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Staff Report

To: McClellanville Architecture Review Board

From: Kathryn S. Basha AICP, Zoning Administrator

Date: May 19, 2026

Re: 845 Pinckney St Renovations, TMS 764-10-00-029

The above referenced property is zoned Residential and located within both the Town's and National Register historic districts. The applicant is seeking approval to install vinyl clad replacement window on a contributing structure constructed c. 1901. (*Reference Attachment 1*)

This application was submitted with a request for administrative review and approval under the provisions of Section 5.1.7(c), which allows for the Zoning Administrator to review and approve certain building and/or construction activities provided that it is found the proposed work will not substantially change the affect that the architectural appearance of the existing structure or property has on the character of the district. Maintenance or repairs involving replacement of existing materials with like materials that do not change the exterior appearance or character of the building is an activity eligible for Administrative Review.

When reviewing proposals for historic buildings, the McClellanville Architectural Review Board is guided by The Secretary of the Interior's Standards for the Treatment of Historic Properties, Guidelines for Rehabilitating and Restoring Historic Buildings. These Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character. Therefore it is important when a building designated as "contributing" to the character of McClellanville's historic district is rehabilitated, that the Secretary's standards are applied. Specific to a proposal like this current request, the Secretary of the Interior Standards state that:

The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature **will match the old in design, color, texture, and, where possible, materials (emphasis added).**

Exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The importance of following the Secretary of the Interior's Standards cannot be over emphasized.

The Design Guidelines go further to specify that vinyl windows are not acceptable on contributing buildings. Vinyl clad replacement windows are acceptable **only for** noncontributing structures or new construction. Even when original materials are used, the replacement windows should have true divided lights and muntins within the same window framing. Likewise, the size and style of framing should match that of the original windows.

Below are photographs showing an example of the historic windows. *Attachment two (2)* illustrates the proposed window specifications as provided by the applicant.



Attachment three (3) is an excerpt from the 2008 Historic District survey explaining why one or more historic properties lost their contributing designation due to the use of improper materials during rehabilitations. Furthermore, in any update of the Historic District's inventory and designation, consideration is/will be given by the State Historic Preservation Officer (SHPO) as to whether the percentage of contributing structures and whether the historic integrity of contributing structures has been compromised.

For these reasons, Staff did not find it appropriate to issue administrative approval on behalf of the ARB and recommends denial of the proposal.

Statewide Survey of Historic Properties
Survey Report for McClellanville

Site Number: 326-0472
Tax Map No.: 764-10-00-029

Identification

Historic Name: Ludwig Armstrong Beckman House
Common Name:
Address/Location: 845 Pinckney Street
Ownership: Private
Historical Use: Domestic
Category: building
Current Use: Domestic

National Register of Historic Places Information

SHPO National Regis DOE: Contributes to Listed District
Other Designation: contributes to local district

Notes:

Property Description

Construction Date: c. 1901
Construction Method: frame
Roof Features Shape: gable, lateral
Materials: other
Historic Core Shape: rectangular
Exterior Walls: weatherboard
Porch Features Porch Width: full facade
Shape: hip
Stories: 2 stories
Foundation: brick pier

Significant Architectural Features: raised-seam metal roof on porch; two interior brick chimneys; 6/6 windows. Central entry with sidelights and infilled transom. Second level has central entry with sidelights. Two-story hipped bay window projection at the rear of south elevation. Square columns and turned balusters on porch.

Alteration Date:

Alterations: Very long single-story gabled addition at rear; infilled transom; CMU piers supporting porch.

Photographs

Primary View:



Additional Views:



Date Recorded: 11/04/2007

Attachment Two



Simulated Divided Lite

Traditional Double

1181 Series
1994 S10
1994 S11

Glass Options



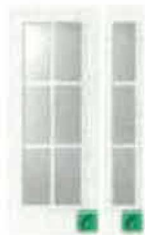
NEW 1994 S10
1994 S11



Available in clear glass or textured glass



1994 S10



1994 S10
1994 S11

The look of a true divided lite with the energy efficiency of a single-pane IGU in front glass fully seal glass and backing of gas for a true wood-grain appearance.

The Traditional S10 pans are injection molded along with our Evox™ frame to create a separate application at the top. This in-line design offers a better flush-to-glass fit. Evox frames are available in white or oak FiberMate™ material.



