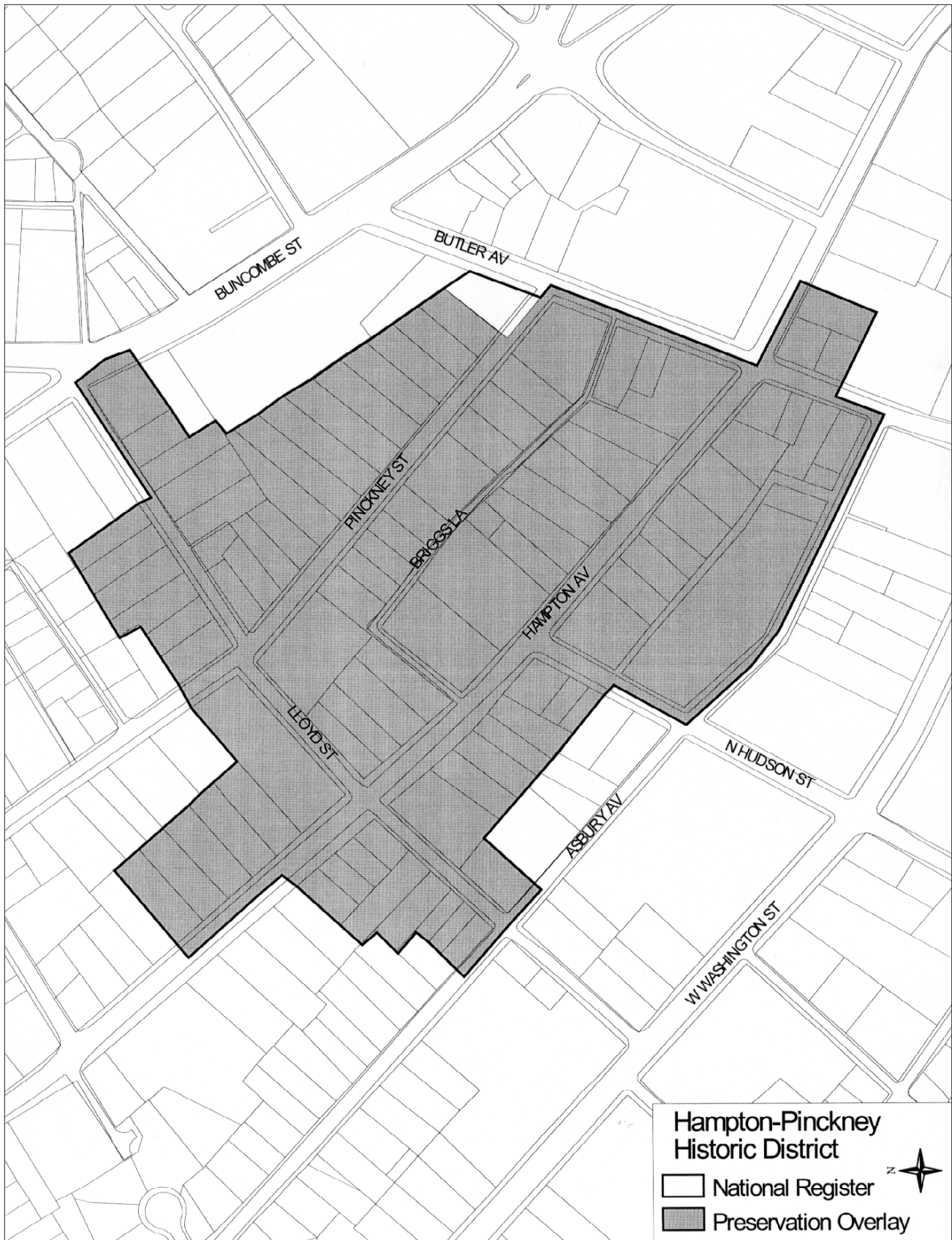


Hampton-Pinckney Historic District



Chapter 8

Design Guidelines

for the Hampton-Pinckney Historic District

Introduction

This chapter presents design guidelines for the construction of new buildings and site design in the Hampton-Pinckney Historic District and then is organized into four sections dealing with the following design topics:

- Site planning and landscape design
- Building mass, scale and form
- Building materials
- Architectural character

Within each design topic are the specific policies and design guidelines that apply in the District. The Design and Preservation Commission (DPC) will base its decisions upon the design topics, policies and guidelines.

Designing a building to fit into the context of a neighborhood requires careful thought. First, it is important to realize that while the historic district conveys a certain sense of time and place associated with its history, it also remains dynamic, with alterations to existing structures and construction of new buildings occurring over time.

