Part Two:

Preservation Principles and Design Guidelines for Architectural Rehabilitation Projects

5.0 Preservation Principles and Approaches for Architectural Rehabilitation Projects

Before any preservation project is begun, a number of fundamental decisions need to be made. What will the property be used for? Will the property be restored to its original condition or rehabilitated for contemporary use? How can the significant architectural and historical features of the building be preserved? What steps need to be taken?

Presented in this section are some of the most widely accepted and essential principles of historic preservation. A review of this material will provide the prospective Certificate of Appropriateness applicant with a better understanding of the concerns of the Board of Architectural Design and Historic Review and why it is important to use a carefully thought-out approach when working with historic resources.

An excellent source of information on architectural rehabilitation and maintenance is the Preservation Briefs Series available from the National Park Service. [See Sources for Maintenance and Resource Rehabilitation Section for a more complete reference.] At the present time, 38 Briefs have been published addressing a wide range of topics." It is recommended that the Spartanburg Department of Planning and Community Development obtain a complete set for use by the Board of Architectural Design and Historic Review and by property owners.

5.1 Use of Historic Properties

From a preservation perspective, the most desirable use for a historic property is its original use. Keeping a historic home as a residence or a storefront as retail space usually requires the least physical changes to a property. Due to changes in economic conditions, zoning, and other realities of modern life, however, it sometimes becomes necessary to alter a historic building. For example, a residential building may be converted to office space or a family may need to add to the functional living space of their home. Following is information that will assist property owners in making the right decisions when planning changes to their historic properties.

5.2 Preservation Methods

Preservation is defined as the taking of steps to retain a building, district, object or site as it exists at the present time. This often includes an initial stabilization effort necessary to prevent further deterioration as well as more general maintenance work. But "preservation" has become the term most often used when referring to a wide range of conservation practices. Following is a list and definition of the four principle preservation methods. The condition of the property, degree of authenticity desired, and the amount of funding available usually dictate the method used to preserve a historic property. Although "rehabilitation" and "restoration" might sound alike, the end result is quite different.

Stabilization entails making a building weather resistant and structurally safe, enabling it to be rehabilitated or restored in the future.

Stabilization techniques include covering the roof and windows so that rainwater cannot penetrate, removing overgrown vegetation, exterminating, carrying out basic structural repairs, securing the property from vandalism, and other steps to prevent additional deterioration of the property. This approach is usually taken on a building not currently in use to "mothball" it until a suitable use is found.

Rehabilitation involves undertaking repairs, alterations, and changes to make a building suitable for contemporary use, while retaining its significant architectural and historical features.

Rehabilitation often includes undertaking structural repairs, updating the mechanical systems (heating and air conditioning, electrical system, and plumbing), putting on additions for bathrooms, repairing damaged materials such as woodwork and roofing, and painting.

Rehabilitation can accommodate the adaptive use of a building from residential to office or commercial use. Physical changes, such as additions for offices, parking lots, and signage, may result.

If a rehabilitation is sensitive, those changes are made in a way that does not detract from the historic character and architectural significance of the building and its setting.

Restoration includes returning a building to its appearance during a specific time in its history by removing later additions and changes, replacing original elements that have been removed, and carefully repairing parts of the building damaged by time.

Restoration is a more accurate and often more costly means of preserving a building. It entails detailed research into the history, development, and physical form of the property; skilled craftsmanship; and attention to detail.

Reconstruction entails reproducing, by new construction, the exact form and detail of a vanished building, or part of a building, as it appeared at a specific time in its history.

5.3 United States Secretary of the Interior's "Standards for Rehabilitation"

The U.S. Secretary's Standards for Historic Preservation Projects were initially developed for use by the Secretary of the Interior in evaluating the appropriateness of work proposed for properties listed in the National Register of Historic Places. Revised in 1990, the "Standards for Rehabilitation" are considered the basis of sound preservation practices. They allow buildings to be changed to meet contemporary needs while ensuring that those features that make buildings historically and architecturally distinctive are preserved. They have meaningful application to virtually every type of project involving historic resources.