1994 S10
1994 S11

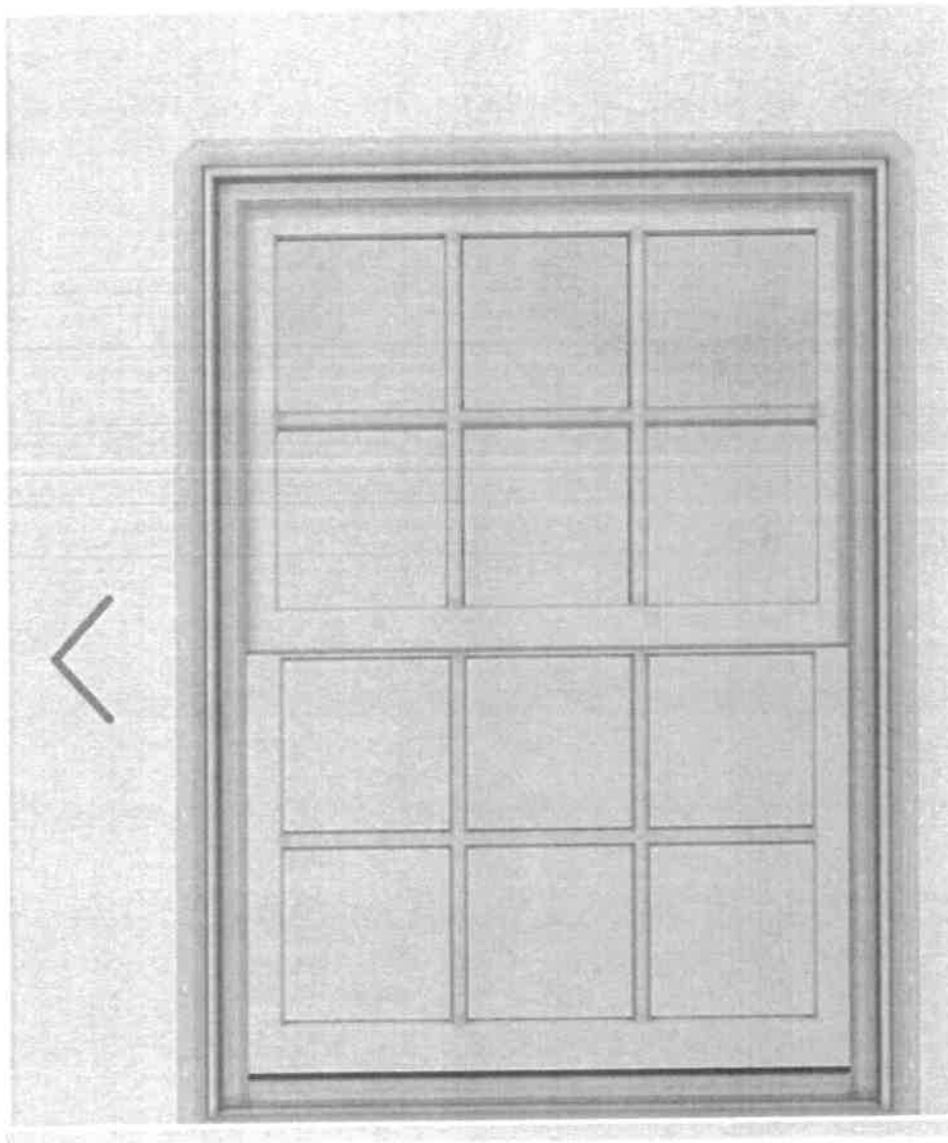


1994 S10
1994 S11



1994 S10
1994 S11

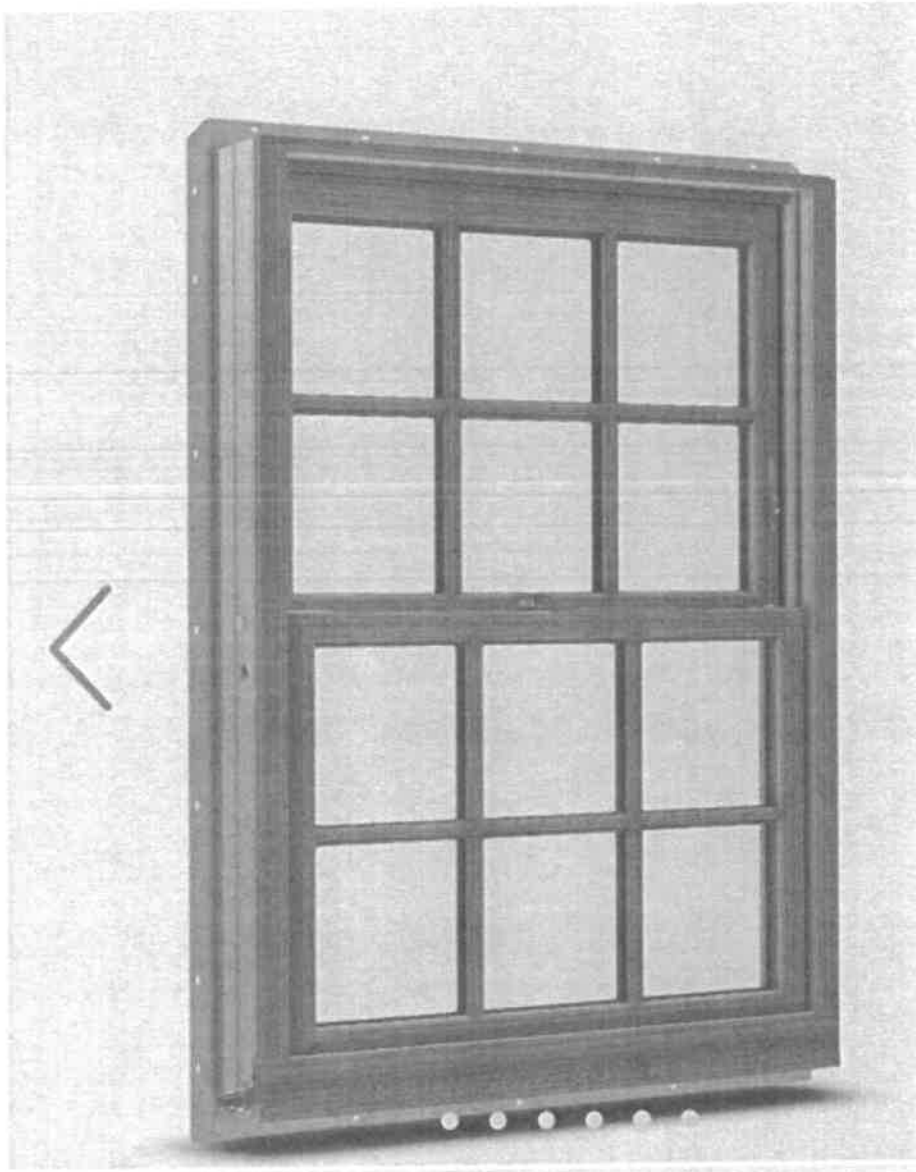
Siteline® Clad-Wood Window:
Double-Hung



SE Magnan Window, Best Harmony, Rainy, Snow, Winter, Modern, Modern

Siteline® Clad-Wood Window:

Double-Hung



Attachment Three

McClellanville Historic Resources Survey Update

Changes within the Historic District since the survey of 1992

Proposed by Felzer Consulting, Inc.

February 6, 2008

The following properties were added to the survey and thought to be contributing to the National Register district as well as the local district:

- **816 S. Pinckney Street**
7641100014; site number 5662
- **216 Charlotte Street**
7641400112; site number 5663
- **316 Dupre Street**
7641500013; site number 5665
- **The site of Deerhead Oak**
7641400114; site number 5666

The following property was added to the survey and thought to be contributing to the local district only:

- **962 N. Pinckney Street**
7640700009; site number 5661

The following properties in the National Register district no longer contribute to the character of the district:

- **555 S. Pinckney Street—site number 0447**
This building has undergone too many alterations—siding, foundation, and roof replacements, unsympathetic rear additions, porch infill, etc. Not much of this is different from the 1992 survey, however. Preservation Consultants commented that the building still retains its historic mass and roof detailing.

- **825 S. Pinckney Street—site number 0459**
The building no longer retains any historic integrity. It was extremely deteriorated in 1992 and nothing has gotten a better. This is a perfect example of demolition by neglect.

- **935 S. Pinckney Street—site number 0474**
This building has undergone too many alterations—roof material replaced with a very inappropriate material for the district and a porch was added to the front façade.

- **The cemetery on Williams Court** (tms 7641000038, 039). We are not sure why this was ever considered to be contributing or surveyed. It is not within the boundaries of the National Register district. Additionally, the cemetery has mostly modern stones, and has no particular aesthetic