

ORDINANCE 4134

AN ORDINANCE TO AMEND THE HARTSVILLE, SOUTH CAROLINA CODE OF ORDINANCES, CHAPTER 11 - HISTORIC PRESERVATION, BY REPEALING AND REPLACING SECTION 11-11 "DESIGN GUIDELINES", AND BY RENUMBERING OF 11-12 "APPEALS" TO SECTION 11-22, AND BY THE ADDITION OF SECTION 11-12 THRU 11-21 AND RESERVING 11-23 THRU 11-40.

WHEREAS, the City of Hartsville desires to establish guidelines which define proper preservation and restoration standards to properties designated as historic within the limits of the City of Hartsville; and,

WHEREAS, the City of Hartsville desires to amend Chapter 11 in the Hartsville code of ordinances with the standards established and recommended by the Architectural Review Board; and,

WHEREAS, this establishment and subsequent amendment of the Historic Preservation guidelines are an integral part of the process to become a Certified Local Government of South Carolina.

NOW, THEREFORE BE IT ORDAINED, by the Mayor and Council of the City of Hartsville that, Chapter 11- Historic Preservation, of the City of Hartsville, South Carolina City Code is hereby amended to read as follows:

**CHAPTER 11 - HISTORIC PRESERVATION.
SECTION 11-11 THROUGH SECTION 11-22
RESERVING SECTIONS 11-23 -11-40.**

Section 11 11. Design Guidelines

- a. Purpose.
 1. To protect, preserve and enhance the distinctive architectural heritage of the City of Hartsville;
 2. To promote the educational, cultural, economic and general welfare of the people of the City;
 3. **To foster civic pride;**
 4. To ensure the harmonious, orderly and efficient growth and development of the municipality;
 5. To encourage new buildings and developments that will be harmonious with the existing structures and **sites; and**
 6. To establish a mechanism for accomplishing these objectives.
- b. It is the intention of the City of Hartsville (the city) in enacting this historic preservation chapter to delegate to the Architectural Review Board (ARB) those powers approved under the United States Constitution by the United States Supreme Court in Penn Central Transportation Company v. New York City, 438 U.S. 104 (1978), in Keystone Bituminous Coal Association v. DeBenedictis (No. 85-1092) (55 U.S.L.W. 4326) and any subsequent decisions interpreting the power of municipalities to use police powers to preserve their architectural heritage and protect the quality of life for local residents. Similarly, the state statute that is the basis for this historic preservation chapter is S.C. Code 1976, § 5-23-310.
- c. It is the further intention of the City of Hartsville in enacting this chapter to encourage a harmonious outward appearance of structures within locally designated historic districts in order to preserve property values and continue to attract business and residents.
- d. It is the hope of the city that by encouraging a general harmony of style, form, color, proportion, texture and material between buildings of historic design and those of contemporary design, it will be possible for the City's historic districts to continue to impart a distinctive aspect to the City and to serve as visible reminders of the significant historical and cultural heritage of the City and the state. (Code 1977, § 5-5002)

Section 11-12. Definition of historic district

- a. **The term "historic district" means an area or group of areas, not necessarily having contiguous boundaries, designated by the city's council upon the recommendations of the ARB and pursuant to the provisions of this chapter.**

Section 11-13. Survey and inventory of historic properties.

- a. **The ARB may authorize an ongoing survey and inventory of historic properties, provided such survey is conducted in accordance with professional standards and under the qualified supervision of the State Historic Preservation Office (SHPO).** Such survey shall follow procedures described in the South Carolina State Historic Preservation Program: Survey Manual. The results of the survey and inventory of historic properties are open to the public except when it is not in the public interest to list specific sites.

