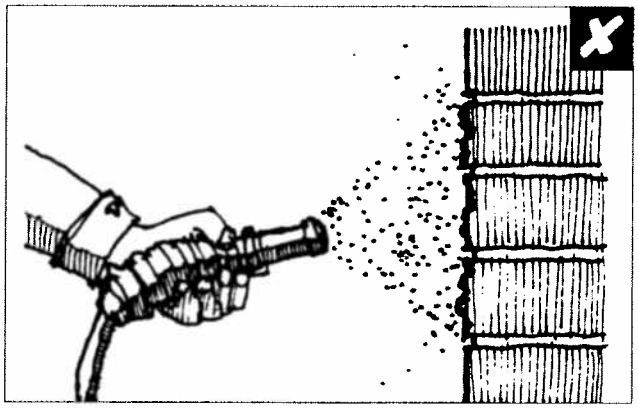
- When disassembly of an historic feature is required in a restoration procedure, document its location so it may be repositioned accurately. Always devise methods of replacing the disassembled materials in their original configuration.



When disassembly of an historic feature is required in a restoration procedure, document its location so that it may be repositioned accurately.

12.3 Use approved technical procedures for cleaning, refinishing and repairing architectural details.

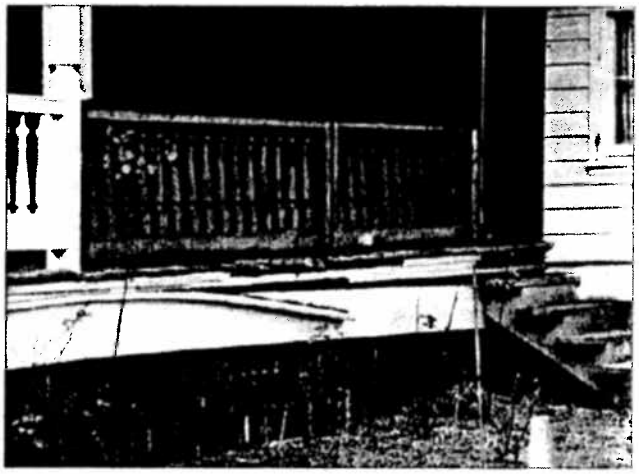
- When choosing preservation treatments, use the gentlest means possible that will achieve the desired results.
- Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint.



Use approved technical procedures for cleaning, refinishing and repairing historic materials. Harsh cleaning methods, such as sandblasting, can damage the historic materials and change their appearance. Such procedures are inappropriate.

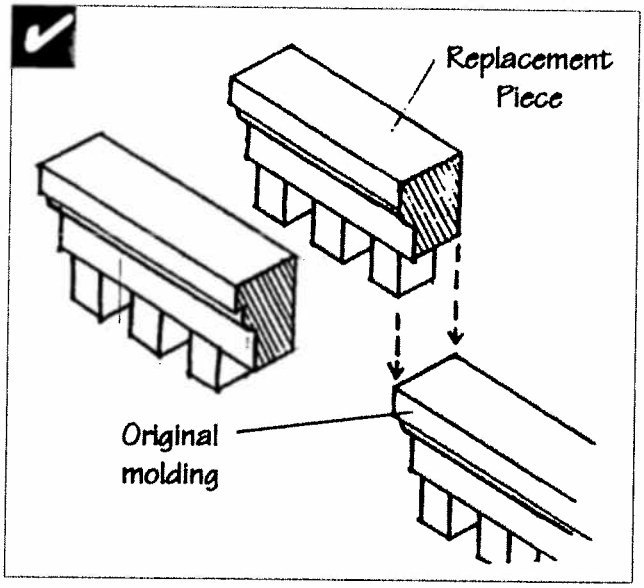
12.4 Minimize intervention with historic elements.

- Maintain character-defining features. Then, repair only those features that are deteriorated. Finally, replace only those features that are beyond repair.
- Patch, piece-in, splice, consolidate or otherwise upgrade the existing materials, using recognized preservation methods.
- Protect materials and features that are adjacent to the area being worked on.



Repair only those materials or features that are deteriorated.

13 Original architectural details that have deteriorated beyond repair should be replaced in kind.



Where replacement of a detail is required, one should remove only those portions that are deteriorated beyond repair.

While restoration of the original material or feature is the preferred alternative, in some situations a portion of the original building material may be beyond repair. Replacement should occur only if the existing historic material cannot be reasonably repaired. In the event replacement is necessary, the new material should match that being replaced in design, color, texture and other visual qualities.

It is important, however, that the use of replacement materials be minimized, because the original materials contribute to the authenticity of the property as an historic resource. Even when the replacement material exactly matches the original, the integrity of an historic building is compromised when material is extensively removed. Extensive replacement results in the loss of historic integrity. Original material is physical evidence of labor and craftsmanship of an earlier time and this is lost when it is replaced.

13.1 Remove only that which is deteriorated and must be replaced.

- Replace only those portions that are beyond repair.
- Match the original in composition, scale and finish when replacing materials or features.
- If the original was wood clapboard siding, for example, then the replacement material should be wood. That should match the original in size, the amount of materials exposed, and finish (e.g., traditionally a smooth finish that was then painted). The amount of exposed lap should match as well.

13.2 Replace missing original details in kind.

- Use the same kind of material as the original.
- If substitute materials must be used, then they must convey the visual appearance of the original materials in design, scale, proportion, finish and appearance.

13.3 Repair or replacement of missing or deteriorated details should be based on original features.

- The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's heritage.

13.4 When reconstruction of an element is impossible, developing a compatible new design that is a simplified interpretation of the original is appropriate.

- This is appropriate when inadequate information exists to allow for an accurate reconstruction of missing features.
- The new element should relate to comparable features in general size, shape, scale and finish.
- Use materials similar to those that were used historically.

13.5 Conjectural "historic" designs for replacement parts that cannot be substantiated by written, physical or pictorial evidence are inappropriate.

- For primary residential structures, details may be copied from similar houses within the neighborhood, when there is evidence that a similar element once existed. For example, where "scars" on the exterior siding suggest the location of decorative brackets but no photographs exist of their design, then designs for historic brackets on historic houses that are clearly similar in character may be used as a model. This is not to be interpreted to mean that adding exuberant amounts of highly decorative trim would be appropriate.

Repair or replacement of missing or deteriorated details should be based on original features. Here the missing bracket could easily be based on an existing, original bracket.

HISTORIC BUILDING MATERIALS

BACKGROUND

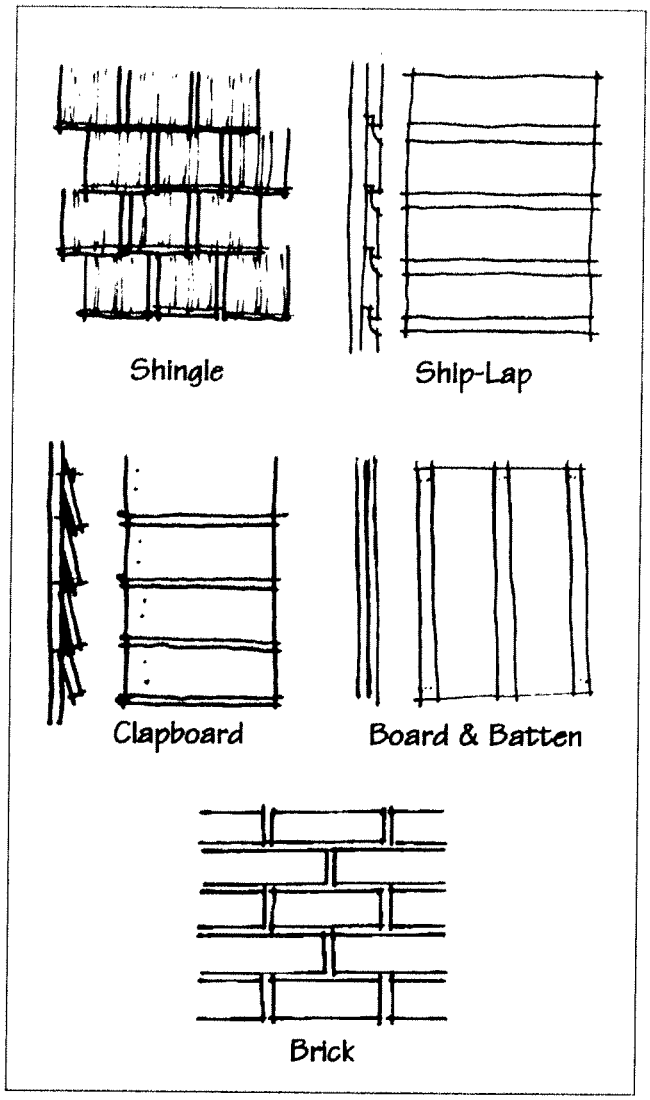
This section addresses the treatment of primary historic building materials—those that compose the dominant exterior surfaces of historic buildings. The treatment of materials used for architectural trim is addressed in a separate section.

Wood siding was the typical primary building material. It occurred in a variety of forms but painted, horizontal clapboard was the most popular. A variety of lap profiles were used. Brick—used for chimneys, porch supports, foundations and some newer structures—was also seen in the historic districts. In each case, the distinct characteristics of the building material, including the scale of the material unit, its texture and finish, contribute to the historic character of a building.

The best way to preserve historic building materials is through well-planned maintenance. Wood surfaces should be protected with a good application of paint. In some cases, historic building materials may be deteriorated. When deterioration occurs, repairing the material rather than replacing it is preferred. Frequently, damaged materials can be patched or consolidated using special bonding agents.

In other situations, however, some portion of the material may be beyond repair. In such cases, consider replacement. The new material should match the original in appearance. If wood siding had been used historically, for example, the replacement also should be wood. In the case of primary materials, replacement in kind is relatively easy because these materials are readily available and are of high quality.