The "Standards for Rehabilitation" provide the framework for these design guidelines and will be used by the Board of Architectural Design and Historic Review in reviewing applications for Certificates of Appropriateness. These standards are listed as follows:

1 A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2 The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3 Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4 Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7 Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8 Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10 New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

5.4 Eight Steps of a Preservation Project

Following is an outline of an accepted approach to **planning** (Steps 1 - 3) and **implementing** (Steps 4 - 8) preservation projects. It is highly recommended that property owners review these points carefully and consider their importance. The planning phase should be completed prior to the submission of a Certificate of Appropriateness application. These steps are explained in recommended order.

THE PROPERTY OWNER MAY WISH TO CONSULT WITH THE BOARD OF ARCHITECTURAL DESIGN AND HISTORIC REVIEW TO OBTAIN PRELIMINARY COMMENTS AND SUGGESTIONS BEFORE DEVELOPING CONCEPT PLANS.

STEP 1 — Inspect the Property and Make a Wish List

A thorough inspection of the structure or site be made, which will allow for an understanding of specific problems that may exist as well as special conditions and features that need to be considered. This inspection should also take into account the character of the surrounding area (area of influence), with special attention given to how the property in question relates to nearby buildings and sites. Develop a wish list of what needs to be done and what improvements and/or changes are desirable but not necessary to the physical soundness of a property.

Existing conditions should be documented, through photographs, before any work is undertaken. This is especially true when tax credits are being sought for the rehabilitation of an income-producing property. These photographs can be taken at any time during the planning process.

STEP 2 — Define the Project and Develop a Preliminary Concept

At this stage the property owner must determine the type (stabilization, rehabilitation, renovation, or reconstruction) and extent of the project to be undertaken. Cost will likely be an issue and therefore it is advisable to consult with an architect, landscape architect, interior designer, or preservation planner. These professionals can assist the owner in defining the basic components of the project.

STEP 3 — Refine Preliminary Concept and Develop a Master Plan

This is the final step of the planning process - the end result of which might be called a Master Plan. The Master Plan should outline the principal goals of the project and the efforts needed to complete Steps 4 through 8.

SUBMIT APPLICATION FOR CERTIFICATE OF APPROPRIATENESS.

STEP 4 — Stabilize the Building

Before any new design work is undertaken, the property must be in a stable condition with all deterioration halted. An example would be the repair of a leaking roof so that further moisture will not enter the structure after new work has been completed.

STEP 5 — Carry Out Structural Repairs

Once deterioration has been halted, any structural damage must be corrected. This type of work needs to be completed as one step rather than in phases. If the approved project involves an addition to the building, it should be made only after all structural repair work has been completed.

STEP 6 — Carry Out Infrastructure Repairs

Repairs and improvements to mechanical systems (i.e., cooling and heating systems, electrical systems and plumbing) are essential to achieving the highest degree of comfort and economy in any building. It is therefore important to attend to this type of work fairly early in the overall project rather than delaying or even neglecting to complete it. Infrastructure improvements can be costly, which is yet another reason for placing this work early in the project schedule.

STEP 7 — Carry Out Energy Conservation Improvements

Most steps to improve energy efficiency are generally quite straightforward and sometimes surprisingly inexpensive. This type of work can therefore usually be put off until more complicated and expensive tasks have been completed.

STEP 8 — Carry Out Cosmetic Work

Finishing work, such as exterior painting, minor siding repairs and porch reconstruction, should be the final stage of a preservation or rehabilitation project. This is the work that will generally create the greatest visual impact, and it is essential that all preliminary work (stabilization, structural repairs, infrastructure improvements) be completed beforehand so that nothing will have to be done twice.

Format for Guidelines

*The **format** for guidelines presented in Part Two is as follows:*

Description Contains a general description of the design concept, architectural element, or landscape feature which the guideline addresses. This information is not always provided.

