



Historic Preservation Q&A- May 2026

We are on the brink of introducing a Historic Preservation Program and creating a new *Local Historic District* that will encompass the entirety of the Town of Pawleys Island.

The Town identified historic protection and preservation as a primary goal in the 2023 *Comprehensive Plan*. That plan reminded us that currently there are “no ordinances or other restrictions preventing the demolition, removal, or substantial alteration to the exterior of historic houses.” Owners and visitors see this regularly as older homes disappear. Many are lost because they have to adhere to regulations and ordinances that require onerous upgrades if an owner wants to improve their property. The new Historic Preservation Program will provide the Town with ways to support owners who look to both preserve and improve their old historic homes.

The following “Q&A” is based on questions posed to the Town’s Historic Preservation Special Committee over the period of historic program development. We hope that owners will consider self-nominating their older homes for inclusion on the (soon to be formed) *List of Local Historic Properties*. Owners can begin assembling nomination packets today, using the *Historic Property Nomination Form*, available on the Town website/ Historic Preservation section.

This Q&A is an assistance and educational tool, not a legal document. It is a living document and will be updated and revised as the program continues to develop. The final ordinance, once approved, should be the primary source of information and guidance. The ordinance (draft at this time) is also available on the Town of Pawleys Island website/ Historic Preservation section. Q&A follows.

Why is the Town creating this new program? First, the new Historic Preservation Program is designed as a benefit to owners. There are many advantages that a historic designation will provide that are not available to property owners today. Second, is the preservation of the Town of Pawleys Island’s culture, heritage and character. If we do not act to save old homes, much of what we all love about Pawleys Island will one day be gone. Finally, is differentiation. The Town of Pawleys Island is unique. Making the Island an official Historic District from end-to-end will set it apart from other communities and will benefit all owners and visitors for years to come.

When does the Town of Pawleys Island’s new Historic Preservation Program officially begin? Fall of 2026, we hope. Full benefits at the federal/FEMA level will follow, hopefully by early 2027 after the Town is named a Certified Local Government (CLG) by the State and Dept of the Interior. We have to implement our new historic ordinance and *then* gain CLG designation. There are many things interested owners can begin to do now if they are interested in having their property designated to the *List of Local Historic Properties*. We encourage interested owners to begin completing their *Nomination Forms* now and assembling documentation on the home’s history for submittal. (Nomination forms available on the Town website/ Historic Preservation section).



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Will my old home be automatically part of the new Historic Program? No. Owners will nominate their property to be included on the new *Local List of Historic Homes*.

What are the requirements for a home to be named a Local Historic Property on Pawleys Island?

- Age: Built prior to the fall of 1954 and survived Hurricane Hazel
- Meets the Town's *Architectural Guidelines*, with characteristics common to Pawleys Island homes years ago (see below Q&A regarding Guidelines)
- Is relatively unchanged or has been restored such that the façade(s) maintains the home's original character and defining characteristics
- The property must be nominated by the owner(s), approved by the HPB and then Town Council

In addition to the above requirements, we hope every designated property will have its own story of how it contributed to the history and culture of Pawleys Island.

Some historic districts force ALL homes in the district to comply with their ordinance. Will the Town of Pawleys Island do this? Will I be forced into the program now that my older home is in a "historic district"? No. We decided at the outset to adopt a "landmarking" process identifying and placing select properties whose owners "opt in". The new Historic Ordinance will apply **ONLY** to those homes nominated, recommended and accepted to the *List of Local Historic Properties*. If you do not wish to participate, your property will continue to fall under the current Town Code. Many historic communities have endless rows of historic homes, something we do not enjoy on Pawleys Island. The impact of major storms combined with rebuilding creates a situation where approximately one in every 7-10 properties may be a candidate for designation. It makes no sense for us to dictate participation. Properties that are not on the List, regardless of age or location, will not be regulated by the Historic Preservation Ordinance.