Section 11-14. Boundaries of historic district

- a. The boundaries of the historic district shall be superimposed upon the zoning map of the City of Hartsville. The map indicates the boundaries of the historic district at the time of adoption of the ordinance from which this chapter is derived.
 1. *Adoption of inventory map.* In order to identify structures and sites which should be preserved, maintained and protected in the public interest, and to provide guidance for the ARB, there is hereby adopted as part of the official zoning map of the city an inventory map entitled "historic survey map," dated Month, Year. The original of the inventory map shall be filed as a public record in the office of the Planning Department and shall be available for public inspection during normal business hours. Copies of the inventory map shall be sent to all land use planning agencies.
 2. *Revisions to inventory map.* The inventory map shall be revised to show changed conditions such as the expansion of historic district boundaries. The ARB may from time to time recommend to the city council appropriate revisions to the inventory map, but such revisions shall not become effective until the zoning chapter has been properly amended. Changes within the historic district shall not be made without due consideration by the ARB and/or Planning Commission with final authority given to the City Council.

Editor's note- The map referred to above has not been codified but is on file in the City planning office.

Section 11-15. Expansion of and additions to historic districts.

- a. Recommendations by the ARB. The ARB may accept a standardized letter (prepared for use and on file in the Planning Department) for self-nomination to the Hartsville Historic Property Listing by the property owner or recommend to the city council the creation of additional historic districts, the expansion of existing historic districts, and the addition of individual buildings and sites. It may also recommend that proposed relocation of historic structures be subject to review by the ARB.
- b. Action by city council. Changes in historic districts shall not become effective until officially adopted by the city council. Owners of properties which are proposed to be designated historic shall be notified in writing 30 days prior to consideration by the city council. Owners may appear before the city council to voice approval or opposition to such designation.
- c. Appeal. Any property owner may appeal the decision of the city council before the courts of the state as provided in S.C. Code 1976, § 5-23-340. (Code 1977, § 5-5008)

Section 11-16. Nominations to the National Register of Historic Places.

- a. The ARB may designate and recommend the nomination of buildings, structures, sites, objects or districts to the National Register of Historic Places. When considering whether a building, structure, site, object or district should be nominated, the ARB should apply the following National Register criteria: **The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workman-ship, feeling and association, and:**

1. That are associated with events that have made a significant contribution to the broad patterns of our **history**;

That are associated with the lives of persons significant in our past;
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent **the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity** whose components may lack individual distinction; or
4. That have yielded, or may be likely to yield, information important in prehistory or history.

b. The ARB shall conduct first review and evaluation of all proposed National Register nominations within its jurisdiction, including any which may have been submitted to the State Historic Preservation Office, and shall forward all reviewed nominations to the SHPO with recommendations for consideration by the state board of review. Property owners will be notified when their property is being nominated to the National Register and that there will be public notification for all nominations to be considered by the ARB. The ARB shall not have the authority to nominate properties directly to the National Register; only the State Board of Review and the SHPO shall have this final review authority. (Code 1977, § 5-5009)

Section 11-17. Certificate of Appropriateness.

a. Generally.

1. **Prior to any demolition, alteration, modification or addition to an existing structure or the construction of a new structure within the historic district, or the moving of any structure into or out of the district, a certificate of appropriateness from the Architectural Review board shall be required.**
2. Such certificate shall be a standard form signed by either the chairman or vice-chairman of the ARB, stating that the demolition or changes in the exterior architectural appearance of the proposed **construction, reconstruction, alteration or restoration are approved by the ARB. Application for a certificate of appropriateness must be made by the owner of the property which is proposed to be altered, or by an authorized agent or representative of the owner.**

b. *Record documents.* In order to provide guidance and insight concerning the goals and objectives for the historic district or for the types of development, and for the maintenance of consistent policies in guiding the public toward better standards of design, the ARB shall maintain a file containing records of all applications brought before the ARB for review, action taken by the ARB, drawings submitted and amendments of drawings approved pertaining thereto, and drawings and photographs or reproductions thereof showing structures which, in its opinion, may serve as general guides to appropriateness or as expressions of objectives to prospective developers or property owners. Such documents shall remain the property of the City but shall be held in the custody of the ARB in the Planning and Zoning Office by the Planning and Zoning Administrator.