It is important, however, that the extent of replacement materials be minimized, because the original materials contribute to the authenticity of the property as an historic resource. Even when the replacement material exactly matches that of the original, the integrity of an historic building is to some extent compromised when extensive amounts are removed. This is because the original material exhibits a record of the labor and craftsmanship of an earlier time and this is lost when it is replaced.



Typical siding materials in Walterboro.

It is also important to recognize that all materials weather over time and that a scarred finish does not represent an inferior material, but simply reflects the age of the building. Preserving original materials that show signs of wear is therefore preferred to their replacement. When deterioration occurs, however, it is not only good to repair the deteriorated material, but also to find the source of the deterioration and fix it. For example, where

wood siding is showing signs of deterioration due to moisture check the roof and gutter system for problem areas.

Rather than replace siding, some property owners consider covering the original building material. Aluminum and vinyl are examples of materials that are often discussed. Using any material, either synthetic or conventional, to cover historic materials is inappropriate. Doing so would obscure the original character and change the dimensions of walls, which are particularly noticeable around door and window openings. The extra layer may in fact cause additional decay, both by its method of attachment and because it may trap moisture inside the historic wall. For similar reasons, if original wall materials are presently covered with a more recent siding, remove the outer layer and restore the original. When damaged, these materials also can be more difficult to repaint, repair or replace.

Policy Statements

In order to maintain original building materials in the Walterboro historic districts, the following basic policies should be used. These policies serve as the foundation for all related design guidelines and supporting information. In cases where special conditions of a specific project are such that the detailed design guidelines do not appear to address the situation, these general policy statements will serve as the basis for determining the appropriateness of proposed work.

14. Original building materials should be preserved in place, whenever feasible.

15. Deteriorated building materials should be repaired rather than replaced, whenever possible.

16. Original building materials that have deteriorated beyond repair should be replaced in kind.

For additional information:

- Grimmer, Anne E. *Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.* Washington, DC: Technical Preservation Services Division, National Park Service, U.S. Department of the Interior.
- Myers, John H., revised by Gary L. Hume. *Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings—The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings.* Washington, DC: Technical Preservation Services Division, National Park Service, U.S. Department of the Interior, 1984.
- Park, Sharon C. *Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors.* Washington, DC: Technical Preservation Services Division, National Park Service, U.S. Department of the Interior.
- Weeks, Kay D. and David W. Look. *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.* Washington, DC: Technical Preservation Services Division, National Park Service, U.S. Department of the Interior, 1982.

Decorative wood siding should be preserved.

17. ***The use of synthetic siding materials to cover original building materials or features is not appropriate.***

18. ***Original wood siding should be maintained with a protective coating of paint.***

19. ***Masonry construction should be preserved in its original condition.***

20. ***Roof materials should be used in a manner similar to that seen historically and chosen based on their compatible appearance with a structure.***

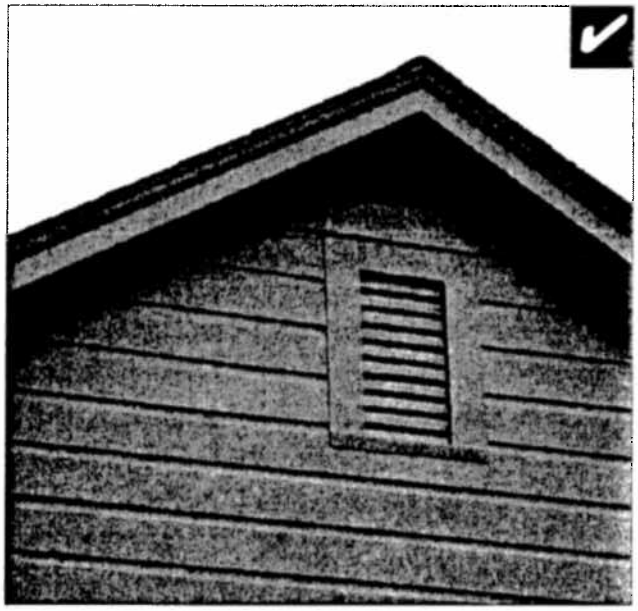
Following are design guidelines to implement these policy statements.

14 Original building materials should be preserved in place, whenever feasible.

Building materials—including their scale, texture and finish—contribute significantly to the character of a structure. The best way to preserve many of these features is through well-planned maintenance. Wood surfaces should be protected with a good application of paint.

14.1 Preserve original building materials.

- Avoid removing materials that are in good condition or that can be repaired in place.
- Remove only those materials that are deteriorated and must be replaced.
- Features that define the overall historic character, such as walls, cornices, pediments, steps and foundations, should be preserved.
- Avoid rebuilding a major portion of an exterior wall that could be repaired. Reconstruction may result in a building that is no longer historic.
- If portions of wood siding must be replaced, be sure to match the style and lap dimensions of the original.



Preserve original building materials.

Preserve original building materials.

15 Deteriorated building materials should be repaired rather than replaced, whenever possible.

Repair deteriorated primary building materials by patching, piecing-in, consolidating or otherwise reinforcing the material. Avoid the removal of damaged materials that can be repaired.

In some cases, original building materials may be deteriorated. When deterioration occurs, repair the material and any other related problems. It is also important to recognize that all materials weather over time and that a scarred finish does not represent an inferior material, but simply reflects the age of the building. Therefore, preserving original materials that show signs of wear is preferred to replacing them.

15.1 Repair deteriorated primary building materials by patching, piecing-in, consolidating or otherwise reinforcing the materials.

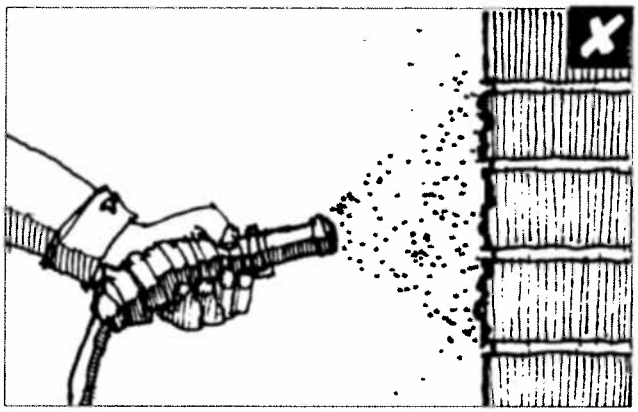
- Avoid the removal of damaged materials that can be repaired.
- Isolated areas of damage may be stabilized or fixed, using consolidants. Epoxies and resins may be considered for wood repair. Also, special masonry repair components may be used.

15.2 Use the gentlest means possible to clean a structure.

- Perform a test patch to determine that the cleaning method will cause no damage to the material's surface. Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or a loss of character.
- If cleaning is appropriate, a low-pressure water wash is preferred. Chemical cleaning may be considered if a test patch is first reviewed and negative effects are not found.
- Clean masonry only when necessary to arrest deterioration (but not for cosmetic reasons). Low-pressure water and detergent cleaning, using bristle brushes, is encouraged.

15.3 Use technical procedures that preserve, clean, refinish or repair historic materials and finishes.

- Abrasive methods such as sandblasting are not appropriate, as they permanently erode building materials and finishes and accelerate deterioration.
- A firm experienced in the cleaning of historic buildings should be hired to advise on the best, lowest impact method of cleaning that is appropriate for a project.
- Property owners also should note that an early paint layer may be lead-based, in which case, special procedures are required for its treatment.
- If siding materials that contain asbestos were used to cover original materials, it is highly recommended that they be removed. *(Please note that asbestos is a hazardous material and may require removal by a qualified contractor.)*



Use the gentlest means possible to clean the surface of a structure. Harsh cleaning methods, such as sandblasting, can damage the historic materials, changing their appearance. Such procedures are inappropriate.

16 Original building materials that have deteriorated beyond repair should be replaced in kind.

While restoration of the original material or feature is the preferred alternative, in some situations, a portion of the original building material may be beyond repair. Replacement should occur only if the existing historic material cannot be reasonably repaired. In the event replacement is necessary, the new material should match that being replaced in design, color, texture and other visual qualities.

It is important, however, that replacement materials be minimized, because the original materials contribute to the authenticity of the property as a historic resource. Even when the replacement material exactly matches that of the original, the integrity of a historic building is compromised when material is extensively removed. Extensive replacement results in the loss of historic integrity. Original material is physical evidence of labor and craftsmanship of an earlier time and this is lost when it is replaced.

Match the original material in composition, scale and finish when replacing materials on primary surfaces. If the original material is wood clapboard, for example, then the replacement material should be wood as well. It should match the original in size, the amount of exposed lap and in finish.

16.1 Match the original material in composition, scale and finish when replacing materials on primary surfaces.

- If the original material is wood clapboard, for example, then the replacement material should be wood as well. It should match the original in size, the amount of exposed lap and finish.
- Replacing only the amount required is preferred. If a few boards are damaged beyond repair, then only replace them and not the entire wall.

16.2 Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as replacements for primary building materials on an historic structure.

