



## History

The Mount Pleasant Historic District is a quiet waterfront community of about 430 residences contained in a 37-block area.

The first settlement here was Greenwich, a 100-acre village planned c. 1776 by Jonathan Scott, an Englishman who arrived in South Carolina in 1763. Scott divided the 50 acres along the waterfront into lots and set aside the remaining 50 acres as a common area from which the residents could collect firewood.

In 1803, Mount Pleasant Plantation, estate of Jacob Motte, was purchased by James Hibben who surveyed 35 village lots and founded the Town of Mount Pleasant. In 1837, Mount Pleasant and Greenwich merged to form one town called Mount Pleasant.

Adjacent to Mount Pleasant, the village of Hilliardville was planned in 1847 by Charles Jugnot and Oliver Hilliard. This area included a picnic ground where Alhambra Hall now sits. Hilliardville was incorporated into the Town of Mount Pleasant in 1858.

The town developed rapidly as a summer resort for the planters of Christ Church parish. Eventually a number of planters became permanent village residents. Charlestonians also enjoyed the summer comfort of this quaint, rural village.

Because of Mount Pleasant's continued growth over time, its buildings are varied, representing architectural styles of the 18th, 19th and early 20th centuries.

## Contact Us

The Town of Mount Pleasant website includes links for information on the rules and regulations pertaining to the Historic District. From the homepage: ([www.tompssc.com](http://www.tompssc.com)) select the Government tab, scroll down to Boards and Commission, then select the Old Village Historic District Commission. From the Old Village Historic District Commission page you can access the guidelines, ordinance, bylaws, applications and meeting minutes as well as get contact information for staff.

Before beginning a project in the Old Village Historic District, it is important to become familiar with the guidelines. You can contact staff with any questions you have about your project.



Mount Pleasant  
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Town of Mount Pleasant

Department of Planning and Development

## Old Village Historic District



This brochure contains an introduction to the Old Village Historic District and its rules and regulations. Please contact the Department of Planning and Development for the most up to date regulations.

Planning & Engineering  
Phone: 843-884-1229  
Fax: 843-856-2195  
[planning@tompssc.com](mailto:planning@tompssc.com)

Building Inspection  
Phone: 843-884-5184  
Fax: 843-216-3869  
[planning@tompssc.com](mailto:planning@tompssc.com)

or

Come see us at 100 Ann Edwards Lane. Office hours are Monday - Friday, 8:00 am to 4:30 pm.

[www.tompssc.com](http://www.tompssc.com)



## The District

In 1979, the Town of Mount Pleasant established the Conservation Historic District through an overlay zoning district for portions of the Old Village. The goal of the overlay zoning is to:

- protect, preserve, and enhance the distinctive architectural and cultural heritage of the Town of Mount Pleasant
- promote the educational, cultural, economic, and general welfare of the people of Mount Pleasant
- foster civic pride
- encourage harmonious, orderly, and efficient growth and development of the Old Village Historic District



## How does this impact Homeowners?

In order to achieve those goals, all buildings in the Old Village Historic District are subject to design guidelines and review and approval by the Old Village Historic District Commission.

These rules and regulations for the district pertain to everything from fences to the construction of new homes. They include design considerations such as style, size and allowed materials.



## The Board

Though some minor projects may be reviewed and approved by staff, most projects are reviewed by the Old Village Historic District Commission. The Commission is a five member, all volunteer body appointed by Town Council. All five members reside in the district.