How will the Town balance owner's property rights with the HPB's enforcement of preservation ordinance requirements? The Town strongly believes in and supports the rights of individual property owners. Today all properties are governed by the Town's Unified Code of Ordinances (Town Code). Historic designation will, in some cases, actually relieve homeowners of certain requirements and relax standards due to exemptions from the standard Town Code for historic properties. The Town will look for owner property self-nomination, to include all owners of a property signing the *Nomination Form*. Our goal is the creation and sustainment of a program that is supportive of owners' desires to improve and preserve their properties.



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I am not sure if I want to nominate my property to be on the *List of Local Historic Properties*. Our family LLC has to decide and we meet only once a year. Will that be too late? The nomination and approval process will be ongoing and never-ending. Nominate your property this year. Nominate it next year. Do so 5 years from now. The HPB anticipates adding several properties to the *List* in the first year to “kick start” the program. Submit your *Nomination Form* at any time. In some cases, an old house will need to be restored prior to being considered, so exterior work will be done first for the home to be added to the List. The Town anticipates it taking two to three years for the majority of historic homes to be formally added to the List.

What are the Town’s next steps with the new program? There are four things that must happen for the Town’s new Historic Preservation Program to start up and to then be certified by the State and by the Department of the Interior as a certified entity authorized to grant exemptions to historic properties:

1. We must pass a Historic Preservation Ordinance. The Town Special Committee finalized the draft ordinance in May 2026 and hopes to have it to Town Council for final consideration by later summer or early fall of 2026 after gathering final public input.
2. We must complete a survey of all properties. The initial survey was completed in May 2026 utilizing the Special Committee’s database of all properties on the Island that was assembled over the winter. The Town will soon begin to collect *Nomination Forms* from interested owners that will result in a subset of select properties being designated as “historic” and added to the new *List of Local Historic Properties*.
3. Public participation and input is a third CLG certification requirement. The Town has worked diligently to ensure maximum public input over the course of program and ordinance development. Prior years of work by the Town’s Planning Committee was presented to owners at the 2025 Annual PICA meeting. Routine owner updates have been shared by the Mayor and through the local press. Council formed the *Special Committee* to hold routine public meetings and formalize public participation and input. Committee meetings routinely involve dozens of owners, historians and interested individuals. Public participation should only increase as the new program formally begins. Public input will be all the more critical as the new HPB manages issues of preservation and brings them to the forefront in a fully public manner.
4. Finally, we must create a Historic Preservation Board (HPB). As the Ordinance is passed the core group of our Special Committee will convert over to become the new HPB that guides and administers the program.



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We are interested. How do we have our home included in the new program and designated as historic?

Review the designation criteria to confirm the property is eligible (later Q&A). Then, begin completing a *Nomination Form* (available on the Town website). Fill in the information on the PDF. Take photos of the exterior of the property to document the current state of the property and attach them electronically or include photos with your submittal. Most important is that you compile historical information. Deeds, old photos of the house, stories and letters all contribute to the story. We look to have a short narrative on properties added to the *Local List* for our historical catalogue. Once complete, submit the packet either electronically, by mail per instructions on the *Nomination Form*. Or, visit Town Hall and leave it with us, attn: Historic Preservation Board.

Why should I nominate my older home to be added to the *List of Local Historic Properties*? There are many reasons:

- First is the contribution to the Pawleys Island community. Every home added to the List is one that has a greater chance of being preserved for generations to come. Without the older homes, Pawleys will simply not be “Pawleys” years down the line.
- Prestige. We look forward to honoring and recognizing the owners of Local Historic Properties given the contribution they each make to the preservation of our Island’s unique character and history.
- Recognition. Signs/markers are under design. We hope owners will be excited to display markers noting their home’s inclusion on the *List of Local Historic Properties*. For those concerned about publicly visible signage, there will be no requirement to mark or designate a historic home unless the owners want to do so.
- “50% rule” exemption. You can then significantly improve your property without having to elevate/raise it as it may be exempted from FEMA elevation requirements once designated “historic” by the Town as a CLG.
- Automatically deemed “conforming” regarding location and setbacks violations. Homes today are required to be brought “into compliance” to do a significant improvement. In the future, a historic structure may be exempted.
- Post-storm rebuild. If the structure is damaged more than 50% in a storm, it may be allowed to be rebuilt if it is historically designated.
- Peace of mind. For owners intent on preserving a home that is special to their family and ensuring the home is preserved through future generations, historic designation is intended to push future owners to work to renovate, transfer, sell it or find some other solution in lieu of demolishing it.
- Enhanced value and income/marketing potential
- Financial advantages: income tax credits as well as a property tax assessment “freeze” as an incentive to restore and improve the property (See the Town’s “Historical Property Financial Advantages” publication that available on the Town’s website).