Guideline - Guidelines are processes or procedures that are seen as necessary for the protection of the historic character of the district. Any direction written as a "guideline" is also considered to be a legitimate area of review for the Spartanburg Board of Architectural Design and Historic Review.

Recommendation - A direction written as a "recommendation" is seen as being less critical to the protection of the district but is still a desirable process or procedure to adhere to when possible. Oftentimes, recommendations are written for procedures that are not within the purview of the Board, such as paint color, maintenance, and interior changes.

Local District - Provides information specific to the local district. This information is not always provided.

Illustrations/Photographs - Guidelines are frequently followed by illustrations and/or photographs.

*The **guideline/recommendation** is always in **bold type**.*

6.0 New Construction Guidelines

The development of vacant or under-utilized land in historic districts, sometimes referred to as infill, can be a problem for preservation commissions and architectural review boards. On the one hand, governments are usually eager to see such development occur because it can revitalize substandard areas and even increase tax bases and reduce infrastructure costs. On the other hand, while new construction can contribute to the revitalization of neighborhoods and commercial areas, it can also damage the historic character of a district.

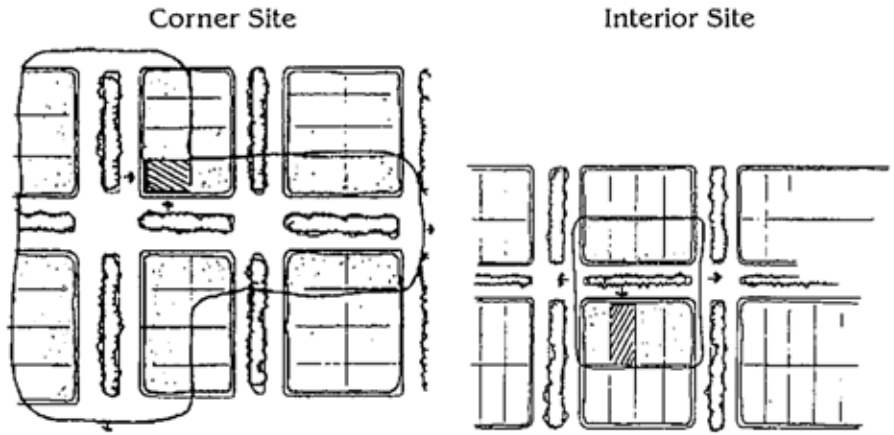
These guidelines for new construction serve as standards for new building activity in historic areas. Spartanburg is composed of a diverse collection of buildings from different periods with different architectural styles. The guidelines are not intended to specify an appropriate style for each area of Spartanburg or to allow only new construction that imitates that style. It is instead hoped that these guidelines will help the people of Spartanburg to evaluate how proposed new buildings might fit into the community's historic areas. The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

6.1 Defining the Area of Influence

The area of influence may be the back of a historic property, a streetscape, or several blocks. To define the area of influence for the new development, ask questions such as:

- *How large an area will the new development impact?*
- *Is it to be an addition to the rear of a building that will not even be visible to the public? Or is it a new building that will impact the whole streetscape?*
- *Will the new building be in the middle of a block with only one facade visible to the public or will it be on a corner lot, and therefore will have two facades clearly visible?*

Evaluate also if the project will generate the need for additional parking or impact traffic in the area.



Area of Influence: Each site within a historic district will have its own unique area of influence. Shown here are two different examples with suggested minimum areas that might be considered. Neighboring buildings should be examined to determine the consistent patterns of design concepts and architectural elements that are present.

Guideline - Define the area of influence. In considering the appropriateness of a design for a new building in a historic district, it is important to determine the area of influence of the site of that new development. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction. A consistent streetscape will result when new buildings are designed in consideration with what already exists.

