CHAPTER 4
GUIDELINES FOR HISTORIC BUILDINGS

Introduction

If you are considering rehabilitation of a historic property, it is important to first identify the character-defining features of a historic building. Retaining these features are an important aspect of an appropriate rehabilitation project. The identification phase should include examination of historic photographs and documents; investigation of historic surveys, site plans, and Sanborn Insurance maps to determine historic building footprints, materials, and outbuildings (if any); consultation with the DRB and Staff, and/or recognized architectural historians and architects; and a detailed observation of other houses/buildings elsewhere in Sullivan's Island's historic districts.

The following guidelines are designed to help ensure that any rehabilitation or restoration carried out in Sullivan's Island historic districts respects the overall appearance of the existing building and setting (which includes the surrounding buildings and spaces on its block), as well as the details that give it character.

The guidelines are not a "how-to" manual for specific restoration techniques but instead use and refine the principles contained in the "Secretary of the Interior's Standards for Rehabilitation." Most design problems encountered during a rehabilitation project arise from a property owner's decision to alter, obscure, or remove a feature(s), rather than to leave the features in place and repair it (them). For this reason, these guidelines also list common rehabilitation and remodeling mistakes that generally should be avoided.

Home owners can familiarize themselves with the principles of appropriate treatment of historic features such as the repair of original chamfered wood columns and balusters (1722 Middle Street).

1.0 MATERIALS—MASONRY

POLICY

Few buildings in Sullivan's Island were built of masonry construction but when repair of masonry mortar is needed, a soft (lime) mortar should be used. Portland cement, in use after 1900, is a harder substance and does not allow moisture to pass through. Moisture is then forced through the brick, resulting in cracks when it can't expand and contract with the temperature fluctuations. Clean masonry with low pressure water application. Painting previously unpainted masonry is not appropriate.

Design Guidelines for Masonry

1.1 Retain and preserve historic brick and masonry elements, such as walls, chimneys, foundations, and retaining walls. Preserve character-defining masonry features.

1.2 Maintain, clean, and repair historic brick and masonry elements using appropriate methods as needed. Remove vegetation and vines from masonry to prevent damage.

1.3 Repair and restore historic masonry elements, rather than replace.

1.4 Replace in kind if deteriorated or damaged beyond repair.

1.5 Historic masonry should only be cleaned with low-pressure water washing and mild detergents formulated for the specific application.

1.6 Sandblasting and other abrasive cleaning methods shall not be used on any historic masonry surfaces.

1.7 Do not apply water-repellant sealers as they may trap moisture, causing deterioration.

***NO**-Abrasive cleaning and repointing with inappropriate mortar removes the exterior "crust" and can lead to cracking (left) and erosion of brick (right).*

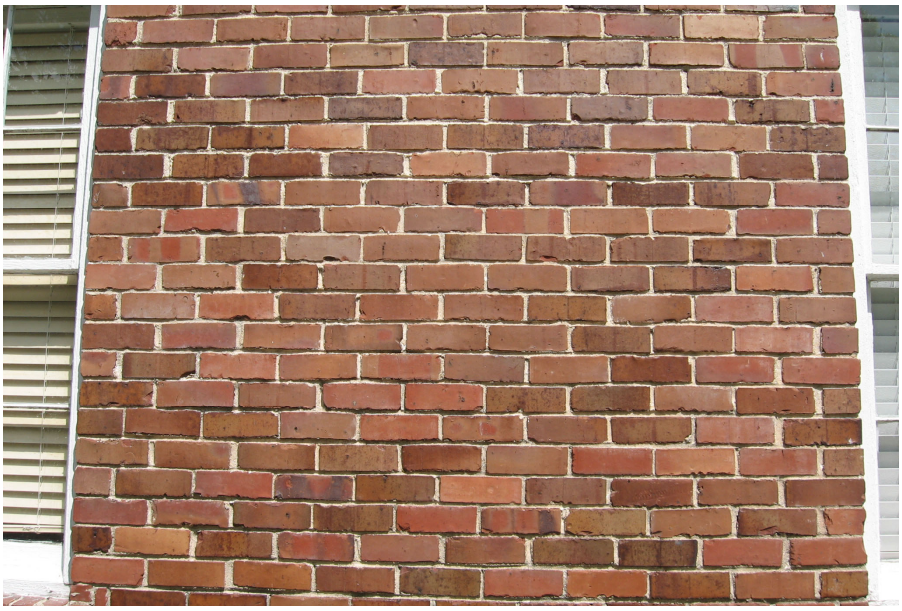
1.8 **For repointing, use only mortars compatible with historic mortars in color, strength, vapor permeability, and joint finish or surface tooling.** Portland cement can damage softer brick.

1.9 **When replacing masonry, match the historic bonding pattern.**

1.10 **Use only hand tools, not power tools, to remove deteriorated mortar joints, directed by a skilled mason.**

1.11 **Match damaged brick or stone as closely as possible in size, color, and texture when replacing damaged masonry.**

1.12 **Do not paint previously unpainted masonry surfaces.**



Only a few buildings on the island are of masonry construction such as the Fort Moultrie NCO Club at 1450 Middle Street. If needed, masonry walls should be repointed with mortar to match the original.

Technical Information

NPS Preservation Brief #1
Assessing Cleaning and Water Repellent Treatments for Historic Masonry Buildings
Preservation Brief 1: Assessing Cleaning and Water-Repellant Treatments for Historic Masonry Buildings

NPS Preservation Brief #2
Repointing Mortar Joints in Historic Masonry Buildings
Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings

NPS Preservation Brief #6
Dangers of Abrasive Cleaning to Historic Buildings
Preservation Briefs 6: Dangers of Abrasive Cleaning to Historic Buildings

2.0 MATERIALS—CONCRETE, STONE, AND STUCCO

POLICY

Materials such as concrete, stone and stucco are typically used in foundations or as exterior wall finishes. Keep original stucco, rock, and concrete surfaces in good repair. When patching these surfaces, match the original texture. Exterior Insulation Finishing System (EIFS) is not an appropriate replacement material as it does not resemble historic stucco and is prone to water damage. Previously unpainted concrete and stone should not be painted. It is inappropriate to seal historic masonry since it can trap moisture leading to spalling.