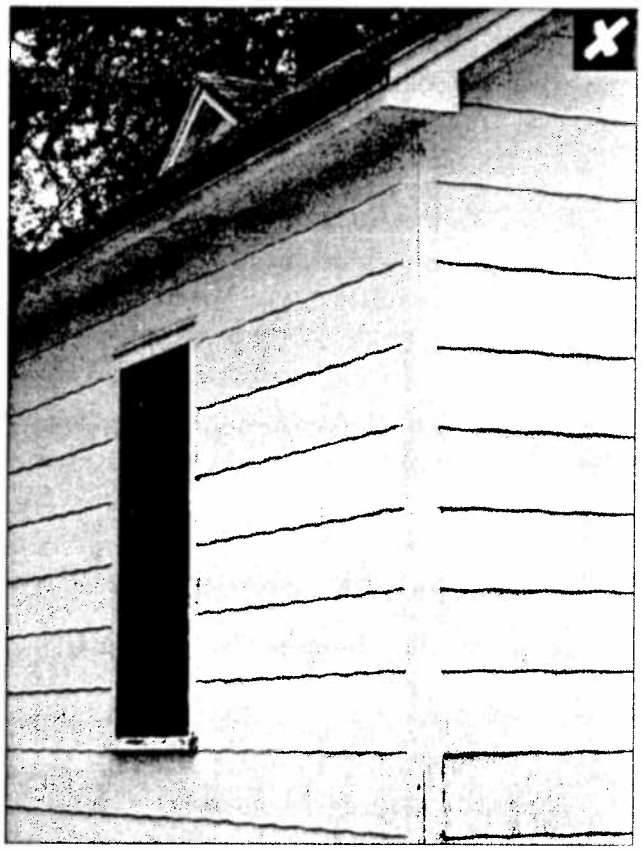
- In some instances, substitute materials may be used for replacing architectural details, but doing so is not encouraged. If it is necessary to use a new material, such as a fiberglass column, the style and detail should match that of the historic model.
- Primary building materials, such as wood siding and brick, should not be replaced with synthetic materials.
- Modular materials should not be used as replacement materials. Synthetic stucco and panelized brick, for example, are inappropriate.

17 The use of synthetic siding materials to cover original building materials or features is not appropriate.

Rather than repairing or replacing siding, some property owners may entertain the idea of covering the original building material. Aluminum and vinyl siding are examples of synthetic materials that are often considered. Using these products to cover historic materials is inappropriate. Doing so obscures the original character and changes the dimensions of walls, which is particularly noticeable around door and window openings. Coverings often conceal moisture damage and sometimes cause accelerated deterioration. For similar reasons, if original wall materials are covered with a synthetic siding, remove the outer layer and restore the original materials.

17.1 Historic building materials or features should not be covered with synthetic materials.

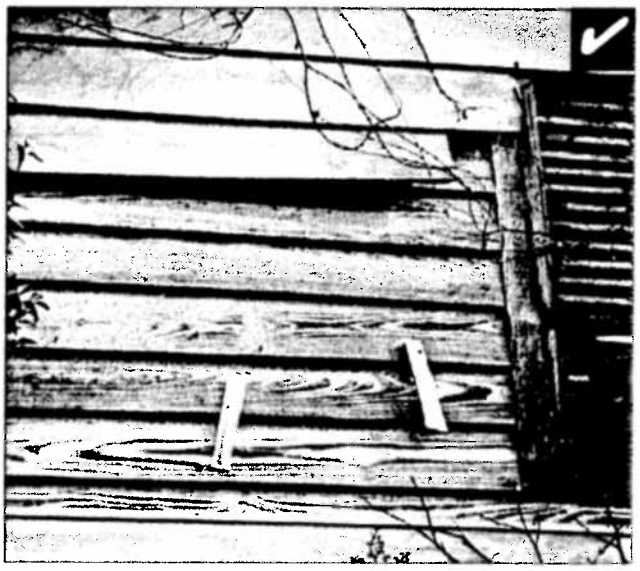
- No material should be applied as a covering to historic materials or features.
- Synthetic stucco, panelized brick, vinyl, aluminum or other composite siding materials are not appropriate.



Historic building materials or features should not be covered with synthetic materials.

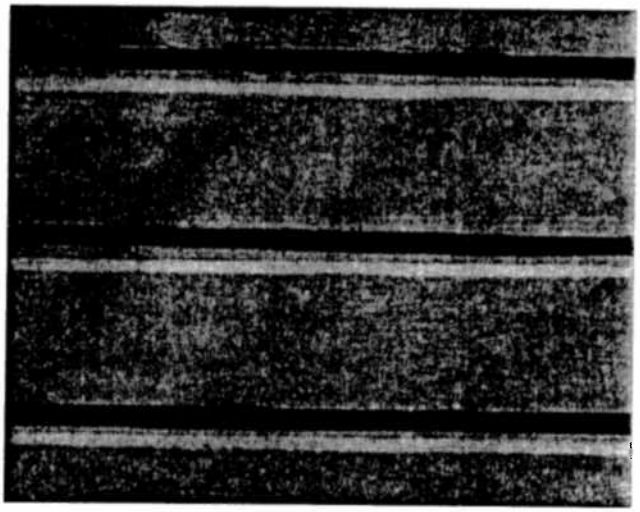
17.2 Consider removing later synthetic or composite materials that cover original siding.

- Removing later covering materials that have not achieved historic significance is preferred.
- An applicant may not re-side a house with another covering material if one already exists. Removing the covering to expose the original material is appropriate in such a case.
- Once the siding has been removed, repair the original underlying material.

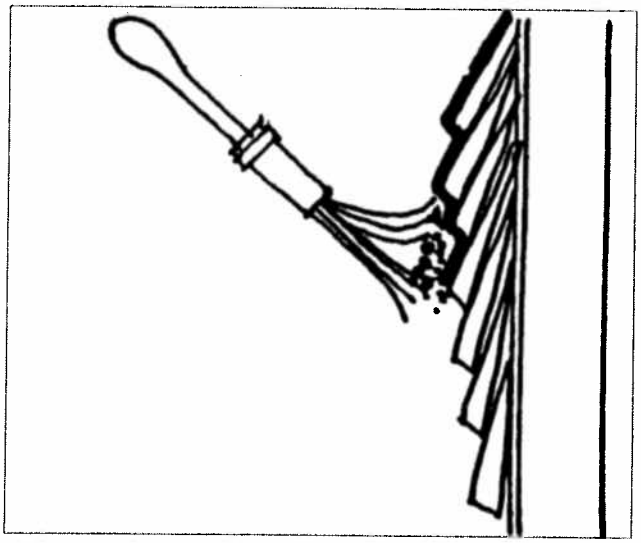


Consider removing later synthetic or composite materials that cover original siding.

18 Original wood siding should be maintained with a protective coating of paint.



Protect wood features from deterioration. Maintain protective coatings to retard drying and ultraviolet damage. If the building was painted originally, it should remain painted.



Plan repainting carefully. Always prepare a good substrate. Also, use compatible paints.

Wood is the dominant building material in the Walterboro and Hickory Valley Historic Districts. To preserve the wood, it is important to maintain the painted finish of the siding.

18.1 Protect wood features from deterioration.

- Provide proper drainage and ventilation to minimize rot.
- Maintain protective coatings to retard drying and ultraviolet damage. If the building was painted historically, it should remain painted, including all trim.

18.2 Plan repainting carefully.

- Always prepare a good substrate. Prior to painting, remove damaged or deteriorated paint only to the next intact layer, using the gentlest means possible. There is no technical reason to strip paint all the way down to the original materials before repainting.
- Use compatible paints. Some latex paints will not bond well to earlier oil-based paints without a primer coat.

18.3 Using the historic color scheme is encouraged.

- If an historic scheme is not to be used, then consider the following:
  - Generally, one muted color is used as a background to unify the composition.
  - One or two colors are usually used for accent to highlight details and trim.
  - A single color scheme should be used for the entire exterior so upper and lower floors and subordinate wings of buildings are seen as components of a single structure.

18.4 Muted colors can help reduce the perceived scale of a building.

19 Masonry construction should be preserved in its original condition.

Many buildings included brick for foundation piers and chimneys. Although a very durable material, brick is not invulnerable. One of its most important uses in Walterboro is in foundation piers. These provide the structural support for an entire house. The proper maintenance and preservation of brick is therefore important.

19.1 Preserve the original mortar joint and masonry unit size, the tooling and bonding patterns, coatings and color.

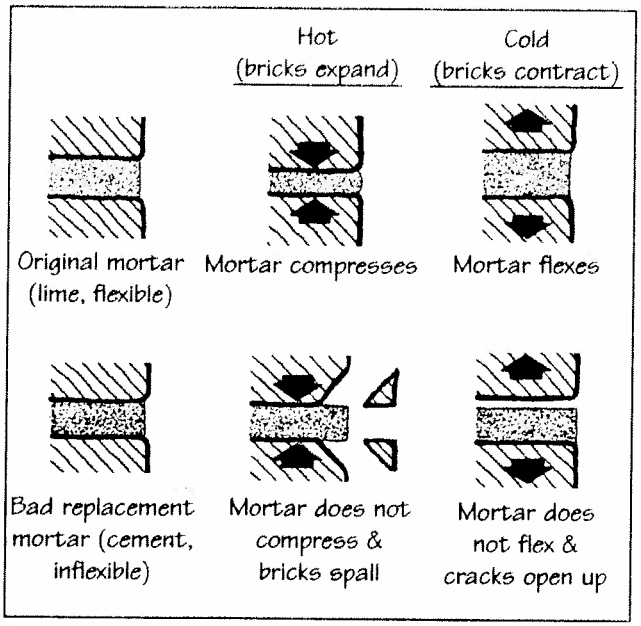
- Original mortar, in good condition, should be preserved in place.

19.2 Repoint mortar joints where there is evidence of deterioration.

- Duplicate the old mortar in strength, composition, color, texture, joint width and profile.
- Mortar joints should be cleared with hand tools. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick or stone.
- Avoid using mortar with a high portland cement content, because it will be substantially harder than the brick and does not allow for expanding and contracting. Nor does it allow the mortar to breathe. The result will be deterioration of the brick itself.

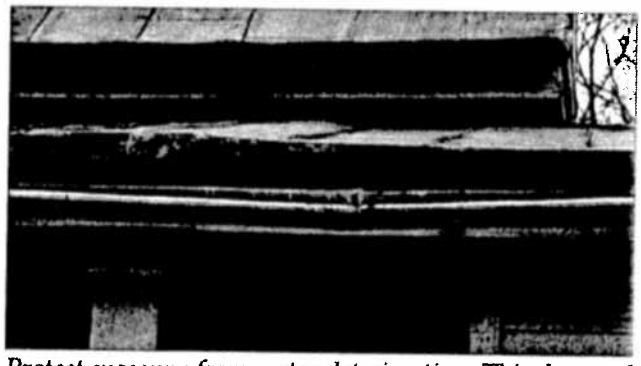
19.3 Brick that was not painted historically should not be painted.