6.2 Recognizing the Prevailing Character of Existing Development

Every building, whether historic or modern, is a product of design, and the design of buildings is determined by the way in which various basic design concepts and elements are utilized:

Building Orientation and Setback	Proportions
Directional Emphasis	Rhythm
Shape	Scale/Height
Massing	Materials/Architectural Elements

These concepts form the basis for visual relationships among buildings, which in turn influence the ways in which buildings are perceived by the public. When a new structure is built among historic buildings, the level of success with which it relates to existing buildings - and whether it contributes to or detracts from the area - will be determined by the ways in which its design recognizes the prevailing design expression in the area of influence.

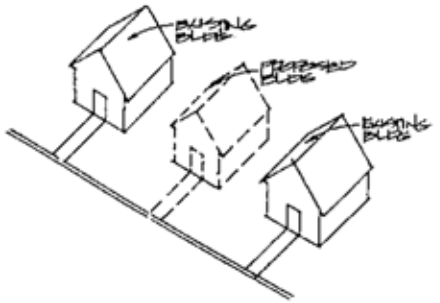
This section identifies and defines principal concepts of design and offers guidelines for referencing predominant design characteristics in evaluating the appropriateness of a proposed new building or addition. Illustrations are intended only to point out the types of relationships between historic and new buildings that are of importance and are not meant to serve as examples of real-life design solutions.

Guideline - Identify and respect the prevailing character of adjacent historic buildings and surrounding development.

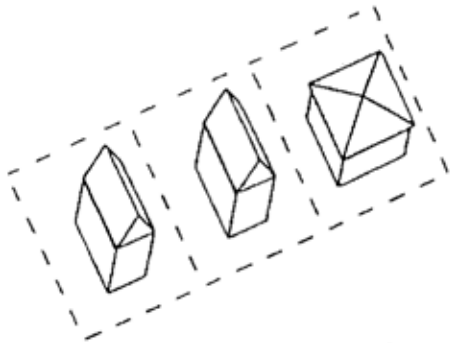
6.2.1 Building Orientation and Setback

Building orientation refers to the directional placement of the building on the site, while setback refers to how far back the building is from the street and side lot lines. Typically, historic areas have strong predominant orientations and setbacks.

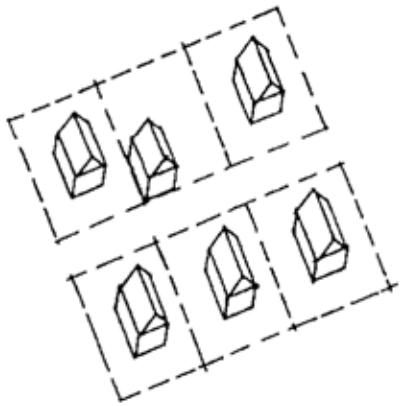
Guideline - The orientation of a new building and its site placement shall appear to be consistent with dominant patterns within the area of influence, if such patterns are apparent.



Building Orientation/Setback - Appropriate: The proposed building in this illustration respects prevailing orientation and setback patterns.



Building Orientation - Inappropriate: This example shows two houses with front-to-back orientations and a neutrally oriented new building that, due to its square plan shape, is inconsistent with the established orientation pattern.

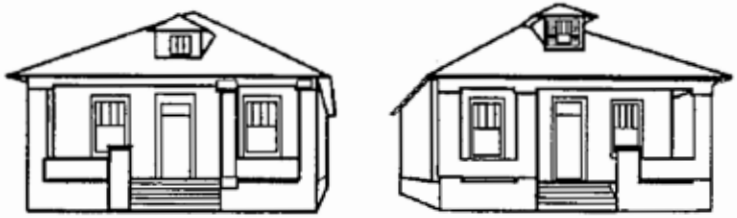


Building Setback - Inappropriate: This example shows a new building in violation of the established setback pattern along this street. The new building, however, is properly oriented front-to-back on its site.

6.2.2 Directional Emphasis

Most buildings are either vertical or horizontal in their directional emphasis, which is determined by the size and placement of elements and openings on a building's front facade as well as by the building's overall shape. Directional emphasis may also be influenced by surface materials and architectural detailing.