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How are state and the federal government historic agencies involved? The State Historic Preservation Office (SHPO) is responsible for guiding and overseeing municipal Historic Preservation programs across South Carolina. They have been deeply involved and an indispensable resource. Our goal is to gain the highest level of certification possible and be named a Certified Local Government (CLG). For this to occur, our ordinance and preservation processes must meet criteria defined by the (Federal) Department of the Interior. The SHPO has guided us in this endeavor and will eventually be the entity that forwards our final application to the Federal level for CLG approval.

Why is Certified Local Government (CLG) approval for our Town's program necessary? There are many advantages a "certified" historic property may enjoy. In order to be considered "certified", a historic property designation must come from a Certified Local Government, (CLG) i.e. a local historic board under an ordinance approved by the Dept of the Interior. For this reason, we look to gain the full "stamp of approval" for our new program.

Where do I find the Architectural Guidelines to determine if my home meets the requirements? The Guidelines are being updated and the final version will soon be available on the Town's website/ Historic Preservation section. For the moment, simply refer to the current ARB/ Architectural Guidelines and you will have a pretty clear picture of the criteria. Home facades, viewable from public areas (beach and street) must be consistent with the appearance of 1954 or before. Examples of characteristics we look for will be exposed rafter tails, open porches, original exterior siding and shutters that are consistent with those from 73 years ago. Most homes have undergone repairs or upgrades at some point in time and will be approved assuming updates are consistent with the older look. An example would be the replacement of original wood siding with horizontal lap cementitious siding (i.e. Boral or Hardie Board) that has the appearance of old wood boards. An example of non-conformity would be an older property with a wrap around porch that has been converted into a bedroom, altering the "cottage" appearance from the road.

How public will my listing be? I want the historic designation, but I am concerned that tourists will visit my house and walk my property. The amount of recognition you get will be your decision. First is signage. You will have the option of displaying a historic sign/placard (or not) . We will have two lists of Local Historic Properties. The first will be the official *List of Local Historic Properties* that is maintained by the HPB and shared with the State. The most public of lists will be the one listing *Local Historic Properties* in a brochure, guide, catalogue, book and/or webpage or audio offering. We envision short descriptions of each historic property as many Historic Districts do. Such a guide will clearly state that all historic properties are private. You can opt out of the most public of listings if you so desire. We look to provide the advantages of historic designation to those also interested in preserving their privacy.



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My house was built in the 1940s, but a prior owner upgraded the house in the 1970s and changed the look completely. Can I have it designated as “Historic”? Yes... IF you are able to return the structure’s façade to its circa-1950 appearance. You need not worry about modern renovations to the interior as Architectural Guidelines will apply only to the outside and façade(s) visible from public areas. So, much of that 1970s work (i.e. the countertops and appliances and baths) are of no concern. You could undertake a project that replaces the 1970s vinyl or aluminum siding with materials that replicate those of the 1940s “original house”. The 1970s roll-out windows could be returned to classic double-hung ones. Porch railings could be returned to classic Pawleys Island ones, replacing the “box store” vinyl ones the prior owner installed more recently. The HPB will guide owners in this process, working with them so historic renovations are undertaken with the confidence the home will meet standards for approval once completed.