c. *Preapplication review of plans by ARB.*

1. Prior to undertaking any construction, demolition or alteration of a structure, or calling for proposals or bids for such work, the owner of the property to be altered, or an authorized agent or representative of the owner, shall provide preliminary drawings and outline specifications for the proposed work, including color samples for outside work, for review and informal discussion with the ARB. The purpose of this review shall be to acquaint the owner or his representative with standards of appropriateness of design that are required of all proposed developments.
2. The required pre-application review shall not require formal application, but shall require notice to be given to the building inspector and the chairman of the ARB at least ten days before the date of the meeting at which the preliminary drawings are to be discussed. All documents submitted at this meeting shall be in triplicate, with the exception of scale models, which will be returned to the applicant after the **review.**

3. **For minor projects involving repair or alterations to existing buildings, if the preliminary drawings and other data are sufficiently clear and explicit, the ARB may grant preliminary and final approval at one review session. Should said data indicate alterations, remodeling or repairs not changing the exterior appearance, the building inspector may exempt the application from the provisions of this section.**
- d. *Documents to be submitted with application.* Application for a certificate of appropriateness for alterations and/or additions to existing structures or for erection of any new structures within the historic district shall be accompanied by three copies each of the following:

1. **Drawings, including plans and exterior elevations, drawn to scale, with sufficient detail to show, insofar as they relate to exterior appearances, the architectural design of buildings;**
2. **Specifications or other information describing proposed materials, textures, and colors, including samples of materials or color samples;**
3. **Plot plan or site layout showing all improvements affecting appearances such as walls, walks, terraces, plantings, accessory buildings, signs, lights and other elements; and**
4. **Photographs of the site location, showing contiguous properties and streetscapes, and, in cases involving an existing building, all sides of the building to be considered.**

All of the above data shall be filed with the Planning and Zoning Department and the building inspector. The Planning and Zoning Department and the building inspector shall cause said data to be made available to the ARB within ten days of receipt of data.

e. *Review of application.*

1. Upon receipt of a properly completed application for a certificate of appropriateness, the ARB shall review the proposal and within 30 days after receipt of the application shall either take action in the form of approval or denial as hereinafter provided, or shall find that the preservation and protection of historic places and the public interest will best be served by postponing the demolition or alteration and notify the applicant of such postponement. Postponement shall not exceed 12 months from the date of application.

The ARB, in reviewing proposals, shall base its decisions upon the specific criteria stated in the design review guidelines for the historic district, and shall make no requirements other than for the purpose of preventing developments which are not in harmony with the prevailing character of the historic district or which are obviously incongruous with this character. It shall not consider the uses or proposed uses of buildings, interior arrangements, interior design, or building features which are not subject to public view.

f. *Alternatives to demolition or alteration.*

1. Within the period of postponement of such demolition or alteration of any building, the ARB shall take steps to ascertain what could be done by the City council to preserve such building. Such steps shall **include, but not be limited to, consultation with civic groups, interested citizens, and public boards or agencies.**
2. In the event that it comes to the attention of the ARB that any property within the historic district is being allowed to deteriorate due to neglect, the ARB may take steps to encourage the owner of the property to make sufficient repairs to arrest the deterioration, thereby maintaining appearances and protecting property values in the historic district.

g. *Certificate of appropriateness; approval.*

1. When an application is reviewed and approved by the ARB, a certificate of appropriateness shall be issued within ten days after approval and a report shall be transmitted to the building inspector stating the basis upon which such approval was made to the applicant. If the ARB should fail to take final action upon any case within 60 days after the receipt and review of the application, unless the applicant has agreed to an

extension of the 60-day time limit, the application, if completed and fully documented, shall be deemed to be approved, and a certificate of appropriateness shall be issued.

2. When a certificate of appropriateness is issued, written notification shall be provided to the applicant and a copy thereof shall be transmitted to the building inspector. During the progress of the alteration or construction approved by such certificate the building inspector shall make regular inspections and shall make reports of such inspections to the ARB, listing all work inspected and reporting any work not in accordance with such certificate. If such work is found to be in violation of the certificate of appropriateness, the building inspector shall take appropriate action to put an end to such violation. Prior to the issuance of a certificate of occupancy for completed work it shall be the duty of the building inspector to make a final inspection to determine conformance with the plans approved by the ARB. If the building inspector finds that the completed work is in violation of the certificate of appropriateness, the building inspector shall take appropriate action to put an end to such violation.

h. Certificate of appropriateness; denial.