- Masonry naturally has a water-protective layer, or patina, to protect it from the elements. Painting masonry walls can seal in moisture already in the masonry, thereby not allowing it to breathe and causing extensive damage over the years.



Repoint mortar joints where there is evidence of deterioration. Duplicate the mortar joints in width and profile.

Avoid using mortar with a high portland cement content, because it will be substantially harder than the brick and does not allow for expanding and contracting. Nor does it allow the mortar to breathe. The result will be deterioration of the brick itself.

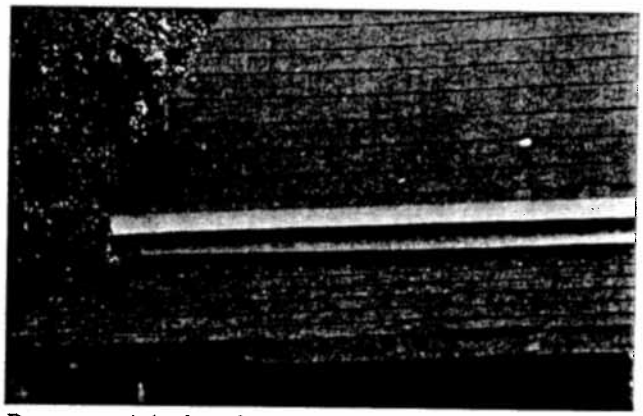


Protect masonry from water deterioration. This damaged gutter can lead to moisture accumulation around brick foundation piers that can ultimately lead to the deterioration of the brick itself.

19.4 Protect masonry from water deterioration.

- Provide proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in decorative features.
- Provide positive drainage away from foundations to minimize rising moisture.

20 Roof materials should be used in a manner similar to that seen historically and chosen based on their compatible appearance with a structure.



Preserve original roof materials.

Composition shingles are an acceptable roofing material.

A variety of roof materials exist in the historic districts. Today, the use of composition shingles dominates. Roof materials are major elements in the street scene and contribute to the character of individual building styles. However, they are the most susceptible to deterioration, and their replacement may become necessary in time.

20.1 Preserve original roof materials.

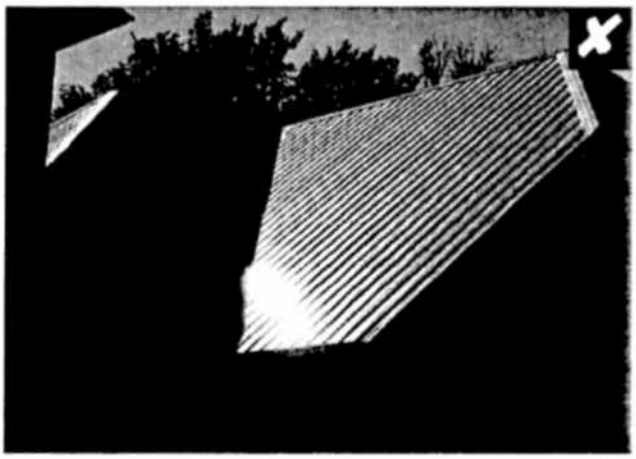
- Avoid removing roof material that is in good condition.
- It is especially important to preserve historic materials, or replace them with similar materials when necessary.

20.2 Replacement roof materials for an historic structure should convey a scale and texture similar to those used traditionally.

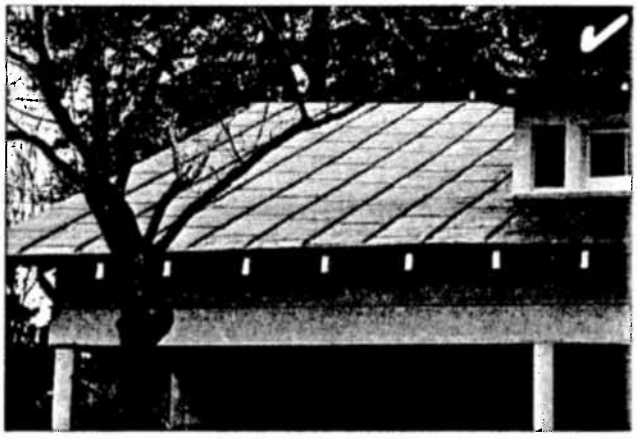
- When choosing a roof replacement material the architectural style of the structure should be considered.
- Where replacement is necessary, use similar materials to that seen historically. Wood shingles, composition shingle, or metal are generally appropriate.

20.3 If they are to be used, metal roofs should be applied and detailed in a manner that is compatible with the historic character and does not distract from the historic appearance of the building.

- Metal roof materials should be earth tones and have a matte, non-reflective finish.
- Seams should be of a low profile.
- The edges of the roofing material should be finished similar to those seen historically. The edges of standing seam metal roof were simply bent downward at the edges of the roof with a very slight overhang. In most cases the gutters hide this detail.
- Stamped metal panels should appear similar to those seen historically.
- Many modern metal roofing materials do not have proportions that are appropriate to the historic character of the neighborhood.



Metal roof materials should be earth tones and have a matte, non-reflective finish. The glare seen from this roof is inappropriate.



Seams should be of a low profile.

INDIVIDUAL BUILDING FEATURES

Individual building features, such as porches, windows, doors, and roofs, are often the most character defining elements of a structure.

PORCHES

Historically, porches were popular features in residential designs.

A porch protects an entrance from rain and provides shade in the summer. It also provides a sense of scale to the facade and catches breezes in the warmer months, while providing a space for residents to sit and congregate. Finally, a porch connects a house to its context by orienting the entrance to the street.

Many architectural styles and building types, developed with the porch as a prime feature of the front facade. Because of their historical importance and prominence as character-defining features, porches should be preserved and they should receive sensitive treatment during exterior rehabilitation.

Porch Features

Porches vary as much as architectural styles. They differ in height, scale, location, materials and articulation. Some are simple one-story structures, while others may be complex with elaborate details and finishes. These elements often correspond to the architectural style of the house and therefore the building's design character should be considered before any major rehabilitation work is begun.

Porch Deterioration

Because of constant exposure to sun and rain and the fact that a porch is open to the elements, it decays faster than other portions of a house. Much deterioration is caused by rain spilling onto the porch from the main roof of the house. If this water does not drain away, then deterioration occurs. Furthermore, if the water is not then channeled away from the foundation of the porch its footings may be damaged. Other problems include weathering of features such as posts, columns, steps and decorative detailing. Peeling paint is a common symptom. In some cases the porch itself may experience sagging or detachment from the house due to settling of the house and/or porch.

Porch Alterations

Some porches have had minor changes, such as roof repairs or repainting, others have been altered to the degree that they have lost much of their character. In many cases a porch may have lost character-defining features, such as balustrades, posts, columns and decorative brackets—features that usually define architectural styles and that may have been replaced by incompatible substitutes. For instance, wood columns and balustrades were sometimes replaced with thin "wrought iron" railings and posts in the 1950s. This compromised the proportions and architectural integrity of the house. In the mid-twentieth century it was sometimes fashionable to totally remove the front porch. Many of these changes have eroded the historic character of houses in the neighborhood.

Wood columns and balustrades were sometimes replaced with thin "wrought iron" railings and posts in the 1950s. This compromises the proportions and architectural integrity of a house, and is inappropriate.

Repair of Porches

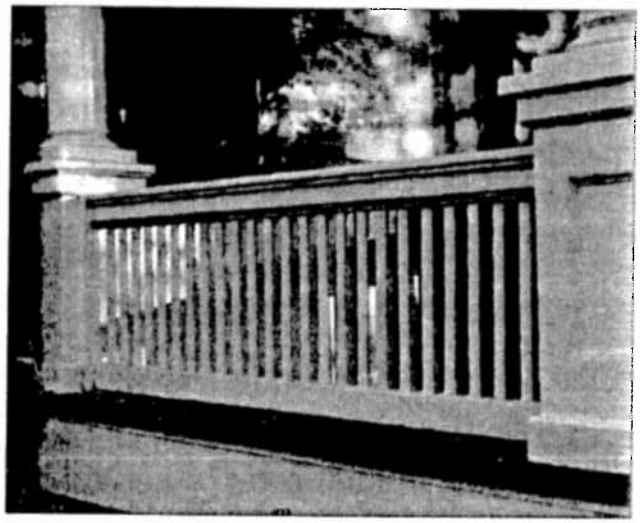
After discovering structural or cosmetic problems with a porch, one should begin to formulate a strategy for its treatment. The most sensitive strategy is to repair the porch. In most cases it is easier, and more economical, to repair an existing porch or porch elements, rather than to replace them. This approach is preferred because the original materials of a porch contribute to the historic character of a building. Even when replaced with an exact duplicate porch, a portion of the historic building fabric is lost; therefore, such treatment should be avoided when feasible.