Guideline - A new building's directional emphasis shall be consistent with dominant patterns of directional emphasis within the area of influence, if such patterns are present.



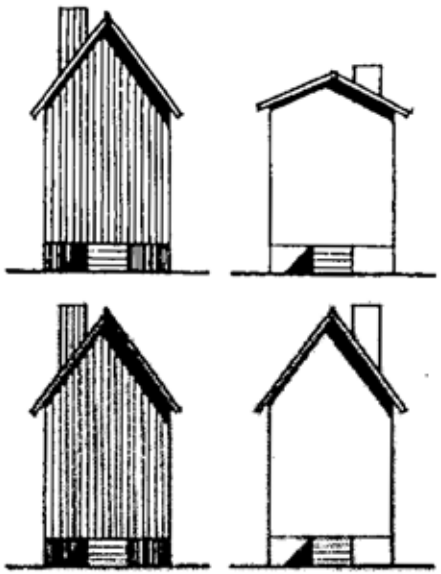
Directional Emphasis - Consistent: The two nearly identical houses shown here both exhibit horizontal directional emphasis.

Directional Emphasis - Inappropriate: Shown here are two historic houses, each with a vertical directional emphasis, and a new house that is clearly horizontal in emphasis. This new building is not sympathetic nor consistent with the established pattern of directional emphasis along this street.

6.2.3 Shape

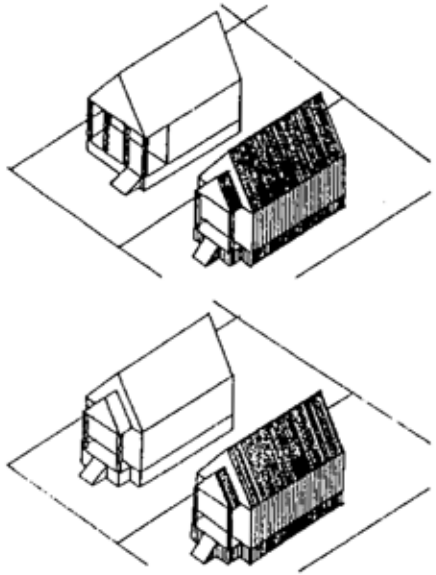
A building's surfaces and edges define its overall shape. This overall shape, in concert with the shapes of individual elements (such as roof pitch, porch form, and window and door openings), is important in establishing rhythms in a streetscape. Shape can also be an important element of style.

Guideline - Roof Pitch: The roof pitch of a new building shall be consistent with those of existing buildings within the area of influence, if dominant patterns are apparent.



Shape - Roof Pitch - Inappropriate/Appropriate Examples: These two comparisons depict relationships between historic and new buildings in terms of roof pitch. The example on the top is that of a historic house (shaded) with a steeply-pitched roof standing next to a new building with an inappropriate shallow-pitched roof. The example on the bottom shows a more compatible roof pitch on the new building.

Guideline - Porch Form: The shape and size of a new porch shall be consistent with those of existing historic buildings within the area of influence, if dominant patterns are apparent.



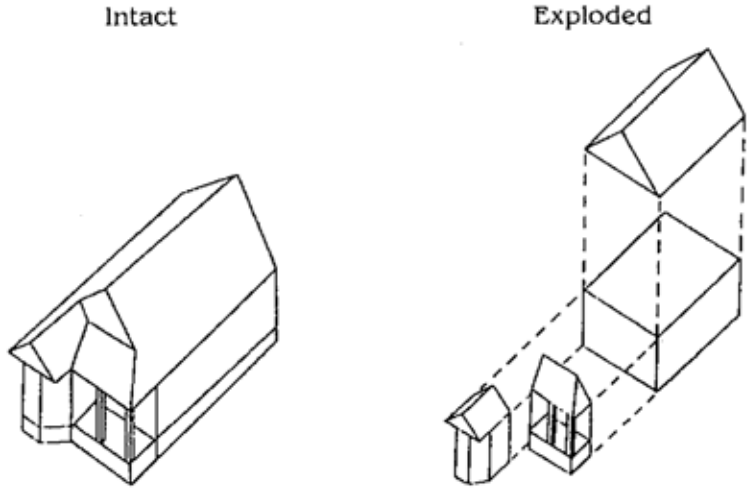
Shape - Porch Form - Inappropriate/Appropriate Examples: These two comparisons depict relationships between historic and new buildings in terms of porch form. The example on the top is that of a historic house (shaded) with an extending front gable porch standing next to a new building with an inappropriate integral porch. The example on the bottom shows a more compatible porch form on the new building.