Design Guidelines for Concrete, Stone and Stucco

2.1 **Retain and preserve historic concrete, stone, and stucco, including walls, chimneys, and foundations.** Preserve these character-defining features.

2.2 **Maintain and protect historic concrete, stone, and stucco elements through appropriate maintenance, cleaning, and repair as needed.** Original concrete and stone surfaces should not be painted or lime-washed.

2.3 **If stucco repair is needed, use a mix similar in strength, composition, texture, and color.** Stucco added to deteriorated brick walls must allow the brick underneath to expand and contract to prevent further deterioration. The application of stucco as a repair to exposed masonry is not appropriate.

2.4 **Replace concrete, stone and stucco in kind if deteriorated or damaged beyond repair.**

2.5 **Stucco, stone, and concrete surfaces should be cleaned as gently as possible with low-pressure water and soft bristle brushes.** Remove paint from stucco, stone, and concrete with appropriate chemical agents and professional contractors**.**

Foundation piers for dwellings are often of concrete and stucco materials such as at 1820 Middle Street.

Only a few buildings on the island are of stone construction. Two of the most notable are the Chapel of the Holy Cross built in 1908 at 2520 Middle Street (left) and Holy Cross Episcopal Church/Post Chapel built in 1891 at 1401 Middle Street (right).

Technical Information

NPS Preservation Brief #15
Preservation of Historic Concrete
Preservation Brief 15: Preservation of Historic Concrete

NPS Preservation Brief #22
Preservation and Repair of Historic Stucco
Preservation Brief 22: The Preservation and Repair of Historic Stucco

3.0 MATERIALS—SIDING AND SHINGLES

POLICY

The majority of the buildings in Sullivan's Island are of wood construction. Preserve and maintain original wood elements. If there is substantial deterioration, salvageable siding should be moved and reused on the primary elevation.

If replacement is required, select materials that match the original as closely as possible. Non-contributing and new buildings may have alternative materials installed on any or all elevations.

It is not appropriate to cover or conceal original wood siding materials with vinyl, aluminum, or other synthetic sidings. These materials do not successfully imitate the appearance of historic original wood siding and may cause condensation and damage to the original siding if covered. Asbestos shingle siding is not hazardous when kept encapsulated with paint. If asbestos shingles are to be removed, a professional contractor should be hired.

Design Guidelines for Siding and Shingles

3.1 **Retain and preserve historic wood siding, shingles, trim, and other decorative elements.** The application of vinyl, aluminum siding or other alternative materials on primary dwellings is not approvable. Property owners are encouraged to remove synthetic siding materials and restore the original siding beneath.

3.2 **Maintain existing original wood siding, shingles, trim, and decorative elements.**

3.3 **Repair existing wood elements when possible, rather than wholesale replacement.** Appropriate repair can be made through epoxies, splicing, and patching where applicable.

3.4 **Replace historic wood elements only if the original is beyond repair**. If replacement is required, use new wood that matches the original as closely as possible in shape, profile, texture, exposure, and detailing. The deteriorated or damaged condition should be documented.

3.5 **If a portion of a historic wall is deteriorated beyond repair, replace only the damaged portion.**

3.6 **Prepare surfaces for painting using the gentlest means possible.** Low-pressure washing (100 PSI or lower) should be used only after a test panel of washing has been performed.

Preserve and maintain original wood siding materials. Weatherboard siding is the most common historic wood siding material in the districts. At right is the weatherboard siding at 312 Station 16 Street.

3.7 **It is not appropriate to strip paint with the object of replacing it with stain or leaving the surface unfinished for a supposedly "natural" appearance when the practice cannot be historically documented.**

3.8 **Avoid replacing weatherboard siding with shingle siding (or vice versa) or replacing weatherboard siding with siding of a different width or profile.**

3.9 **It is not appropriate to introduce, conceal, or remove siding, trim or other decorative features, such as cornices, corner boards or brackets**. These actions compromise the architectural integrity of a building.

At left is the weatherboard siding at 1754 Central Street which contrasts with the novelty (or drop) siding which has tongue-in-groove boards with concave curves as at 1902 I'on Avenue at right.

3.10 The installation of vinyl or aluminum siding or trim is not appropriate. The DRB may allow the replacement of existing synthetic siding with an alternative if the proposed replacement is in keeping with the original appearance of the structure. Removal of synthetic siding to reveal intact historic siding intact underneath is encouraged, as is preserving the historic siding.

3.11 The use of fiber cement (cementitious) siding may be approved for new structures, non-historic structures, and additions to historic structures. If approved, it should have a smooth finish, not grained, and when applied to an addition on a historic structure, it should match the existing wood siding on the structure's size and thickness.

3.12 Avoid removing or replacing such features as cornices, brackets, door and window moldings, pediments, medallions, dentil and modillion molding, corner boards, and other details.

Decorative materials such as wood shingles should be preserved and maintained (1815 I'on Avenue).