How much owner involvement is included in the nomination process? Owner involvement and support will be critical. CLG guidelines stress that public involvement is one of the pillars of a certified preservation program. For this reason, we will look to ensure that all owners of a multi-owner property (or LLC) support the nomination as a way of confirming full support. Every nomination will be considered by the HPB in a meeting open to the public (similar to an ARB approval). Finally, Town Council approval will also occur in a public format. The Town has created the new Historic Preservation Program as a way of supporting owners. We aim to welcome those who wish to enjoy the benefits and prestige of having their home added to the *List of Local Historic Properties*.

Why must my home be “pre-Hazel”, or 72 years old? The standard in many historic districts is 50 years. Using an event-based window is simply more logical than an arbitrary “50 year old” standard. Homes built prior to Hazel were each integral to the Island’s relaxed culture in those early years. These are the homes we are most focused on preserving and saving at the moment. As time passes, the initial time window may change. A second reason for the 1954 date is program start-up. The new HPB will need to process multiple applications as it ramps up. As we move through the oldest of homes we have the option to amend our ordinance and change the qualification date to a different age or later date sometime in the future.

Why is a Local District and Historic Preservation Board needed given the Town already has a National Historic District? People assume that homes within the National Historic District are protected. They are not. Even if deemed “significant to the district” (i.e. those with Historical Markers beside them), they are not protected from demolition, remodeling or significant alteration. National Historic designations are honorific. The Town of Pawleys Island is creating its Local Preservation Program in order to be able to protect and preserve any older property nominated, accepted and designated to the Local List.



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The National District and the Local District are overlapping. Why? The *Pawleys Island Historic District* was created and placed on the National Register of Historic Places in 1972. The listing cited 12 properties that were built prior to 1922 and therefore met the 50 year age requirement at that time. Hence, the *National Historic District* defines the oldest section of the Island. 54 years later we look to “refresh” things and recognize qualified historic properties that were built prior to Hurricane Hazel, not just those built prior to 1922. Pre-Hazel homes sit along the entirety of the Island, hence the new *Local Historic District* being larger than the older National one.

Do the old homes in the National Historic District (with signs in front) automatically go on the List of Local Historic Properties? Why do we need two lists? Our Town currently has no properties listed on the National Historic Register. The Town’s *National Historic District* is on the Register, with certain properties identified as “significant sites” in 1972. Those properties are not protected in any way by federal, state or local codes. Should the owner of one of these contributing properties nominate and be accepted to the Local list, the property will then be under the Town’s Historic Preservation Ordinance and insulated from change, alteration and future demolition. Also, the HPB would be available to support the owners’ efforts to gain the advantages of tax credits and property tax assessment freezes in return for restoration.

My home is more than 100 years old and I would like to have it on the *List of Local Historic Properties*, but I think it also deserves to be on the *National Register of Historic Places* as well. We look forward to supporting you! Local designation is your first step. One of the charters of a CLG-approved local historic board is to support owners in gaining National Register registration if they are interested. Contact us. We would like to first work to complete the Local listing/approval. With that done, the SHPO stands ready to help us all finalize and forward applications for higher levels of recognition.

I have read about the many advantages of creating a *Local Historic District and Preservation Board*, but what is THE primary driver? Simple answer: Saving older historic homes from being torn down. Older Pawleys Island homes have, in the past, not had the option to significantly improve (50%+) unless the owner elevated the home to modern flood height requirements. Hence, the Town has seen many older homes demolished and replaced due to FEMA’s restrictions on improvements. As the Town’s historic program is certified we will be able to grant historic homes an exemption. FEMA requires that homes sit above the minimum Design Flood Elevation (17 feet above sea level for most of the Island) for 50%+ Significant Improvements. Previously, an older home sitting lower to the ground had to be elevated for desired significant improvements, inside and/or out. Once we gain our CLG certification, older designated homes that have no history of flooding losses can be improved significantly. Our hope is that owners will make older homes livable via modern standards and refurbish, restore, improve, and preserve them, not demolish them. This has not been an option in the past.