Historic District Background

The area now known as Hampton-Pinckney was purchased in 1815 by Vardry McBee who spent \$27,550 for 11,028 acres of land in what is now the center of Greenville. McBee had great aspirations for the little frontier village of Greenville and played an important role in the city's development. A true philanthropist, he donated land for the Greenville Male and Female Academies and for the city's first four churches. The first house in the area was built by McBee's son Pinckney, prior to the Civil War. In the 1890s, part of the land

McBee willed to his family was subdivided into residential lots. Cotton growing, selling and production were important to the economy as was the railroad terminal nearby. Hampton-Pinckney became the first "trolley car" neighborhood in Greenville.

It was also a period of rapid expansion for Greenville's textile industry. Today the Hampton-Pinckney Historic District, one of the oldest in-town neighborhoods, has the most important representation in the city of fanciful, sometimes exuberant dwellings of the Victorian Era.

During the First World War, the production of cloth for uniforms and other war materials kept the mill industry thriving. The resulting strong economy paved the way for another building boom in the early 1920s. The Hampton-Pinckney neighborhood was still growing, but other new neighborhoods also began to take root and thrive.

With regard to architecture, the District has many good examples of styles popular during the late 19th and early 20th centuries. It is particularly significant for its concentration of residential Victorian architecture. Also found in the District are good examples of styles popular during the first decades of the 20th century, such as Craftsman Bungalows and American Foursquares.

Note: The design guidelines in *Chapter 2: Design Guidelines for Historic Resources in Preservation Overlay Districts* and in *Chapter 3: Design Guidelines for All Projects in Preservation Overlay Districts with Residential Character* shall apply in addition to those found in this chapter.

The District is significant in community planning as an example of an early trolley car suburb. Historically, as towns began to develop, the first suburbs grew up around rapid transit routes. Situated on land which was part of the estate of early developer Vardry McBee, the land along Hampton was sub-divided about 1890, the land along Pinckney about 1902. Long narrow lots were cut from the linear blocks. Generally, houses sit close to the road, although some of the earlier houses have more generous setbacks. The significance of the Hampton-Pinckney District's landscape architecture is that it depicts fashions in landscape architecture prevalent at the turn of the century. Elements of the District's landscape design include sidewalks, tree-lined streets, granite retaining walls, and foundation plantings.

Properties within the Hampton-Pinckney District are currently zoned for single-family residential, multifamily residential, and institutional use. Land-use within the District consists primarily of 44 single-family residences and four churches which contribute to the historic character and significance of the District. Although the District is bordered by commercial and potentially historically significant residential development, the District itself remains intact and predominantly single-family. Adjacent zoning includes commercial along Buncombe Road on the north; residential and commercial to the east; light industrial to the south of Asbury Avenue; and residential to the west of Lloyd Street.

The Hampton-Pinckney neighborhood will be faced with several preservation issues stimulated by current zoning adjacent to the District; large tracts of undeveloped land; the District's close proximity to Greenville's expanding Central Business District; and the District's continuing revitalization efforts.

Several current or recent projects will have an impact on the future of the district. These include construction of the Western Connector and links between the Stone Avenue Extension and West Washington Street; encroachment of the Central Business District zoning classification; redevelopment of the West Washington Street corridor; and the development of "Cleveland Park West."

Summary of Key Characteristics

Key design characteristics of this historic district include the following:

- Uniform alignments
- Small front yard setbacks
- Small side yard setbacks
- Accessory buildings
- Hardwood trees
- Stone retaining walls
- Planting strips between sidewalks and streets
- Driveways to the side
- Varied materials
- Concentration of Victorian-era architecture
- Granite curbs
- Wide streets
- Uniform building scale
- Steep pitched roofs
- Asymmetrical massing
- Arts and crafts details
- Detached garages
- Front porches
- Dormers

Design Goals

The Hampton-Pinckney Historic District should continue to develop in a coordinated manner so that an overall sense of visual continuity is achieved. Preservation of the integrity of this area is a primary goal of the Design and Preservation Commission. The dominant character of this area should be that of a single-family, residential neighborhood. Projects that include a primary building with a subordinate secondary structure will aid in maintaining the historic character of this area.

The design goals for the Hampton-Pinckney Historic District are:

- To emphasize the preservation and restoration of historic structures and building detailing (e.g., Where an existing historic building exists, a property owner's first priority should be its continued use, not replacement.)
- To continue the use of traditional building materials (e.g., When the majority of buildings along a street are constructed with wood lap siding, a new development should relate in visual appearance.)