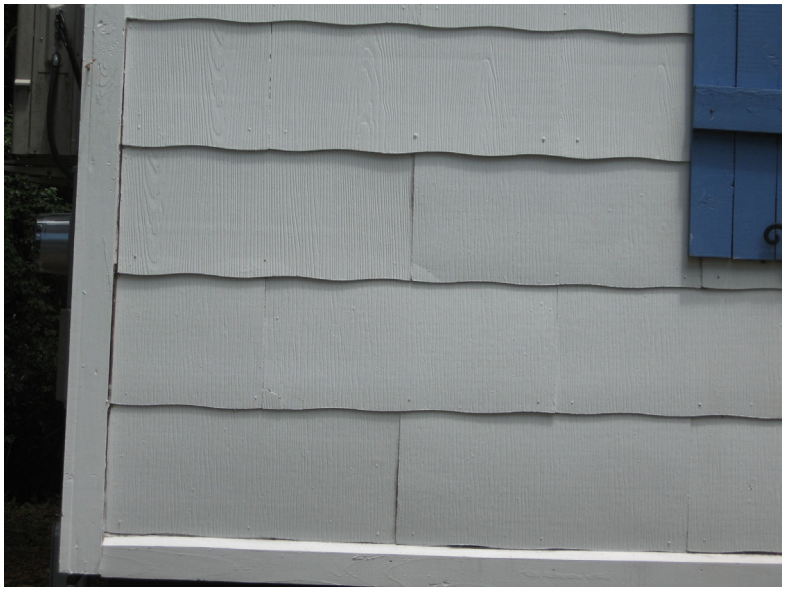
***YES.** Cementitious siding for should resemble historic wood siding as closely as possible in width and reveal.*

***NO.** The application of cementitious siding should not include any false wood grained siding.*

3.13 **Appropriate methods for paint removal from wood siding include chemical paint removers. When used very carefully, heat guns or heat plates may also be appropriately used for paint removal.** Many heat guns produce levels of heat that are inappropriate for wood siding or any other wooden element that is attached to the building. Infrared heaters may be safe to use on elements that cannot be removed from the building for paint removal.

3.14 **Do not create a false historical appearance by adding stock trim or trim salvaged from another building or buildings.** In addition, do not move or rearrange existing trim to another part of a building without historical evidence as a precedent.

3.15 **Removal of asbestos shingles or other synthetic siding materials is appropriate if these materials were added over original wood siding.** Where asbestos shingle siding has been added and covers original historic wood siding**,** the safe removal of asbestos shingles by a professional contractor is appropriate. Restoration of the original wood siding beneath added asbestos shingles and other synthetic sidings is encouraged.



A number of dwellings had the original wood siding covered with asbestos shingles in the mid-twentieth century as at 2524 Myrtle Avenue (above).

Wood siding beneath synthetic siding materials is often in good condition. If these siding materials are removed, the siding has the potential for restoration (right, 2630 Gold Bug Avenue).

Why Preserving Original Siding is Recommended and Makes Economic Sense

Sullivan's Island DRB typically requires the preservation and retention of historic wood siding unless the siding is clearly deteriorated beyond repair. The reasons for preserving wood siding and not concealing it beneath synthetic siding materials include:

- Synthetic sidings do not achieve the appearance of historic wood siding materials. In particular, vinyl siding has an artificial appearance which contrasts with a historic building.

- Covering original wood siding with materials such as aluminum and vinyl can trap moisture and promote condensation between it and the wood underneath, leading to rotted wood and structural problems. Synthetic sidings don't allow the historic building to "breathe" and don't provide sufficient permeability.

- The cost of synthetic sidings such as vinyl and aluminum may be less economical than preserving and maintaining wood siding. Applying synthetic siding materials often exceeds or equals the cost of regular painting of wood siding. In terms of resale value, wood siding has the economic advantage; a report by the National Association of Realtor Group in 2019 found that property owners lose one out of every three dollars invested in vinyl siding when they sell their house (https:www.nar.realtor). Real estate appraisers across the country have also recorded increased resale values when historic building owners retain original wood siding and avoid vinyl siding.

- Wood and synthetic materials perform fairly equally in terms of energy conservation since most heat leaves buildings through other areas.

- Claims that synthetic siding is "maintenance-free" are untrue. Owners of 15 to 20 year old aluminum and vinyl siding often find that these materials fade in color and, like wood, require painting. Further, vinyl siding becomes brittle from exposure to sunlight and tends to crack and break after ten years.

- Installation of vinyl typically includes a 30-year warranty, but the color often fades within 10-15 years in some climates. Exposure to high heat and intense sun rays may result in the color fading within 10 years.

- Vinyl siding is made from polyvinyl chloride and the manufacture, use, and disposal of this material results in toxic byproducts such as dioxin. Vinyl siding is not a "green" product and cannot be recycled.

Alternative Wood Siding Guidelines

The appearance, surface textures, details, and other key visual characteristics of most substitute sidings are not appropriate in historic districts. New materials, however, may be approved in select cases. Any alternative siding must have the surface appearance, surface reflectivity, and finish of wood.

- Vinyl, aluminum, and pressed wood are not appropriate substitute cladding.

- Cementitious (fiber cement) siding may be approved for new structures and non-contributing structures.

- In the case of buildings and structures with added vinyl, aluminum, or pressed wood cosmetic cladding, the historic siding materials should be retained if they are in good condition once these later siding materials are removed. If the original siding of the historic building is found to be irreparable then it shall be replaced with a real wood siding that is as close to the original siding profile as can be found. Alternatives to wood siding should not be considered for replacement siding on a historic structure.

- Vinyl and aluminum shall not be approved to cover or replace wood siding or brick structures that contribute to the character of Sullivan Island's historic districts.

If cementitious siding is used for new construction or non-contributing buildings it should be of smooth and not a faux-grained finish.

4.0 ARCHITECTURAL DETAILS

POLICY

Architectural details contribute to the overall historic appearance of a building. These important features should be preserved and maintained. Do not remove, cover, or conceal architectural details. Repair them as needed. If a historic architectural detail is beyond repair, replace it in-kind, matching the original feature in material, design, color, and texture as closely as possible.

The dwelling at 2002 Middle Street features a gable dormer and decorative window surround at the roofline.

Design Guidelines for Architectural Details

4.1 **Maintain and preserve historic architectural details and features.** Architectural features help convey a historic building's architectural style. Architectural details should not be covered or removed. Their proper care and maintenance prevent deterioration and loss of individual elements, helping to maintain overall integrity.

4.2 **Repair existing architectural details.** For small areas of deterioration in wood features, repair with wood epoxy. Epoxies are fillers which are used to strengthen and consolidate wood. Cut out larger areas of decay, and fill the void with pieces of new wood. Clean metal features with light corrosion and flaking paint with a wire brush. After cleaning metal features, re-paint them immediately.