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Can you share an example of the 50% improvement exemption? Let's assume:

- The house was built in 1948
- It maintains its original façade both roadside and beach-front
- It is in dire need of major work on the inside for it to be “modern day livable” but the owners have been limited from doing so by the “50% rule”
- The property satisfies new HPB Architectural Guidelines given its appearance is largely unchanged from 1948
- It is non-compliant with modern FEMA/Town elevation requirements as it sits 13’ high in a VE flood zone area requiring a 17’ elevation, but has no history of flooding losses
- It sits 1 foot over the current setback line and is currently “non-compliant” to Town Code
- It has a ground level bath and bedroom that has existed since 1948 that has no history of flooding

The total property value is \$2 million dollars. The value of the land is \$1.6 million and the older house structure is valued at \$400,000. This means that, without special (historic) exemption(s), the 50% Significant Improvement rule will limit improvements to \$200,000 (over 5 years) unless the owner elevates the structure, relocates the structure and brings the ground level into conformance with current Code requirements. This hypothetical explains why some owners have chosen to demolish and rebuild.

In this future scenario, the owner is ALLOWED to improve the property without elevating or relocating if:

- The owner submits a *Historic Nomination Form*
- It is approved and the property added to the *List of Local Historic Properties*
- The structure is now considered “in compliance” and does not have to relocate from the setback
- The Town may exempt the house from elevation requirements
- Assuming the façade is preserved the owners can now fully renovate the home as they have wanted to do for years
- With no spending constraints they spend considerably less than what a demolition + new construction project would cost
- Their scope of work includes: new roof, new modern kitchen, renovation of all bathrooms, added closet space via small additions on the sides of the home, upgraded HVAC, new double-hung windows and modern siding that appears similar to the original.
- Infrastructure (condensers, water heaters, etc.) are raised to a higher elevation
- The ground-level bath and bedroom can remain and can be refurbished as part of the project
- The work utilizes flood resistant materials and techniques wherever possible to ensure the renovation is as resilient as possible

In summary, the owner can make the home “modern day livable”, spend a fraction of what it would cost to rebuild, and have a modern “livable” home blended with the nostalgia and history of the original one, meanwhile helping the Island community preserve the “old Pawleys” look and feel.



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I have a very old home that I wish to nominate and then improve. However, it has flooded repeatedly. Why do you not allow it to be significantly improved? The Town must balance many interests. Protection of old historic homes is important. Protecting our FEMA Community Risk (CRS) rating, which impacts everyone's insurance discount rate, is very important. It would be irresponsible for an owner to significantly improve any structure they know is likely to flood. The Town would likewise be negligent allowing it. There are common-sense options, historic designation provides that we do not have today. If a historic home sits particularly low and as a result, has flooded time and again, the Town will consider having the owner elevate the structure to a safer height while not requiring it be elevated to the full FEMA/Town mandated level of 17 feet in a VE flood zone. Think of Charleston where some historic structures have been elevated, but only 2 feet or so. Why? Elevating them to modern requirements would destroy the architectural character, and the nominal elevation change provides significantly improved resiliency. We cannot define exact standards, here. But, as a CLG we have flexibility to work with homeowners to craft practical solutions without endangering the community rating that helps all owners with insurance rates.

I read in the ordinance that a historic designation is perpetual. Will it transfer if I sell the home or pass it down? Yes. This is standard for CLG certified programs. The clear intent is to ensure that a future owner is aware of the historic nature of the home and also interested in owning and preserving such a property. More simply: we hope the historic recognition resulting from the new program will create more owners and buyers interested in renovating historic homes, not ones interested in a beach or creek front lot for a new build. Multiple studies cited by historic preservation districts across the country point to the positive impacts this results in. Older homes are improved, rehabilitated and preserved, not torn down. Property values for historic homes, and for all homes in historic districts, typically increase.