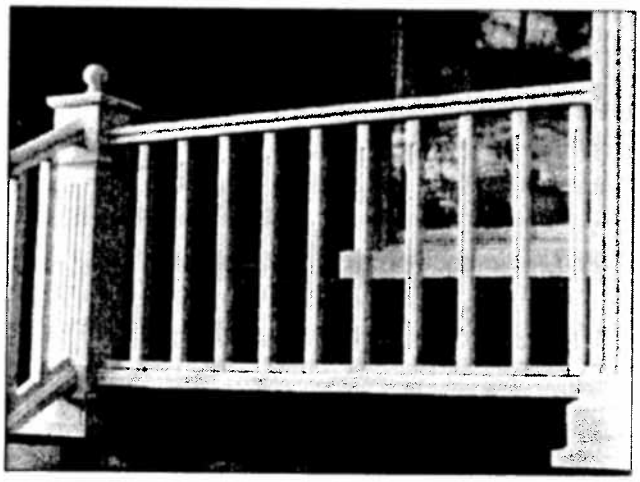
Replacing a Porch

While replacing an entire porch is discouraged, it may be necessary in some cases. When a porch is to be replaced, the first step is to investigate the status of the current porch to determine its history, as well as to ascertain which features, if any, are original. The second step is to research the history of the house to determine the appearance and materials of the original porch. In doing so, one should search for:

- Written documentation of the original porch in the form of historic photographs, sketches and/or house plans.
- Physical evidence of the original porch, including "ghost lines" on walls that indicate the outline of the porch and/or holes on the exterior wall that indicate where the porch may have been attached.
- Examples of other houses of the same period and style that may provide clues about the design and location of the original porch.

The most important aspects of the project involve the location, scale and materials of the replacement porch. It is not necessary to strictly replicate the details of the porch on most buildings; however, it is important that new details be compatible with the design of the porch and the style of the house.





It is not necessary to strictly replicate the details of the porch on most "contributing" buildings; however, it is important that new details be compatible with the design of the porch and the style of the house. The replacement railing on the top photograph is in scale with that seen historically, whereas the balusters are spaced too widely in the bottom photo.

Maintenance tips for porches:

- Maintain drainage off of the main roof of the house, as well as off the roof of the porch.
- Channel water away from the foundation of the porch.

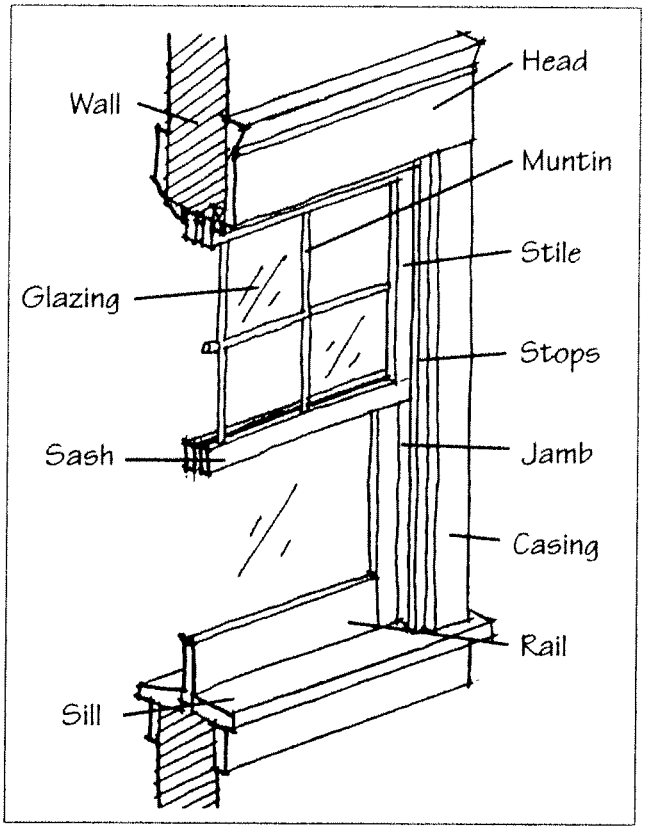
WINDOWS

Windows are some of the most important character-defining features of historic structures. They give scale to buildings and provide visual interest to the composition of individual facades. Distinct window designs in fact help define many historic building styles. Windows often are inset into relatively deep openings or they have surrounding casings and sash components which have a substantial dimension that cast shadows which also contributes to the character of the historic style. Because window designs so significantly affect the character of a historic structure, the treatment of a historic window and the design of a new one are therefore very important considerations.

Window Features

The size, shape and proportions of a historic window are among its essential features. Many early residential windows in Walterboro were vertically-proportioned, for example. Another important feature is the number of "lights," or panes, into which a window is divided. The design of surrounding window casings, the depth and profile of window sash elements and the materials of which they were constructed are also important features. Early windows were made of wood.

The manner in which windows are combined or arranged on a building face also may be distinctly associated with a building style. For example, on some bungalows a large central pane of fixed glass was flanked by a pair of vertically-proportioned casement windows. This "compound window" frequently occurred on building fronts under broad porches. All of these features are elements of historic window designs that should be preserved.



Typical double-hung window components.

Deterioration of Historic Windows

Properly maintained, original windows will provide excellent service for centuries. Most problems that occur result from a lack of maintenance. The accumulation of layers of paint on wood sash may make operation difficult. Using proper painting techniques, such as removing upper paint layers and preparing a proper substrate, can solve this problem.

Water damage and the ultraviolet degradation caused by sunlight also are major concerns. If surfaces fail to drain properly, water may be introduced. Condensation also can cause problems and damage occurs when the painted layer is cracked or peeling. Resulting decay may make

Maintenance tips for windows:

- Maintain a good coat of paint on all exposed surfaces.
- Replace old glazing compound.
- Install new weather-stripping to reduce air leaks.

operation of the window difficult, and if left untreated, can result in significant deterioration of window components. In most cases, windows are not susceptible to damage, however, if a good coat of paint is maintained.

Repair of Historic Windows

Whenever possible, repair a historic window, rather than replace it. In most cases it is in fact easier, and more economical, to repair an existing window rather than to replace it, because the original materials contribute to the historic character of the building. Even when replaced with an exact copy, a portion of the historic building fabric is lost and therefore such treatment should be avoided. When considering whether to repair or replace a historic window, consider the following:

First, determine the window's architectural significance. Is it a key character-defining element of the building? Typically, windows on the front of the building and on sides designed to be visible from the street, are key character-defining elements. A window in an obscure location, or on the rear of a structure may not be. Greater flexibility in the treatment or replacement of such secondary windows may be considered.

Second, inspect the window to determine its condition. Distinguish superficial signs of deterioration from actual failure of window components. Peeling paint and dried wood, for example, are serious problems, but often do not indicate that a window is beyond repair.

What constitutes a deteriorated window? A rotted sill may dictate its replacement, but it does not indicate the need for an entire new window. Determining window condition must occur on a case-by-case basis; however, as a general rule, a window merits preservation, with perhaps selective replacement of components, when more than 50 percent of the window components can be repaired.

Third, determine the appropriate treatment for the window. Surfaces may require cleaning and patching. Some components may be deteriorated beyond repair. Patching and splicing in new material for only those portions that are decayed should be considered in such a case, rather than replacing the entire window. If the entire window must be replaced, the new one should match the original in appearance.

Replacement Windows

While replacing an entire window assembly is discouraged, it may be necessary in some cases. When a window is to be replaced, the new one should match the appearance of the original to the greatest extent possible. To do so, the size and proportion of window elements, including glass and sash components, should match the original. In most cases, the original profile, or outline of the sash components, should be the same as the original. At a minimum, the replacement components should match the original in dimension and profile and the original depth of the window opening should be maintained.

For additional information about windows:

- National Trust for Historic Preservation. *New Energy for Old Buildings.* Washington, DC: The Preservation Press, National Trust for Historic Preservation, 1981.
- New York Landmarks Conservancy. *Repairing Old and Historic Windows: A Manual for Architects and Homeowners.* Washington, DC: National Trust for Historic Preservation, 1992.
- Park, Sharon C. *Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows.* Washington, DC: Technical Preservation Services, National Park Service, U.S. Department of the Interior.
- *The Old House Journal,* "Anatomy of a Double-hung Window."

Many windows had multiple panes which were divided by muntins, which were solid wood elements used to hold the individual panes in the sash. These muntins were much thicker than typical "snap-in" muntins seen in many windows today. Of particular importance are the shadows that were created by these thicker muntins. These divided lights and shadow lines are important character-defining elements and replacement windows should be similar in character. Where true divided lights will not be used in replacement windows, snap-in muntins should be used which create the same affect as their historic counterparts. Often, this means that muntins will need to be used on both the inside and the outside of the single pane windows.

A frequent concern is the material of the replacement window. While wood was most often used historically, metal and vinyl clad windows are common on the market today and sometimes are suggested as replacement options by window suppliers. In general, using the same material as the original is preferred. If the historic window was wood, then using a wood replacement is the best approach.

However, it is possible to consider alternative materials in some special cases, if the resulting appearance will match that of the original, in terms of the finish of the material, its proportions and profile of sash members. For example, if a metal window is to be used as a substitute for a wood one, the sash components should be similar in size and design to those of the original. The substitute material also should have a demonstrated durability in similar applications in this climate.

Finally, when replacing a historic window, it is important to preserve the original casing. This trim element often conveys distinctive stylistic features associated with the historic building style and may be costly to reproduce. Many good window manufacturers today provide replacement windows that will fit exactly within historic window casings.

Energy Conservation

In some cases, owners may be concerned that an older window is less efficient in terms of energy conservation. In winter, for example, heat loss associated with an older window may make a room uncomfortable and increase heating costs. In fact, most heat loss is associated with air leakage though gaps in an older window that are the result of a lack of maintenance, rather than loss of energy through the single pane of glass found in historic windows. Glazing compound may be cracked or missing, allowing air to move around the glass. Sash members also may have shifted, leaving a gap for heat loss.

The most cost-effective energy conservation measures for most historic windows are to replace glazing compound, repair wood members and install weather stripping. These steps will dramatically reduce heat loss while preserving historic features.

If additional energy savings are a concern, consider installing a storm window. This may be applied to the interior or the exterior of the window. It should be designed to match the historic window divisions such that the exterior appearance of the original window is not obscured.