Guideline - Building Elements: The principal elements and shapes used on the front facade of a new building shall be compatible with those of existing buildings in the area of influence, if dominant patterns are apparent.

Shape - Building Elements - Inappropriate/Appropriate Examples: These two comparisons depict relationships between historic and new buildings in terms of building elements. The example on the top is that of a historic house (shaded) with flat-arched window and door openings standing next to a new building with inappropriate round-arched window and door openings. The example on the bottom shows more compatible window and door openings on the new building.

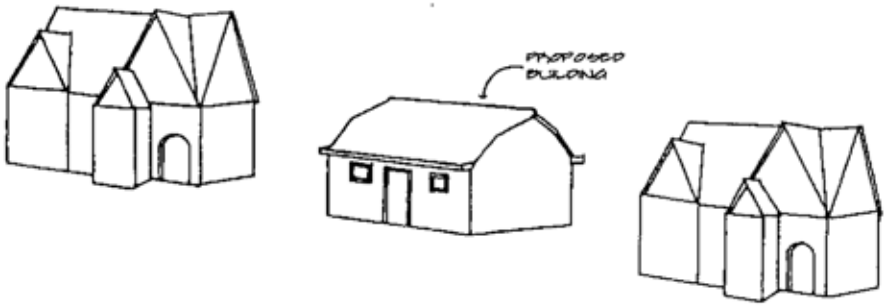
6.2.4 Massing

Massing has to do with the way in which a building's volumetric components (i.e., main body, roof, bays, overhangs, and porches) are arranged and with the relationship between solid wall surfaces and openings.

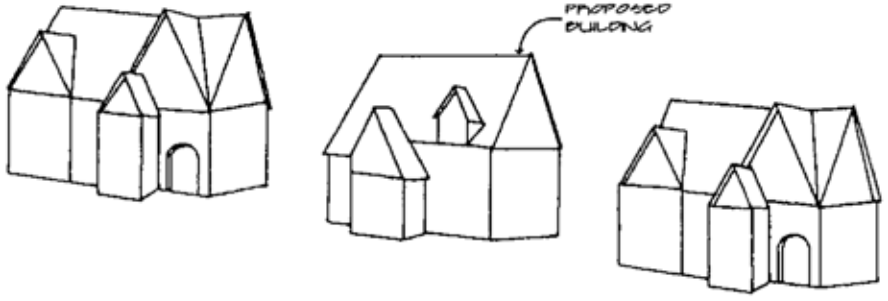


Massing: These drawings show a house "intact" and "exploded" to illustrate its various volumetric components.

Guideline - The massing of a new building shall be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are apparent.



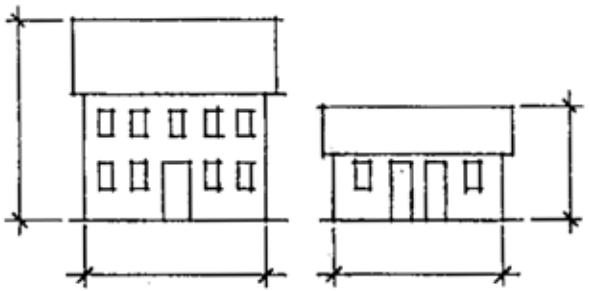
Massing - Incompatible New Development: The new building in the middle has used a massing scheme that is not compatible with the patterns established by the historic buildings to either side.