Will the "perpetual" historic listing prevent me or my heirs from making an addition to the house in the future? Being named to the *List of Local Historic Properties* will, by design, enable future improvements, not discourage them, and this includes additions. Atop allowing Significant (50%+) Improvements not allowed today, the new ordinance will allow additions to historic homes assuming:

- the character, materials and craftsmanship of an addition are compatible
- size, scale, proportion and massing of an addition protect the integrity of the historic building
- addition(s) are constructed on a part of the building resulting in minimal impact to the façade(s)



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I am concerned that the “perpetual” historic designation will limit my heir’s options in the future. The intent of the perpetual designation is to slow any future effort to demolish or destroy a historic property and ensure that all options are exhausted prior to such happening. There are most likely three options for a current or future owner dissatisfied with a historic property and looking to remove the older structure to make way for a newer space to call home.

- The first is to improve it. Historic designation will, in the future, allow owners to exceed the prior 50% limitation without having to elevate the house. This will remove the pressure of demolition in many cases as the historic structure’s interior, and many other portions of the structure, can be updated and modernized (and even added to as noted earlier).
- The second option is to find a new owner. The Town hopes that an owner who desires a newer house, but is not experienced or interested in a restoration/improvement, will consider selling the historic one to someone who values it. The former owner can then purchase a newer home in lieu of tearing down the historic one.
- Finally, is demolition. This is a potential outcome, but one the new Program clearly looks to avoid if at all possible. The Historic Preservation Ordinance allows owners to apply to demolish, but the owner must first explore all other options that may preserve the property. The HPB will ensure any request for demolition is considered with public input and that, as a result, options to demolition arise. If all other options are exhausted, the property owner’s rights will be respected.

The ideal situation is where a “win-win” solution is discovered due to this process. A historic Pawleys Island home can never be replaced once it is gone. We look to build a process that increases the chances of matching a dissatisfied owner with a new buyer who values the character and history of an older property.

I have a friend with a historic home in another town’s Historic District and have heard that they have to go through an Architectural Board to do so much as change the color of their front door. It takes months to do this. Will Pawleys Island be this strict? No. Our approach will be “Historic Lite”. Our HPB will focus on preservation and support, not on complicating home ownership. We are a beachfront community and we must balance practicality with preservation. Old beachfront homes demand constant maintenance along with modern materials and solutions. We cannot make it onerous. The HPB will not require approval for maintenance. More involved projects will have a simple application/ permitting process similar to that for non-historical work today. Full “board approval” will only be needed for major/ façade altering work. And even that will be easy as it will require submittal of plans and drawings (as with a building permit) and then the HPB will review and approve it. CLG certification requires the Town have a board with such oversight. So, no... we will not be like many other districts and require lengthy approval processes for all work.



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What will the permit approval process for work on my historic home? Is it the same as getting a building permit today? The process is almost identical to today's permitting process. A *Certificate of Appropriateness* (COA) form must be completed, the standard process in historic districts. The application is almost identical to one for a Building Permit. The Town can approve it on the spot for anything other than major work. The historic COA process, based on type of work:

- Interior work will not require any HPB approval (but may require standard Building Permit(s))
- Minor repairs and upkeep to historic properties will not require any approval. Repairs, maintenance and minor work that does not alter the exterior appearance are exempt.
- Exterior non-altering that is beyond the scope of a repair, but does not alter the design, materials, or the outer appearance of a Historic property will require a COA. The Town will be able to approve most requests and issue a building permit on the spot /same visit/ same day.
- Exterior façade altering work is the only work requiring full HPB review and approval. This includes construction, renovations, additions, or major repairs that alter design, materials or outer appearance of a Local Historic Property. Similar to the ARB process for new homes, such major work will require review by the board (HPB in this case) during one of its routine public meetings.

The process will be similar to today's Building Permit process in terms of documentation and time to approval. We look to work to help owners preserve properties, not delay them from doing so.

My 1948 home is worn down. We do not want to tear it down and build a new one, but we cannot do more than \$150,000 of improvements to it because of the 50% rule. And, we cannot get it approved to be on the *List of Local Historic Properties* because it was wrapped in vinyl siding 40 years ago. What do we do? There is a logical option here. You must first work to have it designated/ placed on the *List of Local Historic Properties* and then you will be able to do a significant (50% plus) remodel.