1. When an application is reviewed and it is the judgment of the ARB that the proposed demolition or partial **demolition, alterations and/or additions to existing structures or erection of new structures is in violation** of specific criteria stated in the design review guidelines for the historic district, the applicant shall be denied a certificate of appropriateness. The ARB shall state its reasons for disapproval and appropriate excerpts from the minutes may be sent to the applicant. The ARB may give advice to the applicant and **make recommendations regarding appropriateness of design, arrangement, texture, material, and color** of the property involved.

i. Appeal of ARB's decision to court.

1. Any person or persons jointly or severally aggrieved by a final decision of the ARB; any taxpayer; or any officer, department or board of the City, may present to a court of record a petition duly verified setting forth that the decision of the ARB is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within 30 days after the filing of the decision of the ARB.
2. Upon the presentation of such petition, the court may allow a writ of certiorari directed to the ARB to review the decision of the ARB, and shall prescribe therein the time within which a return thereto must be made and served upon the petitioner or his attorney, which shall be not less than ten days and may be extended by the court. The allowance of the writ shall not stay proceedings upon the decision appealed from unless the court, on proper application, grants a restraining order.

j. Determination of economic hardship.

1. **If an owner so desires, economic hardship shall be taken into account in the consideration of an application for removal or demolition, alterations or additions, and new construction. The ARB may solicit expert testimony or require that the applicant make submissions concerning any or all of the following information before it makes a determination on the application:**
 - a. **Estimate of the cost of the proposed redevelopment, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the recommendations of the ARB for changes necessary for the issuance of a certificate of appropriateness;**
 - b. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation;
 - c. Estimated market value of the property under the following conditions:
 - (1) In its current condition;
 - (2) After completion of the proposed redevelopment, alteration, demolition, or removal;
 - (3) After any changes recommended by the ARB; and
 - (4) In case of a proposed demolition, after renovation of the existing property for continued **use;**

- d. **In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;**
- e. Amount paid for the property, the date of purchase, and the party from whom purchased, **including a description of the relationship, if any, between the owner of record or application and the person from whom the property was purchased, and any terms of financing between the seller and buyer;**
- f. If the property is income producing, the following is required:
 - (1) The annual gross income from the property for the previous two years;
 - (2) Itemized operating and maintenance expenses for the previous two years;
 - (3) depreciation, deduction and annual cash flow before and after debt service, if any, during the same period; and
- g. Any other information considered necessary by the ARB to reach a determination as to whether the property does yield or may yield a reasonable return to the owners.

The ARB shall review all of the evidence and information required from the applicant and make a determination within 30 days of receipt of application whether the denial of a certificate of appropriateness has deprived, or will deprive, the owner of the property of reasonable use of, or **economic return on, the property. Reasonable return shall be considered an annual return of a minimum of six percent of the value of the property.** This percentage has been established as a reasonable rate of return on properties where economic hardship has been litigated before the United States Supreme Court. If the ARB makes a determination that economic hardship has not been proven by the owner the application for a certificate of appropriateness shall be denied. Written notice of this action shall be provided to the owner and the owner shall have the right of appeal under S.C. Code 1976, § 5-23-340.

- 3. If the ARB makes a determination that economic hardship would occur to the owner, the ARB and the City shall then delay the application for a period of 90 days. During this period the ARB shall investigate and **make recommendations to devise incentives properly to compensate the owner.**

If at the end of the 90-day period, the ARB has found that without approval of the proposed work, an economic hardship would still occur, then the ARB shall issue a certificate of appropriateness citing economic hardship. (Code 1977, § 5-5010)

Section 11-18. Requirements of municipality and public utilities.

- a. All public utility companies shall be required to obtain approval from the ARB, in accordance with this chapter, prior to initiating any changes in the character of street paving, sidewalks, trees, utility installations (excluding traffic control devices), lighting, walls, fences, structures and buildings on property, easements or widening or constructing of streets owned or franchised by the City or public utility companies within the historic district. (Code 1977, § 5-5011)

Section 11-19. Amendments to chapter.