4.3 **Replace a missing or severely damaged historic architectural detail and feature in-kind.** Select replacement features that match the original feature in design, proportion, and detail. Historic photographs, drawings, graphics, or other physical evidence are useful aids to determine an appropriate example for a replacement feature. If no historic documentation is available, select a simple design in keeping with the building's historic architectural style and period. Ideally, any replacement feature should be made of the same material as the original, but when necessary, substitute materials may be considered if they successfully match the original appearance.

A distinctive wood finial is a distinguishing detail at the roofline of 2662 Middle Street.

5.0 AWNINGS AND CANOPIES

POLICY

Before the advent of air conditioning, awnings and canopies were commonly installed to provide shade. Placed over window and door openings, awnings and canopies help to reduce sunlight and heat in the interior. Canvas was commonly used, and metal awnings were introduced by the 1930s. Preserve and maintain historic metal awnings or original canopies. Adding new awnings may be appropriate, with proper design, placement, and materials.

Design Guidelines for Awnings and Canopies

5. 1 Repair existing canvas, wood, or metal awnings and canopies with in-kind materials.

5.2 Replace awnings with appropriate materials, design, and dimensions. Canvas awnings are appropriate for late nineteenth- and early 20th century dwellings. Metal awnings are appropriate on early– to mid-20th century dwellings. Fit the awning to the opening, and do not span the wall surface.

5.3 Install new awnings at traditional locations such as over porches, doors, and windows. Install awnings as not to damage adjacent historic materials. Fixed or retractable awnings are appropriate.

5.4 Select awnings of traditional design. Shed-type awnings are the most appropriate designs in parallel with the horizontal line of door and window frames. Arched, bubble, concave, or convex awnings are discouraged except where used originally.

This entrance at the commercial building at 2019 Middle Street displays an appropriate canvas awning.

Appropriate metal awnings at 2614 Myrtle Street.

6.0 CHIMNEYS

POLICY

The majority of chimneys in the historic districts are internal to the dwellings rather than located on exterior walls. Brick is the most common chimney material.

Chimneys are prominent features that define the style of the dwelling and should be preserved and maintained even if no longer in use. Removal of an original chimney should occur only if it is structurally unstable and the chimney cannot be repaired. Follow the guidelines for masonry materials to maintain historic chimneys.

Chimney caps should be preserved to close the top of the chimney flue to prevent rain, debris, and animals from entering. They should be vented to allow moisture to escape the flue.

Design Guidelines for Chimneys

6.1 **Retain original chimneys on the primary façade or locations readily visible.** Even a non-functioning chimney should be preserved as an important architectural feature. Do not apply stucco or paint to chimney masonry. Concrete, slate, unglazed terra cotta, and stone may be used as chimney caps. Removing non- functioning chimneys or flues at locations not readily visible may be appropriate.

6.2 **Maintain the structural integrity of an original chimney following the guidelines for brick/masonry.** Use gentle cleaning methods as needed. When repointing is necessary, use compatible soft historic mortar compounds.

6.3 **Support or rebuild unstable chimneys**. Physical structural support may include metal straps or brackets anchored to the roof framing. Match repairs to historic materials, shapes, mortar, material color, and brick patterns.

6.4 **Replace original chimneys in-kind.** Match all original aspects, including height, configuration, shoulders, stack details, brick color, texture, and bond pattern.

6.5 **Chimney caps are both decorative and functional.** Chimney caps should be vented to prevent the build-up of moisture within the chimney stack.

Examples of appropriate chimney caps include the dwelling at 950 Middle Street (left) and the metal chimney cap at 1754 Central Street (right).

7.0 DOORS AND ENTRANCES

POLICY

Doors and entrances are both functional and aesthetic features, often defining the architectural style and period of construction of a dwelling. Preserving all elements of a historic entrance, including original doors, transoms, sidelights, pilasters, fanlights, and hardware, helps ensure the building's architectural integrity. Original doors should be maintained, repaired when necessary, and preserved.

Design Guidelines for Doors and Entrances

7.1 **Preserve and maintain original doors and entrances.** All decorative and functional components of a historic entrance should be preserved, including original jambs, sills, and headers. Original doors should be preserved and maintained, as they contribute to a building's historic appearance. Never cover or fill in historic door openings.

7.2 **Repair deteriorated or damaged historic doors consistent with historic materials.** Repair original doors using methods that retain their historic fabric and appearance as much as possible. Use epoxy to strengthen small areas of deteriorated wood.

7.3 **If historic doors are missing or beyond repair, replacement doors should match the originals.** Use historic photographs to identify details, such as materials, dimensions, number of panels and glass lights, regarding original doors if possible. New doors should reflect the style and period of the building.

7.4 **Do not enclose or conceal an original door opening on the primary façade or an elevation readily visible.**

Many entrances in the historic districts retain original doors along with sidelights and transoms (left, 1766 I'on Avenue, right, 1820 Central Street).

7.5 **Do not introduce a new door opening where none existed on a readily visible facade.** Non-original façade openings compromise architectural integrity. It is not appropriate to create a new opening on a main façade. A new opening may be permitted on a side elevation if it is not readily visible. The new entrance should be compatible in scale, size, proportion, placement, and style to historic openings.

7.6 **Use storm doors to improve energy efficiency.** New storm doors should be compatible with the original exterior doors and with the style and period of the structure. The storm door should be of full-view design, allowing full visibility of the historic door it covers. Wood and metal are appropriate materials. Louvered wood doors are also appropriate, as are storm doors with a panel configuration matching that of the historic door.

7.7 **Preserve historic screen doors, or select a screen door design that allows view of the original primary door it covers.** Wood screen doors should be appropriate for the period and style of the structure.

7.8 **Full-view security doors are appropriate for entrances not visible from the street.** These should not be ornate or elaborate in their structural framework.