Doors

Doors, which are often important character-defining features of historic structures, give scale to buildings and provide visual interest to the composition of individual facades. Some doors are associated with specific architectural styles. For example, glass paneled doors with stained glass are used in a variety of period designs. Many historic doors are noted for their materials, placement and finishes. Because an inappropriate door can severely affect the character of a historic house, one should be careful to avoid radical alteration of an old door and, if needed, to choose a new door that is appropriate to the design of the house.

Maintenance Issues of Historic Doors

Because a historic door is typically sheltered by a porch, it tends to be long-lasting. However, some problems that occur result from a lack of maintenance and from swelling and warping due to climatic changes. A door also may be worn and sagging as a result of weathering and constant use. As a result, some doors may allow moisture and air into the house.

Water damage and the assault of sunlight are major concerns. Condensation also can cause problems with glass panels and sashes on doors. Damage occurs when the painted or finished layer is cracked or peeling. Decay may make operation of the door difficult and, if left untreated, can result in significant deterioration of door components. In most cases, doors are not susceptible to damage if a good coat of paint or varnish is maintained, however.

Repair of Historic Doors

Typically, a problem door merely needs to be rehung. This treatment is preferred rather than replacing it altogether. Repairing a historic door, however, may be necessary, in which case, repairing it rather than replacing it is suggested. It is often easier, and more economical, to repair an existing door rather than to replace it. This is preferred because the original materials contribute to the historic character of the building. Even when replaced with an exact duplicate door, a portion of the historic building fabric is lost and such treatment should be avoided. When deciding whether to repair or replace a historic door, consider the following:

First, determine the door's architectural significance. Is it a key character-defining element of the building? Is the front door in a prominent position on the primary facade such that it is visible? Is the design of the historic door indicative of the architectural style or type of the house? If the answer to one or more of these questions is "yes," then preservation is the best approach. A door in an obscure location, or on the rear of a structure may not be considered a prominent feature of the house. Thus, greater flexibility in the treatment or replacement of such doors may be considered.

Second, inspect the door to determine its condition. Is the door hanging out of alignment or does it lack proper hardware and framing components that make it functional? If so, replacing these elements is appropriate. Check the door to see that it opens and closes smoothly and that it fits in its jamb. Some problems may be superficial ones, such as peeling paint or deteriorated detailing. These are issues that can be remedied without altering the historic character.

Third, determine the appropriate treatment for the door. In many cases the door may not fit the door jamb or threshold as it should. In this case the hinges and the threshold of the door should be tightened or refit to allow smooth opening and closing. Shaving or undercutting the door to fit the door frame is not recommended as a solution.

When rehabilitating a historic door it is important to maintain original doors, jambs, transoms, window panes and hardware. Surfaces may require cleaning and patching and some components may be deteriorated beyond repair. Patching and splicing in new material for only those portions that are decayed should be considered in such a case, rather than replacing the entire door. However, if the entire door must be replaced, the new one should match the original in its general appearance and should be in character with the building style.

Replacement Doors

While replacing an entire door assembly is discouraged, it may be necessary in some cases. When a door is to be replaced, the new one should match the appearance of the original. In replacing a door, one should be careful to retain the original door location, size and shape. In addition, one should consider the design of the door, choosing a replacement that is compatible with the style and type of the house.

A frequent concern is the material of the replacement door. In general, using the same material as the original is preferred. If the historic door was wood, then using a wood replacement is the best approach. Using a metal door generally is discouraged.

Finally, when replacing a historic door, it is important to preserve the original frame when feasible. This is important in keeping the size and configuration of the original door.

Energy Conservation

In some cases, owners may be concerned that an older door is less efficient in terms of energy conservation. In winter, for example, heat loss associated with an older door may make a room uncomfortable and increase heating costs. In fact, most heat loss is associated with air leakage though the space below the door and through glass panes in the door, if it has any.

The most cost-effective energy conservation measures for a typical historic door is to install weather stripping along the door frame, to fit the door to the jamb and threshold and to caulk any window panes. These measures will dramatically reduce heat loss while preserving historic features.

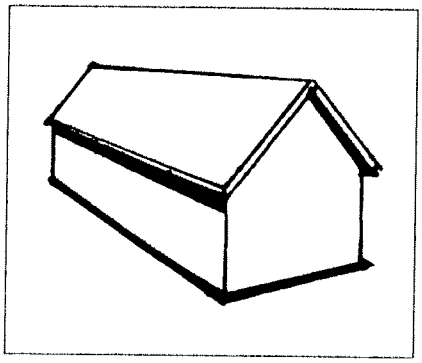
If additional energy savings are a concern, consider installing a storm door. This may be applied to the exterior of the door. It should be designed such that the exterior appearance of the original door is not obscured.

Roofs

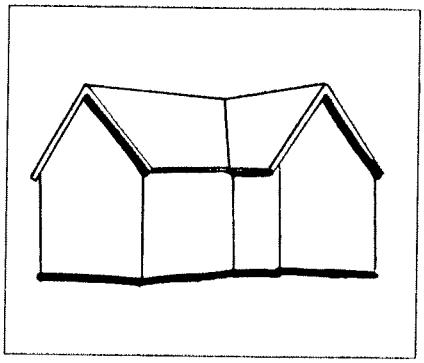
The character of the roof is a major feature for most historic structures. When repeated along the street, the repetition of similar roof forms contributes to a sense of visual continuity for the neighborhood. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of a roof. Gabled and hip forms occur most frequently, although shed and flat roofs appear on some building types.

Although the function of a roof is to protect a house from the elements, it also contributes to the overall character of the building. The Walterboro and Hickory Valley Historic Districts have seen the construction of various roof forms, as illustrated below.

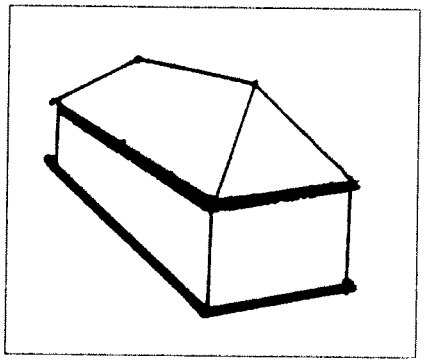
Typical Roof Types



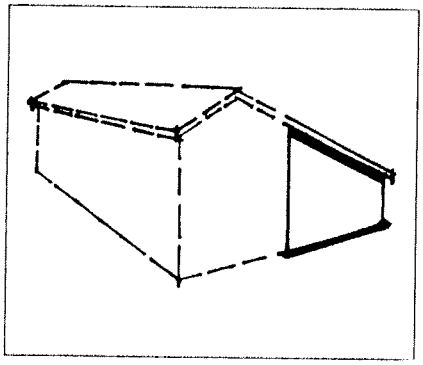
Gabled roof



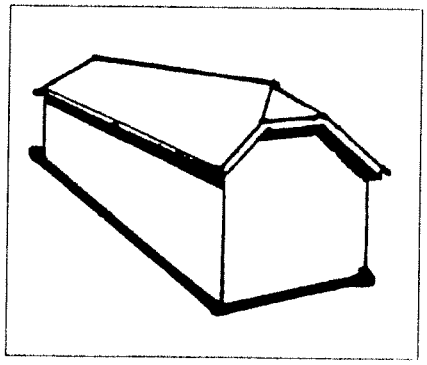
Cross-Gabled roof



Hipped roof



Shed roof



Clipped Gable

Roof Deterioration
The roof is a building's main defense against the elements. However, all components of the roofing system are vulnerable to leaking and damage. When the roof begins to experience failure, many other parts of the house may also be affected. For example, a leak in the roof may lead to damage of attic rafters or even wall surfaces. Common sources of roof leaks include:

- Cracks in chimney masonry
- Loose flashing around chimneys and ridges
- Loose or missing roof shingles
- Cracks in roof membranes caused by settling rafters

Roof Form
In repairing or altering a historic roof it is important to preserve its original character. For instance, one should not alter the pitch of the historic roof, the perceived line of the roof from the street or the orientation of the roof to the street. The historic depth of the overhang of eaves, which is often based on the style of the house, should also be preserved.

Gutters and Downspouts
Gutters and downspouts are mechanisms for diverting water away from a structure. Without this drainage system, water would splash off the roof onto exterior walls and run along the foundation of the building. If gutters and downspouts are to perform sufficiently, certain requirements must be met:

- They must be large enough to handle the discharge.
- They must have sufficient pitch to carry the water off quickly.
- They must not leak.
- They must not be clogged with debris.

Roofs on Additions
The roof form of an addition should be compatible with the roof form of the primary structure, in terms of its pitch and orientation. In planning a roof top addition, one should avoid altering the angle of the roof and instead should maintain the perceived historic roof line, as seen from the street.

Dormers
Historically a dormer was sometimes added to create more head room in attic spaces: It typically had a vertical emphasis and was usually placed as a single or in a pair on a roof. A dormer did not dominate a roof form, as it was subordinate in scale to the primary roof. Thus, a new dormer should always read as a subordinate element to the primary roof plane. A new dormer should never be so large that the original roof line is obscured. It should also be set back from the roof edge and located below the roof ridge in most cases. In addition, the style of the new dormer should be in keeping with the style of the house.

Materials
A variety of roof materials exist in Walterboro. Today, composition shingles predominate, although several stamped shingle and standing seam metal roofs also exist. Historic research indicates that wood shingle roofs were common and there were instances of metal roofs in the district. Historic standing seam metal roofs were smooth and laid out in smaller panels than are seen today. The edges were crimped together to form a vertical seam. Brochures from the past indicate the seam was low and narrow in profile. The seams were separated by a distance ranging from ten to twenty inches depending on the run of the panel.

Maintenance tips for roofs:

- Maintain gutters and downspouts in good condition.
- Keep gutters and downspouts free from debris to ensure proper drainage.
- Patch holes in gutters and downspouts to keep water from seeping onto walls and foundations.
- Install gutters in a manner that is not detrimental to historic building materials.