- a. Amendments may be made to this chapter by the City council upon the request of the ARB; provided, that such amendments are not in violation of applicable provisions of state statutes. (Code 1977, § 5-5012)

Section 11-20. National Register Multiple Resource Area:

- a. The City's National Register Multiple Resource Area includes the following twenty-two individual properties:

1. Arcade Hotel, 204 N. 5th St.
2. E.W. Cannon House and Store, 612 W. Home Ave.
3. Coker Experimental Farms*, 1269 S. 4th St.
4. J. L. Coker Company Building, 101E. Carolina Ave.
5. James L. Coker III House, 620 W. Home Ave.
6. Robert R. Coker House, 1318 W. Carolina Ave.
7. S. Pressly Coker House, 402 W. Home Ave.
8. Davidson Hall, Coker College, 300 E. College Ave.
9. C. K. Dunlap House, 1346 W. Carolina Ave.
10. J. B. Gilbert House, 200 Fairfield Ter.
11. John L. Hart House (Harts-Mills Cottage)*, 108 E. Home Ave.
12. Thomas E. Hart House and Kalmia Gardens, 1624 W. Carolina Ave.
13. Hartsville Armory, 539 W. Carolina Ave.
14. Hartsville Community Center and Hartsville Community Market, 212 N. Sth St. & 116 W. College Ave.
15. Hartsville Passenger Station*, 114 S. 4th St.
16. Hartsville Post Office*, 222 N. Fifth St
17. Wade Hampton Hicks House, 313 W. Home Ave.
18. Lawton Park and Pavilion *, 716 Prestwood Dr.
19. Magnolia Cemetery, 140 S. Cedar Ln.
20. A. M. McNair House, 153 W. Home Ave.
21. Memorial Hall, 300 E College Ave.
22. Paul H. Rogers House, 628 W. Home Ave.

* Denotes the National Register Multiple Resource Listing properties currently assigned to the oversight of the ARB by City Council.

- b. The National Register Multiple Resource Area also includes: East Home Avenue Historic District. This district is a collection of primarily residential, properties located on East Home Avenue from North Fifth Street to just east of First Avenue. The historic resources of the district date from c. 1840 to c. 1938. The majority of resources date from c. 1890 to c. 1938, a particularly significant period of development in Hartsville. Its properties include:

1. Lawton Building, First Baptist Church, 104 East Home Avenue
- First Baptist Church Family Life Center, 104 East Home Avenue
3. First Baptist Church Cemetery, 104 East Home Avenue
4. John L. Hart House, 108 East Home Avenue
5. R.J. Fletcher House, 107 East Home Avenue
6. 113 East Home Avenue
7. 115 East Home Avenue
8. Dr. George J. Wilds House, 119 East Home Avenue
9. First Baptist Church Parsonage, 122 East Home Avenue
10. W.H. Sory rental, 123 East Home Avenue
11. 125 East Home Avenue
12. A.L.M. Wiggins House, 127 East Home Avenue
- 13. James L. Coker, Jr., House, 210 East Home Avenue**
14. David R. Coker House, 213 East Home Avenue
15. Charles W. Coker Sr. House, 222 East Home Avenue
16. Walter F. Smith House, 303 East Home Avenue (nonexistent)
17. Joseph J. Lawton House, 306 East Home Avenue
18. Fitchett House, 314 East Home Avenue
19. J.S. White House, 404 East Home Avenue
20. Leonce Vaughan House, 408 East Home Avenue
21. 414 East Home Avenue
- 502 East Home Avenue
23. 506 East Home Avenue
24. Watt House, 507 East Home Avenue
25. 511 East Home Avenue
26. Ivey Harmon Rental, 512 East Home Avenue
27. George M. Camp House, 516 East Home Avenue

28. 519 East Home Avenue
29. Reynolds House, 520 East Home Avenue
30. G.A. Kalber House, 523 East Home Avenue
31. Apartment Complex, 500 Block East Home Avenue
32. John Denny House, 527 East Home Avenue
33. 530-530A East Home Avenue
34. 531 East Home Avenue
35. 533 East Home Avenue
36. 601 East Home Avenue
37. Thornwell Elementary School, 604 East Home Avenue
38. Hartsville Public School, 606 East Home Avenue

Denotes Non-contributing properties included in this district.