Many of the dwellings have original paneled wood doors with glass lights as at 1815 I'on Avenue (left) and 2014 Middle Street (right). .

Shutters original or appropriate for an entrance should be preserved and maintained (2662 Jasper Street).

Preserve original or appropriate design screen doors (1748 Central Street).

YES-*Storm doors should be unobtrusive and blend with the historic door as in this example.*

NO: *Storm doors should be full-view to allow the historic door to be viewed behind it.*

8.0 FOUNDATIONS

POLICY

The most common foundation materials in the historic districts are brick and concrete. Many dwellings retain continuous or pier brick foundations. Historic dwellings which have been elevated often have concrete piers which have been painted or covered with stucco.

Preserve and maintain historic foundation materials, and keep them in good repair. If replacement materials are needed match them to the original as closely as possible.

For properties proposed for elevation, see the foundation guidelines in Chapter 8.

Design Guidelines for Foundations

8.1 **Preserve and maintain original foundations.** Maintain original foundation materials, design, and detailing. Do not cover original foundations with concrete block, plywood panels, or corrugated metal.

8.2 **Follow masonry guidelines for cleaning, care, and repair of masonry foundations.**

8.3 **If replacement materials are necessary, match the original foundation as closely as possible.**

8.4 **Divert water away from dwelling foundations.** Over time, exposure to water will cause foundation damage. Roof gutters and downspouts should spill onto splash blocks or connect to in-ground pipe to carry water into the yard. Site-grading also helps carry rainfall away from the house.

8.5 **Do not conceal historic pier foundation.** Do not in-fill spaces between foundation piers with solid brick or concrete block. Traditional design lattice panels are appropriate for the spaces between the piers. Such panels should be placed in-line or behind the piers and not in front.

Appropriate vertical and horizontal lattice panels at 2120 Middle Street.

These traditional diagonal lattice panels are appropriately placed between the porch foundation piers at 1744 I'on Avenue.

9.0 HISTORIC GARAGES & OUTBUILDINGS

POLICY

Outbuildings such as garages, sheds, stables, carriage houses and servants' quarters were often built at the rear or sides of dwellings. Historic outbuildings should be preserved and maintained as they reflect cultural changes over time. Such outbuildings should be repaired with materials and details to match the original.

When planning new garages and outbuildings, consult the section on new construction.

Design Guidelines for Historic Garages and Outbuildings

9.1 Preserve and maintain original garages, carriage houses, sheds, and other outbuildings that contribute to the history of a property.

9.2 Repair an original outbuilding with materials to match the original. If original garage doors on a historic building are missing or damaged, they may be replaced with sectional overhead roll-up doors or side-hinged doors of wood resembling historic designs. These designs are also appropriate for non-contributing outbuildings, though the doors may be constructed of metal, composite, and other alternative materials.

9.3. Outbuildings were often built without gutters. If sections of historic outbuildings are deteriorated beyond repair, replace with in-kind materials to match the original. Where possible, replace only the damaged or deteriorated portions rather than the entire feature. The addition of gutters and downspouts to the building is encouraged.

9.4 The replacement of original wood siding with appropriate alternative materials may be approvable depending on the location of the outbuilding and visibility.

Original automobile garages, servants' quarters and other outbuildings should be preserved and maintained as at 2519 I'on Avenue (left) and 2519 I'on Avenue (right).

10.0 GUTTERS & DOWNSPOUTS

POLICY

Gutters and downspouts direct rainfall away from the building providing essential protection from water damage. While functional, they can have aesthetic value through material or color, such as copper examples that take on a green patina over time. Inspect gutters regularly to keep them cleared of obstructions and mounted properly with sound hardware.

Design Guidelines for Gutters and Downspouts

10.1 Retain original gutters and downspouts, and keep them in good repair.

10.2 When installing replacement or new gutters and downspouts, ensure there is no damage to historic features or materials, using minimal hardware.

10.3 Install downspouts at unobtrusive locations and concealed where possible behind porch columns and building corners.

10.4 The color of downspouts and gutters should blend with the trim or main body of the house.

10.5 If new gutters are required, half-round designs are the most historically accurate and preferred. New gutters and downspouts of copper may also be appropriate.

10.6 Original boxed gutters on a property should be preserved and maintained.

Gutters are recommended to be half-round design with round downspouts, (924 Middle Street, left and 2612 Jasper Street, right).

11.0 LIGHT FIXTURES

POLICY

Few historic light fixtures remain from the early 20th century in the historic districts but these should be preserved and maintained, if possible.

Modern light fixtures should be compatible with the architectural style and of traditional materials and placement. Traditional designs such as gooseneck and pan lighting are appropriate for exteriors of commercial buildings, dwellings and outbuildings.

Installing light fixtures to accent sidewalks is appropriate. Installing electric light fixtures in front yards is appropriate.

Design Guidelines for Light Fixtures

11.1 Preserve and maintain historic light fixtures. Preserve these character-defining features of the building or property.

11.2 Repair and/or re-wire historic light fixtures.

11.3 If historic light fixtures are missing or damaged beyond repair, select replacements that match the originals. Historic photographs or other documentation can aid in the selection of new light fixtures. If no such evidence exists, select a design that blends with the style of other historic features of the building.

11.4 Simple designs are most appropriate. New light fixtures should be simple in design and appropriate to the style of the house.

11.5 Footlights are appropriate for walkways, sidewalks, and driveways in front yards.

11.6 New light fixtures must not damage or obscure architectural features. When installing new light fixtures, take care not to damage masonry, siding, or other historic materials. Modern fixtures such as security cameras and motion-sensing lights should be installed as to be as unobtrusive as possible.

Many of the commercial buildings in the 2200 block of Middle Street feature appropriate gooseneck style light fixtures for illumination of the façade and entrances (2209 Middle Street).

11.7 **Light fixtures should be directed to illuminate downward rather than upward to reduce light spilling onto neighboring properties.**

11.8 **Choose lighting sources that generate a soft white light instead of a more intensive yellow or orange light.**

Examples of appropriate pan lighting for dwellings and garages are at 2508 Myrtle Street (left) and 956 Middle Street (right).