- To reinforce the basic characteristics established early in the neighborhood's development in new construction
- To develop new buildings which respect their historic neighbors (e.g., Where properties abut an historic building, special care should be taken in relating to these precious resources.)
- To provide landscaping that defines public and private spaces on a site, similar to that seen historically
- To promote friendly, walkable streets (e.g., Projects that support pedestrian activity and contribute to the quality of life are encouraged.)
- To minimize the impact the automobile has on the historic district, especially the large, un-screened parking lots for multifamily, institutional or commercial uses
- To minimize the number of rezoning cases involving the conversion of single-family residential buildings to multifamily residential use

Policy Statements

In order to maintain the overall historic character of the Hampton-Pinckney Historic District there are a number of policies that serve as the foundation for all related design guidelines and supporting information. The DPC will use these policies and associated design guidelines in making its decisions for a Certificate of Appropriateness. In cases where special conditions of a specific project are such that the detailed design guidelines do not appear to address the situation, these general policy statements will serve as the basis for determining the appropriateness of proposed work.

Policy statements in this chapter include the letters "HP" before the number to indicate that it is part of the guidelines for the "Hampton-Pinckney Historic District." The policy statements also are numbered to indicate their relative position within this chapter and the document as a whole, but do not reflect any order of priority or importance.

Site Planning & Landscape Design

HP.1 Maintain the line of building fronts in the block.



Maintain the line of building fronts in the block.

A front yard serves as a transitional space between the "public" sidewalk and the "private" building entry. In many blocks, front yards are similar in depth, which contributes to a sense of visual continuity. This is a key feature and therefore, maintaining this line is important.

☞ *The design guidelines under Policy AR.1, for Site Planning and Landscape Design in Chapter 3, shall apply for this historic district.*

HP.2 Orient the front of a building to the street.



Orient the front of a building to the street.

A typical house faces the street and is sheltered by a one-story porch. This helps to establish a sense of scale and to "animate" the neighborhood. It is a feature that should be maintained.

☞ *The design guidelines under Policy AR.2, for Site Planning and Landscape Design in Chapter 3, shall apply for this historic district.*

HP.3 Maintain the traditional character of a front yard.

A front yard begins at the public sidewalk, continues to the semi-private porch and ends at the front door. This sequence enhances the pedestrian environment and contributes to the character of the neighborhood; it should be maintained.

If it is to be used, a fence should be in character with those seen traditionally. However, using no fence at all is often the best approach. Typically, fences were seen enclosing side and rear yards. They were low and appeared semi-transparent. Wood pickets or thin metal members were typical.

☞ ***The design guidelines under Policy AR.3, for Site Planning and Landscape Design in Chapter 3, shall apply for this historic district.***



Maintain the traditional character of a front yard.

Building Mass, Scale and Form

HP.4 A new building should appear similar in scale to traditional single family houses.



The mass and scale of buildings are among the elements that have the greatest influence on compatible construction in the community. The height, width and depth of a new building should be compatible with historic buildings that are immediately adjacent to the new building. The scale of a building also should relate to its lot size and placement on the lot. A mix of “small” and “large” building sizes exist in the area. Even on larger lots where larger buildings occur, the traditional scale is preserved. This established scale should be maintained.




The design guidelines under Policy AR.7, for Building Mass, Scale and Form in Chapter 3, shall apply for this historic district.

A new building should appear similar in scale to traditional single family houses.

HP.5 The form of a new building should be similar to those seen traditionally in the historic district.

The traditional residential building form consists of a simple rectangular mass capped with a gabled or hipped roof. Additions are usually located to the rear of the main building. In a basic sense, it is the combinations of these shapes that establish a sense of scale for the neighborhood. New construction that does not respect these existing form characteristics may diminish the integrity of the historic district and the quality of life for surrounding residents.

 ***The design guidelines under Policy AR.8, for Building Mass, Scale and Form in Chapter 3, shall apply for this historic district.***



The form of a new building should be similar to those seen traditionally in the historic district.

Building Materials

HP.6 Building materials for new construction should be similar to materials seen historically.



Building materials for new construction should be similar to materials seen historically.

Traditionally, a limited palette of building materials was used in Greenville. Wood lap siding and brick were the dominant materials. Also, new materials should have a simple finish, similar to that seen historically.

☞ ***The design guidelines under Policy AR.9, for Building Materials in Chapter 3, shall apply for this historic district.***

Architectural Character

HP.7 A new building should be visually compatible with historic structures.



A new building should be visually compatible with historic structures.

Traditionally, many buildings in the historic district were simple in character, although some of the grander houses exhibited substantial ornament and detail. These fundamental characteristics that are vital to the preservation of the historic integrity of the districts. Features such as one-story porch elements which define entries, columns, posts and brackets contribute to the sense of character of the street and add visual interest to pedestrians.

☞ ***The design guidelines under Policy AR.10, for Architectural Character in Chapter 3, shall apply for this historic district.***