- c. The National Register Multiple Resource Area also includes: The West College Avenue Historic District. This district is West College Avenue from Sixth Avenue to a point just west of Eighth Avenue, and retains integrity of location, design, **setting, materials, workmanship, feeling, and association. The West College Avenue Historic District is significant for its** association with the residential development of Hartsville from ca. 1890 to ca. 1930 and as a reflection of the architectural styles and influences of that period. Its properties include:

1. 203 West College Avenue
- 206 West College Avenue
3. LB. Stephenson House, 207 West College Avenue
4. McAlpine House, 210 West College Avenue
5. 211 West College Avenue
6. Coker Pedigreed Seed Company House, 214 West College Avenue
7. 220 West College Avenue
8. 221 West College Avenue
9. 222 West College Avenue
10. 300 West College Avenue
11. 306 West College Avenue
12. 307 West College Avenue
13. 309 West College Avenue
14. Carl M. McDonald House, 310 West College Avenue
15. 311 West College Avenue
16. 312 West College Avenue
17. 316 West College Avenue
18. 317 West College Avenue
19. 318 West College Avenue
20. 321 West College Avenue, vacant lot
21. 322 West College Avenue
- 323 West College Avenue, vacant lot
23. J.G. Wofford House, 324 West College Avenue
24. 403 West College Avenue
25. J.D. Fox House, 404 West College Avenue
26. Gabe Stokes, 405 West College Avenue
27. Gabe Stokes, 407 West College Avenue
28. R.A. Terry House, 408 West College Avenue
29. Gabe Stokes House, 410 West College Avenue

Denotes Non-contributing properties included in this district.

Section 11-21. Design review guidelines for City's historic district. (These properties are the only historical properties currently assigned to the oversight of the ARB by City Council.)

- a. *City's historic district;*

1. Historic Properties

- a. The Hartsville Museum
- b. The Hartsville Rail Passenger Station
- c. The Hart Cottage
- d. Lawton Park and Pavilion
- e. Coker Experimental Farms

b. *General criteria.* The City's historic district is composed of 5 structures of which 4 were built before 1939 and have significant architectural and historical character. The majority of architectural styles in the district are vernacular adaptations of prominent 19th century and early 20th century styles such as Greek Revival, Italianate, Second Empire, Queen Anne, Georgian Revival, Eastlake, Bungalow, and Victorian Commercial. **It is the intent of the architectural review guidelines to establish criteria for preserving and enhancing the existing character of the area and to provide for new buildings, which will complement and support the aesthetic and visual features of the district. These architectural review guidelines are based upon existing design characteristics observed in the City's** historic district through a comprehensive architectural and historical survey. These guidelines are to serve as a basis for determining the appropriateness of rehabilitation, repair and new construction. The following guidelines are those of the Secretary of the Interior's Standards for Rehabilitation, which shall serve as general guidelines for the district and should be consistently followed by the historic landmarks ARB.

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal **alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.**
- 2. **The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed.** The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and/or which seek to create an earlier appearance shall be discouraged.
- 4. Changes which may have taken place in the course of time are evidence of the history and development **of a building, structure or site and its environment. These changes may have acquired significance in their own right.** This significance shall be recognized and respected.
- 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
- 6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, **design, color, texture, and other visual qualities. Repair or replacement of missing architectural features** should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- 8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.
- 9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, **neighborhood or environment.**

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

c. *Specific criteria.*

1. The City's historic district is composed of frame and brick buildings one to three stories in height. The majority of buildings constructed before 1936 have not been significantly altered and still exhibit their original detailing. Buildings in the district share many common features. These include:
 - a. Frame construction with weatherboard, shiplap, or shingle siding;
 - b. Six-over-six, two-over-two, or one-over-one sash windows;**
 - c. Gable and hipped roof forms with metal standing seam, tile, slate, or composition shingle surfaces;
 - d. Brick pier foundations with brick or wood lattice between piers;
 - e. Rectangular form construction;**
 - f. Large one-story or two-story porches on main elevations; and**
 - g. Gable dormer windows at the roof.
2. These design characteristics are found in the historic buildings throughout the district. The architectural review criterion for the historic district is based upon this architectural character and the following guidelines are to promote and enhance this character.