Footlights along walkways and sidewalks are appropriate additions for illumination and safety (1918 I'on Avenue, left and 2002 I'on Avenue, right).

12.0 PORCHES

POLICY

Porches are major focal points on historic facades, displaying a dwelling's architectural style. Porch features include columns, posts, piers, railing, brackets, vergeboard, spindles, steps, and balustrades. A lack of porch embellishment is also indicative of style on a simple and unpretentious house. Porches should be preserved in their original form and detail.

Some front porches were altered with stylistic updates to reflect changing architectural tastes. For example, a house from the late nineteenth century may have early twentieth-century porch detailing, illustrating the continued significance of the porch.

Due to their ability to convey historic character, it is not appropriate to remove, enclose, or alter front porches. Side porches in public view should likewise be preserved and retained. Rear porches not readily visible may have more flexibility to be enclosed, enlarged or remodeled.

For porch repairs and alterations, use only woods that are naturally rot-resistant for exposed surfaces such as railings, posts, and steps, and use galvanized or stainless steel fasteners. Pressure-treated tongue-and-groove wood is appropriate for flooring.

Design Guidelines for Porches

12.1 **Preserve and maintain historic porches and related features such as railings, posts or columns, ceilings, steps, lattice, flooring, piers, ornamental trim, and other character defining elements.** Follow design guidelines for wood or masonry materials as relevant.

12.2 **Repair, rather than replace, historic porch elements, if possible.** Use repair techniques that preserve historic material, including patching, epoxy repair, reinforcing, or splicing-in of new wood in place of deteriorated sections.

Milled wood porch columns and turned balusters on the porch railings are one of the most important defining features of a dwelling's style (1112 Osceola Avenue).

Victorian-era houses typically displayed milled porch columns as at 2430 Jasper Street.

The porch at 1002 Middle Street displays Doric-motif porch columns.

12.3 **Replace in-kind with appropriate materials.** Naturally rot-resistant or pressure-treated woods are appropriate. Paint them within six months. Alternative materials such as non-wood composite based floor materials are not appropriate for the historic districts.

12.4 **Do not enclose or alter original or historic front porches.** Porches on the primary façade and readily visible side elevations should not be enclosed with siding materials or glass. Screen panels may be added which are limited to a section of the porch and have minimal structural framework.

12.5 **It is not appropriate to create a false historical appearance, such as adding Victorian ornament to a plain early twentieth-century porch.**

12.6 **It is not appropriate to remove a porch that is not repairable without replacing it, nor to replace it with a new porch that is not in keeping with the architectural style of the property.**

12.7 **If a porch is missing, use accurate historical documentation, such as historical photos, to reconstruct it.** If no such evidence exists, use similar dwellings as examples to achieve an appropriate porch design. The owner shall provide the DRB with such documentation in the application for a CoA.

12.8 **It is not appropriate to add new porches or balconies to primary elevations or other areas of a building in the public view if none existed historically.**

By the early twentieth century, porch columns were often designed in classical styles including Tuscan, as at 1808 Middle Street.

12.9 **When replacing a missing or non-historic porch railing, rebuild the railing at the original height.** If assistance is needed consult with the Historic Preservation Specialist.

12.10 **If a new porch railing is required, consider alternatives such as raising the grade in front of the porch or adding an additional railing above the traditional porch height.**

12.11 **Adding screen panels on front porches is not recommended although a portion of the porch may be screened with a limited amount of framing.** Full screening of porches many be appropriate depending on door and window locations.

Screening of front porches is discouraged but may be appropriate if minimal structural framing is used, and only one bay of the porch is enclosed as at 2602 Jasper Street (above) and 2208 I'on Avenue (right).

13.0 ROOFS

POLICY

Few original roof surfaces exist in the historic districts due to Sullivan's Island's history of hurricanes and other storms. Most roofs display materials added in recent decades.

Roofs help define the building's architectural character and overall form. Preserve and maintain original roof forms such as gable or hipped. Installation of new dormers or skylights is acceptable on rooflines not readily visible.

Repair and preserve historic roof materials such as slate, metal standing seam, and clay tile. Replacement of a roof beyond repair should be undertaken using similar materials or compatible alternative materials.

Design Guidelines for Roofs

13.1 **Preserve original and significant later roof forms, shapes, and major architectural elements such as dormers, gables, and eave overhangs.** It is not appropriate to alter portions of a roof that are visible from public vantages.

13.2 **Preserve, maintain, and repair historic roofing details and materials such as slate, standing-seam metal, and tile.** Replace in-kind only if necessary due to deterioration or damage. Replace only the damaged or deteriorated portion, matching original materials if possible.

13.3 **Do not remove original features such as ornamental eaves, cornices, dormers, finials, cresting, steeples, and other details that add to a building's overall character.** The design of any new roof features should be based on documentary evidence and should be compatible with surrounding buildings.

13.4 **The application of composition shingles to replace deteriorated composition shingles is appropriate.**

13.5 **Wood shingles or modern imitation wood shingles are typically not appropriate for post-1915 dwellings unless documentation for their original application exists.**

Only a few original slate roofs exist in the historic districts. These can last indefinitely and are important defining features of a property (1760 I'on Avenue).

13.6 The installation of metal standing seam or crimped roofs are appropriate. Sullivan's Island has a tradition of using metal standing seam or crimped metal for roof surfaces to withstand the humid climate and storms. Modern factory-finished metal roofing systems are typically inappropriate, but may be considered where pan-width, ridge details, seam profile and eave details are consistent with traditional metal roof designs. Installing a a copper or copper-plated steel roof on a building that never had copper originally is not appropriate.

13.7 Repair and replacement of asbestos shingled roofs should be with cement-fiber shingles or a compatible material. Asbestos shingles are no longer available due to health and safety issues—select an alternative material compatible in appearance and profile.