Roof materials are major elements in the street scene and can contribute to the character of individual building styles. However, they are susceptible to deterioration. Even though roof materials may have taken on historic significance, their replacement can become necessary in time. When this occurs, questions arise about the choice of appropriate replacement materials.

Several elements should be considered concerning the choice of replacement materials including the style of your home, and the roof's orientation to the street. Colors should reflect those seen historically in the district. The roof material should be non-glare and should convey a profile similar to those seen historically.

Policy Statements

In order to maintain the character of the Walterboro historic districts, through the use of traditional building features, the following basic policies should be used. These policies serve as the foundation for all related design guidelines and supporting information. In cases where special conditions of a specific project are such that the detailed design guidelines do not appear to address the situation, these general policy statements will serve as the basis for determining the appropriateness of proposed work.

21. ***Maintain a porch and its character-defining features.***

22. ***Windows and doors significantly affect the character of a structure and should be preserved.***

23. ***A new or replacement window or door should match the appearance of the original.***

24. ***Preserve the original form and scale of a roof.***

25. ***Maintain the tradition of raised cottages.***

Following are design guidelines to implement these policies.

For additional information about roofs:

- Grimmer, Anne E. and Paul K. Williams. *Preservation Brief 30: The Preservation and Repair of Historic Clay Tile Roofs.* Washington, D.C.: Technical Preservation Services, National Park Service, U.S. Department of the Interior.
- Levine, Jeffrey S. *Preservation Brief 29: The Repair, Replacement and Maintenance of Historic Slate Roofs.* Washington, D.C.: Technical Preservation Services, National Park Service, U.S. Department of the Interior.
- Park, Sharon C. *Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs.* Washington, D.C.: Technical Preservation Services, National Park Service, U.S. Department of the Interior.
- Pieper, Richard. *Preservation Tech Notes: Metals #2: Restoring Metal Roof Cornices.* Washington, D.C.: Technical Preservation Services, National Park Service, U.S. Department of the Interior.

21 Maintain a porch and its character-defining features.

Historically, porches were popular features in residential designs. A porch protects an entrance from rain and provides shade in the summer. It also provides a sense of scale to the building and provides a space for residents to sit and congregate. A porch provides stylistic details to the house, and in some cases is an integral part of an architectural style. Finally, a porch connects a house to its context by orienting the entrance to the street.

21.1 Preserve an original porch.

- Replace missing posts and railings when necessary. Match the original proportions and spacing of balusters when replacing missing ones.
- Consider replacing concrete decking with wood planks, if it existed historically.
- Avoid removing or covering historic materials and features on a porch.
- Unless used historically, wrought iron, especially the "licorice stick" style that emerged in the 1950s and 1960s, is inappropriate.

21.2 Porch supports should be of a substantial enough size that the porch roof does not appear to float above the entry.

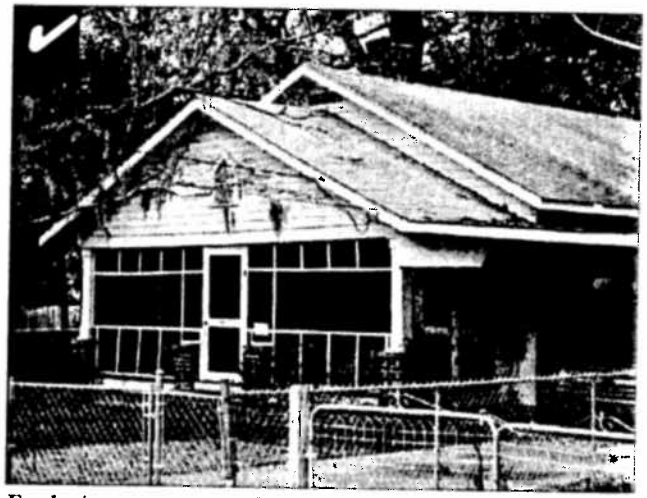
- Brick or wood columns are original for most structures in the neighborhood and should be used for replacements.
- Where wrought iron supports exist, consider replacing them with more substantial columns, unless used historically.

Preserve an original porch.

Repairing, rather than replacing porch elements, is the preferred approach.

Preserve an original porch. Avoid using a porch support that would be substantially smaller than other supports on the porch or than seen historically.

The porch in the top photograph has experienced inappropriate alteration; metal posts have replaced original wood piers. In the case that adequate documentation is not available for reconstruction, consulting houses of similar character and age is appropriate, as the porch in the bottom photo has done.



Enclosing an open porch with screen material is acceptable. Framing for screening material should not interfere with porch supports and should be set behind them.

21.3 If porch replacement is necessary, reconstruct it to match the original in form and detail.

- Use materials similar to the original.
- Where no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings.
- While matching original materials is preferred, when detailed correctly and painted appropriately, fiberglass columns may be considered.
- Speculative construction of a porch is discouraged. Avoid applying decorative elements that are not known to have been used on your house or others like it.
- The height of the railing and the spacing of balusters should appear similar to those used historically.

21.4 Avoid enclosing a historic front porch with opaque materials.

- Enclosing a porch with opaque materials that destroy the openness and transparency of the porch is inappropriate.
- Enclosing a porch with large areas of glass, thereby preserving the openness of the porch, may be considered.
- Enclosing an open porch with screen material is acceptable. Framing for screening material should not interfere with porch supports and should be set behind them.

21.5 When considering a new porch or covered entry on an existing residence, design it to be similar to those seen historically.

- A new porch should not visually overwhelm the primary facade.
- Use materials similar to those seen historically. Wood decking, balustrades and porch supports (sometimes with brick piers) were most common.

22 Windows and doors significantly affect the character of a structure and should be preserved.

The size, shape and proportions of window and door openings are important features. They give scale to buildings and provide visual interest to the composition of individual facades. These features are inset into relatively deep openings in a building wall or they have surrounding casings and sash components that have substantial dimensions. They cast shadows that contribute to the character of the building.

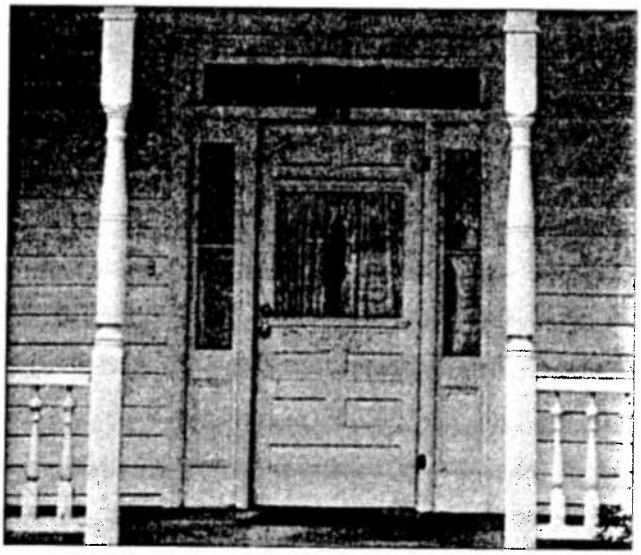
22.1 Preserve the position, number, size and arrangement of historic windows and doors in a building wall.

- Enclosing an historic opening in a key character-defining facade is inappropriate, as is adding a new opening. This is especially important on primary facades where the historic ratio of solid-to-void is a character-defining feature.
- Greater flexibility in installing new windows or doors may be considered on side and rear walls.
- Do not close down an original opening to accommodate a smaller window. Restoring original openings which have been altered over time is encouraged

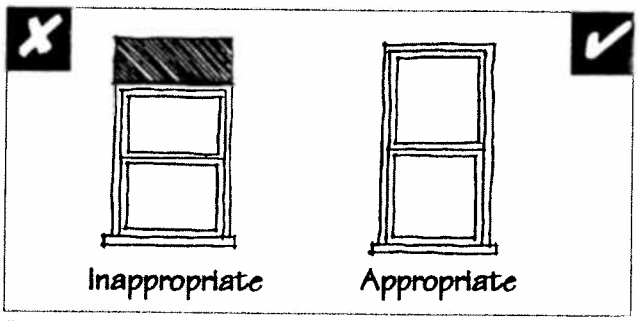
22.2 Preserve the functional and decorative features of a historic window or door.

- Features important to the character of a window include its clear glass, frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, location and relation to other windows.
- Features important to the character of a door include the door itself, door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights.
- Repair frames and sashes rather than replacing them, whenever conditions permit.
- Maintain the original number of divided lights in a window or door.

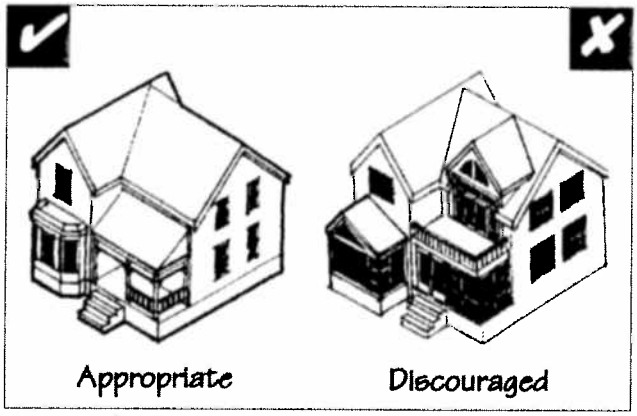
Preserve the position, number, size and arrangement of historic windows and doors in a building wall.



Preserve the functional and decorative features of a historic window or door.



Do not close down an original opening to accommodate a smaller window.



Preserve the historic ratio of window openings to solid wall. On the sketches above, the shaded areas represent the amount of glass on a wall surface.

Where existing operable shutters survive, they should be retained and repaired.

Inoperable shutters do not typically convey the proportions of the windows they are meant to protect, and are not appropriate.