d. *Exterior materials; brick buildings.*

1. **Retain original masonry and mortar, whenever possible, without the application of any new surface such as stucco or stone veneer.**

Do not apply waterproofing compounds to a brick surface unless required to solve a specific technical problem that has been investigated and identified. Masonry sealers can harm brick surfaces and are often **unnecessary.**
3. Brick that is patched or repaired should match in color and texture.
4. **When repainting mortar joints use a mortar of the same consistency and composition. Do not repaint** using mortar with a high Portland cement content, which causes deterioration resulting from the differing coefficients of expansion and porosity of the material and mortar.
5. Duplicate old mortar in joint size, method of application and profile.
6. Repair existing stucco with a stucco mixture of color and composition to match the original.
7. Masonry should be cleaned only when necessary and with the gentlest means available, such as low pressure water and soft-bristle brushes. Chemical cleaning is acceptable as long as care is taken to insure the process will not stain or discolor the brick. It is recommended that a test patch be completed to determine the effectiveness of the chemical agent prior to proceeding with the cleaning of the entire building.
8. Sandblasting or other high-pressure techniques should not be used on masonry due to the resulting damage to the brick surface and long-term detrimental effects to the structure.
9. Do not apply artificial siding, artificial stone or brick veneer which is incompatible with the existing **surface.**
10. Repair or replace as necessary details such as window arches, lintels, sills, and decorative corbelling to match the original.

e. *Exterior materials; frame buildings.*

1. **Repair or replace horizontal frame siding as necessary with frame materials to match the original in size and texture.**
2. Do not apply aluminum, vinyl, tile or other artificial sidings to frame surfaces. Applied sidings act as a **moisture barrier to a frame house and cause damage to frame materials beneath the siding. Artificial sidings also can cause a loss of authentic detailing and therefore reduce the historic and architectural qualities of a building.**
3. **Repair or replace as necessary frame detailing on a house such as cornices, brackets, dentils, modillions, pediments and window hood moldings.** Many houses in the district have extensive frame decoration and this should be retained and repaired when deterioration is evident.
4. Buildings in the district shall have exterior paint colors compatible with the architectural character of the structure. When applying exterior paint the colors should be appropriate to the building's age, design, and **style. The ARB is to provide recommendations and assistance in selecting appropriate colors.**

f *Roofs.*

1. Preserve the original roof shape and configuration.
2. Do not add new dormer windows or skylights on a main or highly visible facade. If solar panels are desired on a building they should be placed on a rear facade or in a valley area of the roof, which is not readily visible from the street or sidewalks.
3. **Retain the original roofing materials where possible.**
4. Many of the buildings in the district have been reroofed with black or gray composition shingles. Repair of these roofs with similar materials is acceptable but the application of the original roofing material is encouraged.
5. Architectural roof features such as cresting; capping, chimneystacks and dormers should be retained.
6. Mechanical units for air conditioning and television reception should be placed on the rear facade or other areas which will not be readily visible.
7. Clean and maintain roof gutters and downspouts to prevent deterioration of the roof surfaces.

g. Windows and doors.

1. Retain and repair existing window details and configuration with materials which match the original in appearance and texture. Replacement of window units should always match those original to the building and be consistent with its architectural character.
Do not lower or alter the size of original window openings to accommodate new stock windows.
3. Do not add large picture windows on a main facade.
4. Retain and repair existing original shutters. When necessary, replace missing shutters with new shutters, which will match the original appearance.
5. Do not install shutters that are clearly out of keeping with the building's character and/or are of such a size that they would not cover the window if they were functional.
6. Original doors should be repaired with matching materials where possible.
7. New doors should be consistent with a building's character. Avoid inappropriate historic details such as a **Colonial six-panel door on a Victorian residence.**