13.8 It is not appropriate to create a false historical appearance by adding conjectural features without historical, pictorial, or physical documentation.

13.9 Non-historic roof features may be installed on areas of the roof not in public view. Skylights, vents, dormers, chimneys, antennas, and solar collectors are not permitted when their installation or later removal would damage or destroy a significant roof feature. New dormers may be permitted on side or rear elevations if compatible with the building and roofline.

The installation of standing seam or crimped metal roofs is appropriate as long as they consistent with traditional seam patterns and spacing (1002A Middle Street).

YES - *Examples of appropriate metal roofs include the crimped design at 1908 I'on Avenue (left) and the metal standing seam roof at 2430 I'on Avenue (right).*

NO - *Metal roofs which do not have traditional standing seam profiles and spacing are not appropriate.*

Technical Information
NPS Preservation Brief #04
Roofing for Historic Buildings
Preservation Brief 4: Roofing for Historic Buildings

14.0 WINDOWS

POLICY

The historic windows which exist in the districts are primarily double-hung wood sash with two-over-two, four-over-four and six-over-six lights. The vernacular tradition of construction on the island limited the use of stained glass and other more ornate designs.

The location and pattern of windows on a dwelling's façade and elevations are important to the visual appearance of a historic property. Mid –19th century windows have smaller and more numerous panes of glass in the sash. By the late 19th century, production of windows with two and, eventually, a single pane of glass per sash was possible.

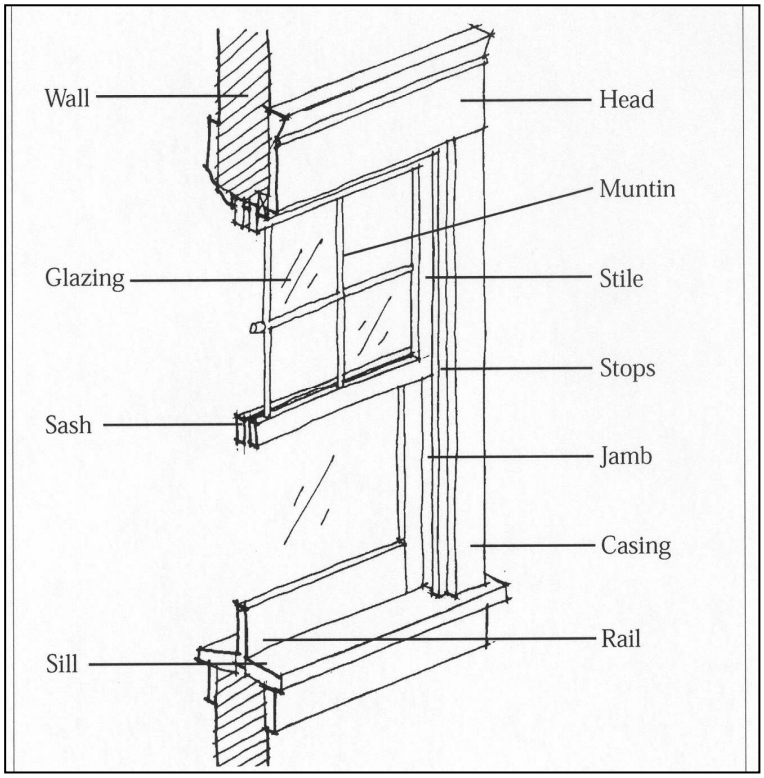
Preserve, maintain, or repair historic windows. Do not cover or enclose original window openings. Historic windows deteriorated beyond repair may be replaced in-kind, fitting into the original window opening. Replacement windows should also match the originals in profile, number and configuration of panes, or lights and material, such as wood or metal. Adding new window openings on a primary façade is not appropriate.

Design Guidelines for Windows

14.1 Preserve and maintain historic windows and significant elements such as frames, sashes, shutters, hardware, glass, sills, trim, and moldings.

14.2 Maintain existing historic windows where possible. Follow guidelines for wood or metal maintenance, as relevant.

14.3 Repair, rather than replace, existing historic windows where possible. Wood epoxies and wood patches can be used to make spot repairs and strengthen deteriorated wood elements. Replacement may be warranted if 50% or more of the windows require significant repair. If a pick can penetrate more than halfway into the sash's rails then repair may not be possible.



Typical sash window elements and details.

Some of the oldest windows in the districts are four-over-four wood sash design (2424 Middle Street).

By the late nineteenth century, two-over-two wood sash windows were widely used in Sullivan's Island (1744 I'on Avenue).

14.4 **Replace in-kind, using replacement windows that match the existing historic elements as closely as possible.** Attempt to replace only the deteriorated element, such as a single sash, rather than the entire frame. If an entire window is deteriorated, its replacement shall match the original in dimensions, materials, and detailing as closely as possible. Wood windows or alternative materials such as aluminum-clad with a baked enamel finish may be approvable. Some modern windows do not accurately resemble historic windows and may not be approvable by the DRB. It is not appropriate to replace double-hung sash windows with sliding, single-hung, or fixed-light windows.

14.5 **Use storm windows to improve energy efficiency where needed.** Storm windows for double-hung sash should have horizontal dividers that are in alignment with the horizontal meeting rails of the original upper and lower sashes. Interior storm windows of full-view design or with matching sash meeting rails may be appropriate. The finish of new storm units should be compatible with the color of the house.

14.6 **Tinted glass is not appropriate in historic buildings in any area visible from public view.** Energy-saving or "low-E" glass may be used only if it is not tinted.

14.7 **New windows must match the originals in overall size and opening area and have three-dimensional muntins with either true divided lights (TDL) or simulated divided lights (SDL) which have three dimensional grilles on both the interior and exterior sides and a shadow bar between the panes.** Snap-in grilles or grilles between glass are not appropriate for windows.

14.8 **New window openings shall not alter the historic character of the building or cause damage to historic materials or other significant architectural features.** Do not add new window openings to the primary façade or elevations in public view. New window openings may be added at rear or side elevations which are not readily visible.