22.3 Maintain the historic ratio of window openings to solid wall.

1) This applies both to historic structures and new construction.
2) Significantly increasing the amount of glass will negatively affect the integrity of a structure.
3) Large surfaces of glass are inappropriate on residential structures and on the upper floors and sides of commercial buildings.
4) If necessary, divide large glass surfaces into smaller windows that are in scale with those seen traditionally.

22.4 Where existing operable shutters survive, they should be retained and repaired.

- Inoperable shutters do not typically convey the proportions of the windows they are meant to protect. For this reason only operable shutters should be used. Inoperable shutters may be considered if their combined width and height would be the same as operable ones.
- Vinyl or aluminum shutters are not appropriate.

22.5 Screen doors and windows may be used.

- The screen system should cover the entire opening and framing should be as minimally visible as possible.
- Dividing rails should be visually aligned with the dividing rails of the window themselves.
- The sash or frame components should be made from wood, when feasible. Do not use an anodized or milled (a silvery metallic) finish.
- The color of sash or frame components should match the color of the window frame.

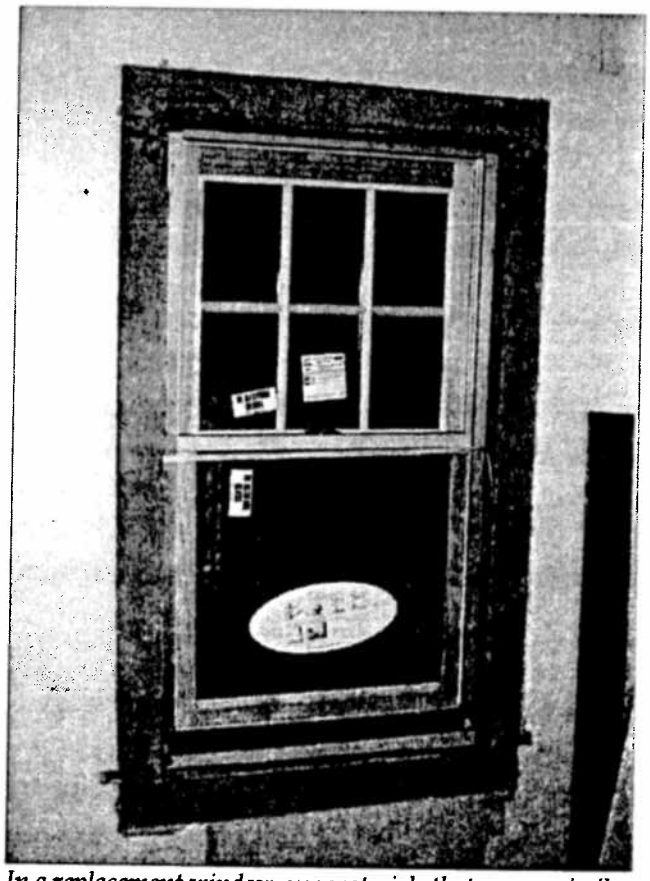
22.6 Installing window air-conditioners in windows on building fronts is discouraged.

22.7 If energy conservation and heat loss are a concern, consider using storm windows and doors instead of replacing an historic window or door.

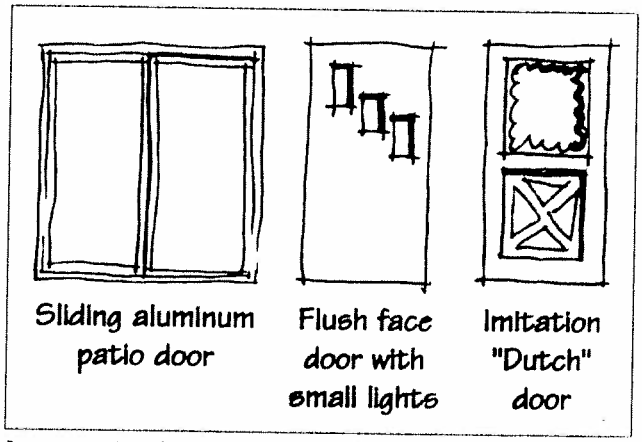
- Install a storm window on the interior, when feasible. This will allow the character of the original window to be seen from the public way.
- If a storm window is to be installed on the exterior, match the sash design of the original windows. A metal storm window may be appropriate if the frame matches the proportions and profiles of the original window. It should fit tightly within the window opening without the need for sub-frames or panning around the perimeter. Match the color of the storm window sash with the color of the window frame; do not use an anodized or a milled (a silvery metallic) finish. Finally, set the sash of the storm window back from the plane of the wall surface as far as possible.
- Generally, wood storm doors are most appropriate.
- A metal storm door may be appropriate if it is simple in design and if the frame is anodized or painted so that raw metal is not visible.
- The color of sash or frame components should match the color of the original opening.

If a storm window is to be installed on the exterior, match the sash design of the original windows.

23 A new or replacement window or door should match the appearance of the original.



In a replacement window, use materials that appear similar to the original. Wood is the preferred material.



Inappropriate front doors for the Walterboro historic districts.

While replacing an entire window or door is discouraged, it may be necessary in some cases. Although wood was used historically, vinyl and metal is common on the market today and sometimes is suggested for replacement by suppliers. It is possible to consider alternative materials, if the resulting appearance matches the original as closely as possible. The substitute also should have a demonstrated durability in this climate.

23.1 When window or door replacement is necessary, match the replacement to the original design as closely as possible.

- Preserve the original casing, when feasible.
- If the original is double-hung, then the replacement window should also be double-hung, or at a minimum, appear to be so. Match the replacement also in the number and position of glass panes.
- On facades not visible from the public way, snap-in muntins may be an alternative if they create the same affect as true divided lights. Often, this means that muntins will need to be used on both the inside and outside of the window.
- Very ornate windows or doors that are not appropriate to the building's architectural style are inappropriate.
- Using the same material (wood) as the original is preferred.
- A substitute material may be considered if the appearance of the components will match those of the original in dimension, profile and finish.

23.2 Maintain the historic ratio of solid-to-void on a primary facade.

- Significantly increasing the amount of glass on a character-defining facade will negatively affect the integrity of the structure.

23.3 A new opening should be similar in location, size and type to those seen traditionally.

1) All buildings which face the street should have a well-defined front entrance.
2) Limit the number of doors on accessory structures.
3) A general rule for a window opening is that the height should be twice the dimension of the width.
4) Windows should be simple in shape, arrangement and detail.
5) Unusually shaped windows, such as triangles and trapezoids may be considered as accents only.

A new opening should be similar in location, size and type to those seen traditionally. This window does not relate and is inappropriate.

23.4 On a new or replacement window, wooden pop-in muntins and mullions may be considered.

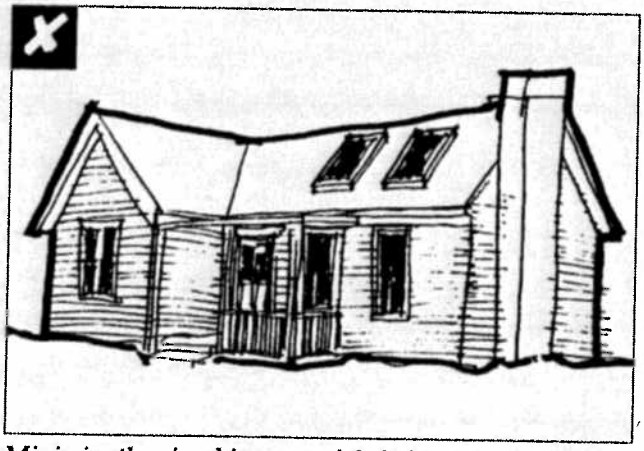
1) Their use will be considered on a case-by-case basis.
2) Pop-in muntins and mullions should be made from wood and they should convey the scale and finish of those true muntins and mullions seen historically.
3) Pop-in muntins and mullions should be used on both the inside and outside of the window.

23.5 Windows and doors should be finished with trim elements similar to those used traditionally.

1) This trim should have a dimension similar to that used historically.
2) Divided lights should be formed from smaller mullions integral to the window. Pop-in muntins and mullions are inappropriate.

24 Preserve the original form and scale of a roof.

Preserve the original roof form. Typical residential roof shapes are gabled, cross-gabled and hipped.



Minimize the visual impacts of skylights and other rooftop devices. Locating a skylight or a solar panel on a front roof plane should be avoided.

Typical residential roof shapes are gabled, cross-gabled and hipped. Because roof forms are often one of the most significant character-defining elements for some of the more simple structures, their preservation is important.

24.1 Preserve the original roof form.

- Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street.
- Retain and repair roof detailing.

24.2 Preserve the original eave depth.

- The shadows created by traditional overhangs contribute to one's perception of the building's historic scale and therefore, these overhangs should be preserved. Cutting back roof rafters and soffits or in other ways altering the traditional roof overhang is therefore inappropriate.

24.3 Minimize the visual impacts of skylights and other rooftop devices.

- The addition of features such as skylights or solar panels should not be installed in a manner such that they will interrupt the plane of the historic roof. They should be lower than the ridgeline.
- Flat skylights that are flush with the roof plane may be considered on the rear and sides of the roof. Locating a skylight or a solar panel on a front roof plane should be avoided.

24.4 When planning a rooftop addition, preserve the overall appearance of the original roof.

- An addition should not interrupt the original ridgeline.
- See also the Design Guidelines for Additions and Accessory Structures.

25 Maintain the tradition of raised cottages.

Historically, most houses in the South were raised above grade by brick or stone piers to protect the wood framing from rot—due to both termites and water damage. Recently, many property owners have filled these voids with concrete block or poured concrete foundations. Raising cottages is a strong part of the building tradition and should be continued.

A raised cottage should remain so.

25.1 A raised cottage should remain so.

- The piers should be kept in sound condition.
- If it is necessary to enclose a foundation, usually lattice to maintain good ventilation is acceptable.