8. **Do not apply new door or window features such as aluminum storm or screen doors, which change the character of the building.**
9. Storm windows are appropriate when they resemble the inner window as closely as possible in shape and appearance. They should also blend with the inner window sash in color.

h. *Porches.*

1. Retain porches and steps that are appropriate to the building's character.
2. Do not remove or alter porches and steps that are original to the structure and complement the building's **character.**
3. Do not enclose porches or steps if the enclosure will alter the building's original appearance.
4. **Repair and replace as necessary porch details such as brackets, spindles, handrails and balusters to match the original.**
5. **Do not remove original materials and replace with wrought iron, new brick or other materials inappropriate with the building's character.**

i. *Storefronts.*

1. Retain storefronts that are original to a building.
2. Do not change a storefront so that it appears residential rather than commercial in character.
3. Do not create a false historical storefront which is inappropriate with the building's character.
4. Designing and constructing a new storefront when the historic storefront is missing should involve an accurate restoration or be a new design that is compatible with the size, scale, material, and color of the historic building.

j. *Landscaping.*

1. Retain plants, trees and walkways that reflect the building's historical character and complement its aesthetic appearance.
2. Do not add materials for fences, walkways, or lawn decoration that are out of character with traditional materials of the period. Modern metal or high brick fences should be avoided. Existing historic metal or wood fences should be retained and repaired. New wooden picket fences should duplicate picket fences of earlier periods in size and shape of members.
3. Do not place television equipment such as satellite discs or other mechanical equipment in a yard area which is highly visible.

k. *Signs.*

1. Do not erect signs that overpower a building's facade or obscure architectural details.
2. Wood signs are preferable to metal or plastic signs.
3. Signs should be simple in appearance and painted with colors compatible with the building.
4. All signs shall conform to regulations outlined in the Hartsville City zoning ordinance. The size and placement of signs should be suitable for the building and/or be based on historic signage from the building.

I. *New construction.* New construction should be encouraged. However, care should be taken to ensure that the new construction is compatible with neighboring structures.

1. New buildings within the National Register boundaries should be constructed of wood or brick in order to be compatible with the existing architectural character.

New buildings should be of one or two stories and not vary more than ten percent in height with **neighboring structures and conform to existing zoning requirements.**

3. New construction should have proportions compatible with neighboring structures.

4. Roof forms for new buildings should be gabled or hipped in design. Flat roofs and mansard roofs are out of keeping with the district and should be avoided.

5. Windows should conform to the scale and proportion of the windows of buildings on adjoining property.

6. **All new construction must conform to setbacks and density as required in existing zoning regulations as set forth in sections 810 and 811 of the City zoning ordinance.** The setbacks and density for all new construction should also be based on the setback and density of the historic buildings.

7. New buildings should have their fronts oriented toward the street facade. Porches or other articulated main entrances should be encouraged on the main facade.

8. New construction should employ architecture that enhances the character and appearance of the district.

m. *ADA (This section is not originally part of the Secretary of the Interior's Standards for Rehabilitation, but added as a local reference.)*

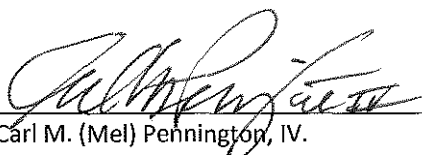
1. An application for the addition of ADA accessible structures to buildings of historic significance should be made to the ARB for a certificate of appropriateness prior to construction.

NOW, THEREFORE, BE IT FURTHER ORDAINED, by the Mayor and Council of the City of Hartsville, Part II City Code, Chapter 11- Historic Preservation, Section 11-11. Design Guidelines of the City of Hartsville, South Carolina City Code is hereby amended.

ORDAINED IN MEETING DULY ADVERTISED AND ASSEMBLED on the 10th day of September, 2013 and to become effective immediately upon final reading.



Martin S. Driggers, Sr.
City Attorney



Carl M. (Mel) Pennington, IV.
Mayor

ATTEST: 

Sheron L. Skipper, CMC
City Clerk

First Reading: 08/13/2013
Public Hearing: 09/10/2013
Final Reading: 09/10/2013