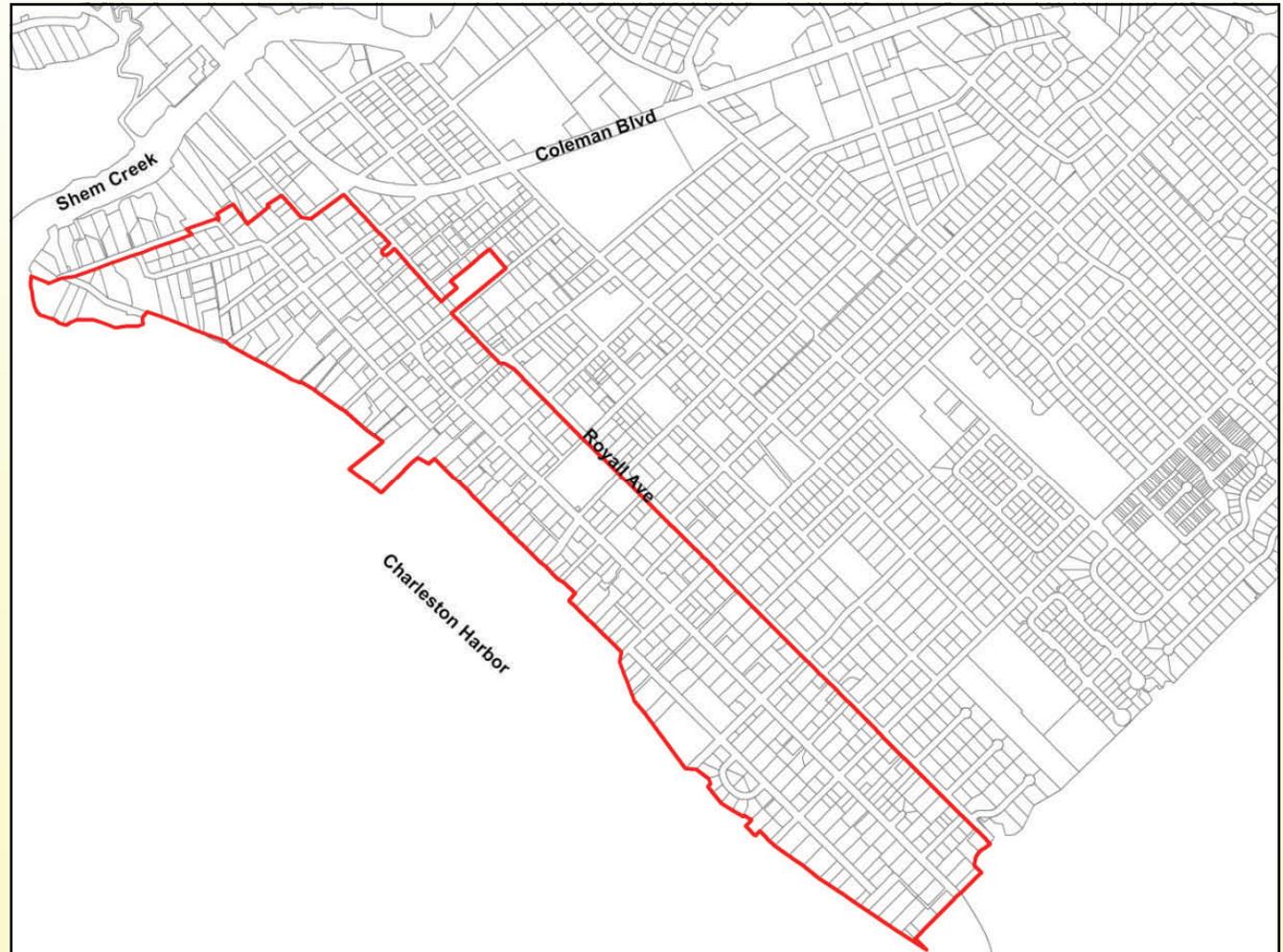
## How do I apply to the board?

The board meets the second Monday of every month. Applications are available in the Planning Department or online and are due two weeks prior to the meeting. Prior to submitting to the board, a pre-application meeting with staff is required.



## District Boundaries

The Historic District boundaries are outlined on the map below.



## Design Guidelines

The design guidelines contain architectural standards pertaining to new construction, exterior remodeling and demolitions. The design guidelines also contain a list of allowed building materials.



## Ordinance

The ordinance contains zoning standards for the district including setback, Building-Area-Ratio, and lot coverage requirements. These regulations can be found in section 156.330 of the Code of Ordinances.