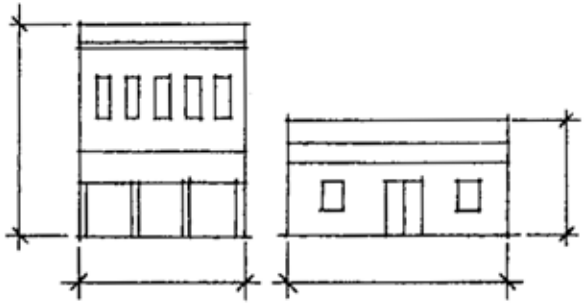
Massing - Compatible New Development: The new building in the middle has used a massing scheme that is compatible with the patterns established by the historic buildings to either side.

6.2.5 Proportion

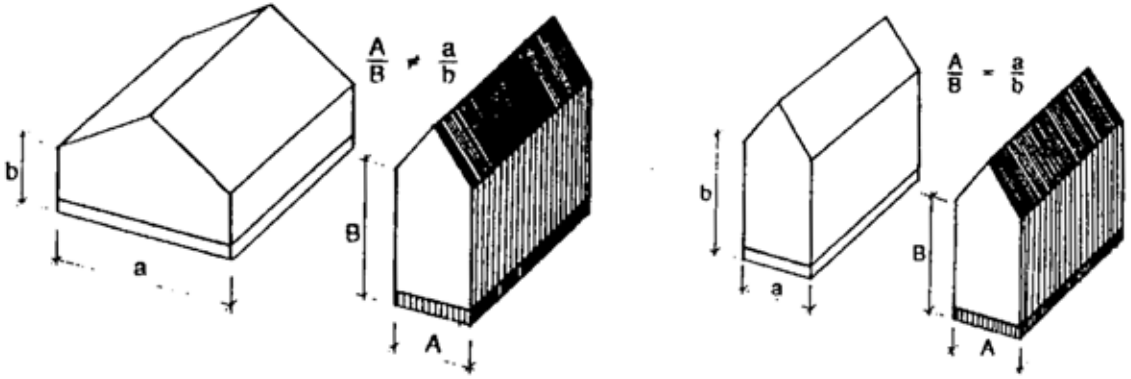
Proportion is the relationship of one dimension to another; for example, the relationship of the height to the width of a building, or the height and width of windows and doors. Individual elements of a building should be proportional to each other and the building.



Residential Proportions: The above graphic illustrates the concept of proportion using residential building dimensions.



Commercial Proportion: The above graphic illustrates the concept of proportion using commercial building dimensions.

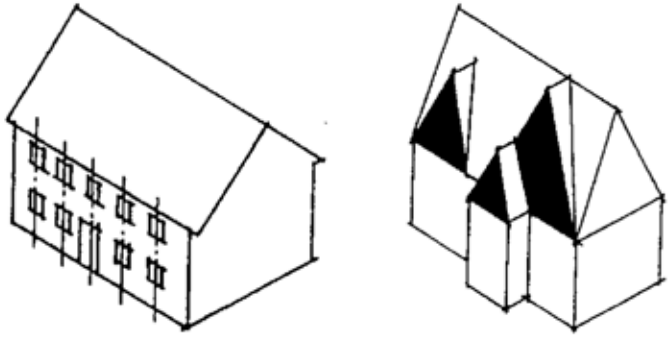


Proportion - Inappropriate/Appropriate Examples: These two comparisons depict relationships between historic and new buildings in terms of front-facade height-to-width ratio. The example on the left is that of a historic house (shaded) with a height-to-width ratio resulting in a very vertical expression standing next to a new building with a horizontal height-to-width ratio. The example on the right shows a more compatible height-to-width ratio on the new building.

Guideline - The proportions of a new building shall be consistent with dominant patterns of proportion of existing buildings in the area of influence, if such patterns are apparent.