- Step 1: Contact the HPB. Submit a *Nomination Form*, knowing it will be declined due to the Vinyl siding. Include in your submittal plans and drawings for a proposed façade restoration. The HPB will return the nomination, stating that the HPB will approve once restoration is done per the proposed plans. This gives you a "pre-approval" prior to investing in the facade work.
- Step 2: Renovate and restore the exterior. Invest less than 50% of the structure value to do so. Remove the vinyl siding. Restore the original wood or replace it with similar-appearance modern materials (Hardie or Boral horizontal boarding are two examples of "old appearance" materials)
- Step 3: Re-submit the *Nomination Form* and gain approval/ and historic designation
- Step 4: Submit a COA application for the MAJOR work you have always wanted to do on your (now) historic property. Get approval and your building permit. You can now exceed the previous \$150,000 limit. The kitchen and baths can now be upgraded, new HVAC and roof finally done. You can even add minor additions assuming they do not alter the façade of the home. All of this will be possible due to the new Historic Preservation program.



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The Special Committee has completed its initial “survey”. Is my home identified as “possibly historic” on the survey list? If not, how do I change that? The initial “historic survey” was completed in order to fulfill one of our certification requirements. It is a survey to help us gauge the historical potential of the new District. It in no way decides whether a property is historic or not. We compiled a list of ALL properties within the new Historic District (i.e. the entire Island), researched dates and viewed all that we could in properties to gain an understanding of our “inventory”. As a result of this work, we believe there are around 100 properties that qualified now or in the future. If you feel your home satisfies the qualification criteria, speak with a member of the Historic Preservation Special Committee (or of the HRB once it is stood up) about submitting a *Historic Nomination Form*. We look forward to that!

I own one of the homes that is recognized as significant to the National Historic District (we have a sign on the road beside our house). Will my property automatically be added to the *List of Local Historic Properties*? If not, should I nominate it to be added? It is your choice. Your property will not be automatically added to the new *Local List*. Local designation may provide you the peace of mind of knowing that your home will be protected from significant change over future generations.

- The properties recognized as significant to the *National Historic District* on the Island will not automatically be added the *Local List*
- Such designations will be purely through nomination. We hope owners will be interested.
- These properties will only be able to enjoy the Local Historic Ordinance if they nominate and are accepted/ added to the *Local List*
- Your property is currently not protected from modification, alteration or demolition
- Addition to the *Local List* changes that
- Acceptance onto the *Local List* will involve higher standards than your property has likely been subjected to since 1972. In addition to age (that you meet), compliance with Architectural Guidelines will be reviewed. If the façade of your home was modified and/or modernized the HPB could require restoration to the original appearance in order to be approved for Local Listing. It is ironic, but some properties noted in the National Register listing may not currently qualify for the *Local designation*.

Summary: If you are looking to ensure the long-term protection and preservation of your historic home you should look closely at the advantages a *Local Listing* will provide. Federal and state entities develop the codes and the laws. They do not enforce them. They rely upon local municipalities, historic boards and CLGs to govern, enforce and protect. Without local participation, your property protections are limited at best, and possibly nonexistent.



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What does Historic Pawleys Island look like 10 years from now? The Town of Pawleys Island will be known as a historic gem. Driving across either causeway, visitors will be welcomed to the “Pawleys Island Historic District” and will then be welcome into the “National Historic Register District” in the center of the Island. The oldest of homes, those known to many of us throughout our lives, will not only remain, but will be improved and refurbished. Old homes built in the 1930s and 1940s on Springs, in the Birds Nest and on the North End will be restored and preserved, with historic placards noting the year they were originally built. Newer construction will have slowed, as owners have discovered ways to preserve and improve, not demolish and rebuild. The character of the Island will not only remain, but will be enhanced. Both locals and tourists will more clearly differentiate the Town of Pawleys Island from the mainland, noting that their house is “in the Historic District” or on “Historic Pawleys”. Vacation rental agencies and marketing firms will do the same, driving demand for homes in a historic district that is ocean front. Pawleys will be “as it was” for many years to come.