Replacement windows should be of wood, aluminum clad or a compatible alternative material. They should have true divided lights as illustrated above or simulated divided lights as shown below.

The two-over-two sash window at 1514 Middle Street is an example of an appropriate aluminum clad wood sash window.

Technical Information
NPS Preservation Brief #09
The Repair of Historic Wooden Windows
Preservation Briefs 9: The Repair of Historic Wooden Windows

Why Preserve Original Windows?

- Windows are significant architectural features that characterize a building's style and time period and define the scale of a building. Loss of original windows compromises the architectural integrity of the building.

- Several window studies have found that rebuilt historic wood windows with added storm windows and weatherstripping are as energy efficient as most new thermo-pane windows and last longer.

- The longevity of old-growth lumber used in historic window can exceed one hundred years if well maintained, unlike new-growth wood, vinyl, or aluminum.

- Windows typically account for less than one-fourth of a building's energy loss. Insulating the attic, ductwork, plumbing penetrations and basement is a more economical approach to reducing energy costs than replacing historic windows.

- Any energy savings from replacing wood windows with aluminum or vinyl seldom justifies the costs of installation. For most buildings, recovery of costs to replace windows takes decades, and the life expectancy of new vinyl or aluminum windows runs ten to fifteen years or less.

- According to a 2019 study by the National Association of Realtors, installing new vinyl windows for the average home costs $22,000 but only increased the resale value by $16,500. Only 4% of realtors said the new windows helped to close the sale. (https:www.nar.realtor)

The majority of old-growth wood windows can be rebuilt and last indefinitely. This approach is more economical than the cost of replacement windows. Adding an appropriate full-view exterior storm window assists in energy conservation (1754 Central Street).

15.0 WINDOW SHUTTERS AND SCREENS

POLICY

Many historic window shutters exist in the historic districts and are important architectural elements to dwellings. Shutters protected windows during storms and helped shade interiors during the summer months. Original shutter designs include both louvered and paneled.

Original wooden window screens, shutters, and louvers should be retained and preserved. New or replacement screens should have frames of wood or painted metal.

Louvered and paneled wood shutters are appropriate if they are sized to fill the window opening when closed and are hung with the appropriate hardware consisting of pintles, hinges, and holdbacks.

In recent decades, "Bahama" shutters have been added to many dwellings and these are appropriate as long as they are mounted with minimal hardware to the window surround.

Design Guidelines for Window Shutters and Screens

15.1 Preserve and maintain original or historic shutters and screens.

15.2 Repair original or historic shutters and screens as possible. It is also appropriate to add louvered or paneled shutters to a historic building if there is evidence that it once had them or if appropriate for the age and style of the property. For most buildings, shutters should be installed to fit the window frame opening if closed and be of correct proportions for each window. Install shutters with operable hardware, consisting of hinges, pintles, and holdbacks located in the appropriate positions.

15.3 Replace in-kind. Shutters made of alternative materials that duplicate the look, appearance, and patina of wood may be allowed. Vinyl shutters do not accurately duplicate the appearance of wood and are not approvable.

Many appropriate shutter designs are within the historic districts. These vertical board shutters are operable and can be closed to protect the window during storms (312 Station 16 Street).

The most common types of shutters in the historic districts are raised panel designs (1726 Middle Street, left) and louvered designs (2424 Middle Street, right).

When closed, shutters should cover the window opening to which they are attached (1820 Central Street).

An example of an appropriate Bahama shutter is at 1514 Middle Street.

16.0 COMMERCIAL BUILDINGS AND SIGNS

POLICY

Commercial buildings on Sullivan's Island are primarily concentrated along the 2000-2200 blocks of Middle Street. These businesses include restaurants, retail stores, and professional offices. Most of the commercial buildings were constructed since the 1960s while a few are historic dwellings converted for business use.

There are few examples of historic commercial buildings with traditional storefront designs on the island. The building at 2067 Middle Street retains its false front commercial character but other historic commercial buildings have been extensively remodeled. The guidelines for dwellings should also apply to the commercial buildings converted from residential use.

Signs for commercial buildings must be in compliance with the Town's sign regulations in the ordinance (Sec. 21-131) and they should also follow traditional patterns for location and materials. Wall signs, projecting signs, window signs and freestanding signs are all appropriate in the Town's commercial area.

Design Guidelines for Commercial Buildings and Signs

16.1 Buildings converted from residential to commercial use should be maintained or rehabilitated in accordance with the guidelines applicable for dwellings.

16.2 The primary sign for a building should complement the lines of the building upon which it is placed. Signs flush with the façade are preferred. The primary sign may also appear on a canvas awning. Signs shall not obscure historic building features such as eaves, transoms, windows, and decorative building elements.

16.3 Signs may be illuminated by incandescent bulbs or surface lighting fixtures. Signs should be lit in a manner to not be a spill over to adjacent residential lots.

16.4 Signs on a building are limited to a total of thirty-two (32) square feet. Other sign limits apply when the building is occupied by more than one business.

16.5 Wood is the preferred material for primary signs, painted appropriate colors. Graphics or logos for the business are encouraged. Metal may also be used for signs. Internal illuminated signs are prohibited with the exception of non-flashing neon.

The building at 2067 Middle Street is an example of a false front commercial building from the early 20th century.

16.6 **Traditional lettering should be used for signs**. Serif style lettering is appropriate and encouraged.

16.7. **No sign, unless attached to the building façade, shall exceed twelve (12) feet.**

16.8 **Only one (1) pole or monument signs, permanently attached to the ground is allowed per lot.**

16.9 **Signs shall be located not less than ten (10) feet out street right-of-way line, unless attached to the wall of an existing building.**

Appropriate projecting sign at 2205 Middle Street.

Appropriate wall sign at 1820 Middle Street.

Example of an appropriate pole or monument sign at 2210 Middle Street.

Projecting or "blade" signs are also appropriate for the commercial area (2120 Middle Street).