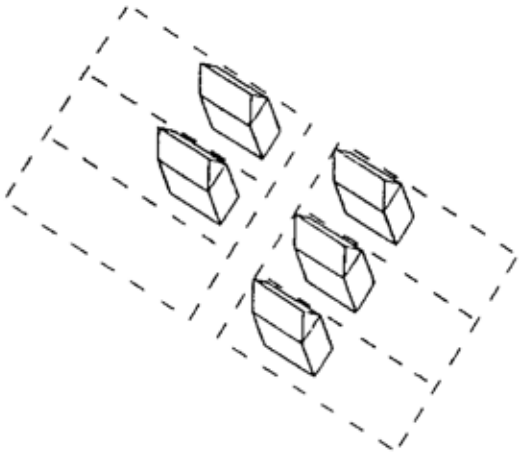
6.2.6 Rhythm

Rhythm is the recurring patterns of lines, shapes, forms, or colors (materials) on a building or along a streetscape. For example, the rhythm of openings on a house refers to the number and placement of windows and doors on a facade. Rhythm also occurs on the larger scale of streetscapes as created by development patterns (orientation and setback) and details of individual buildings (directional emphasis, scale, height, massing, etc.).

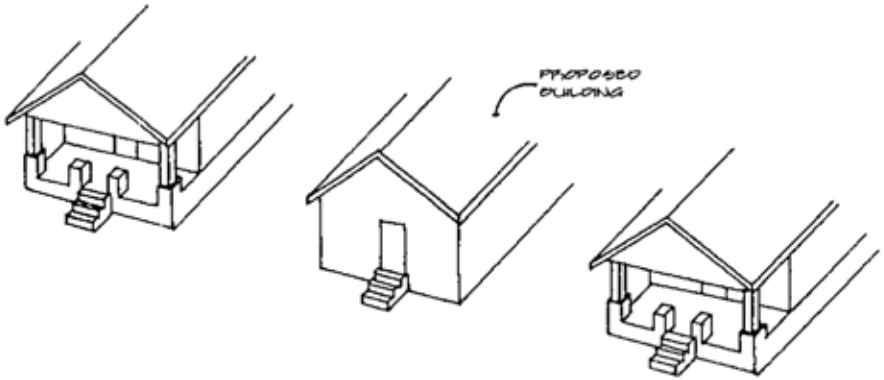


Rhythm - Symmetrical/Asymmetrical: These two houses illustrate different types of rhythms created by individual building elements. On the left is a building with a regular placement of elements creating a symmetrical facade. The building on the right has an irregular placement of elements creating an asymmetrical facade.

Guideline - New construction in a historic area shall respect and not disrupt existing rhythmic patterns in the area of influence, if such patterns are apparent.



Rhythm - Established Setback Rhythm: These five houses have expressed a well-defined setback and placement rhythm along this street. A new building on the vacant parcel will either continue or disrupt this pattern.

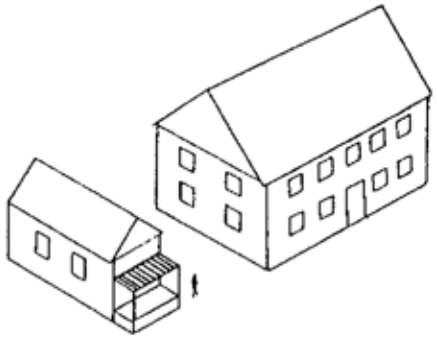


Rhythm - Inappropriate New Construction: Consistent cornice heights are one of the building elements that can create rhythm along a street by establishing a strong building line. Where this strong line exists, it is important for a new building to have a similar cornice height. The proposed building (middle) in this sketch disrupts the existing rhythm.

6.2.7 Scale/Height

Scale refers to the apparent relationship between two entities, such as the relationship of a building's height to human height, the relationship between different buildings' heights and sizes, or the relationship between the size of an addition and the building to which it is attached. The two most important issues are (1) the relationship of new construction to historic and (2) the relationship of additions to the historic building to which they are being added.

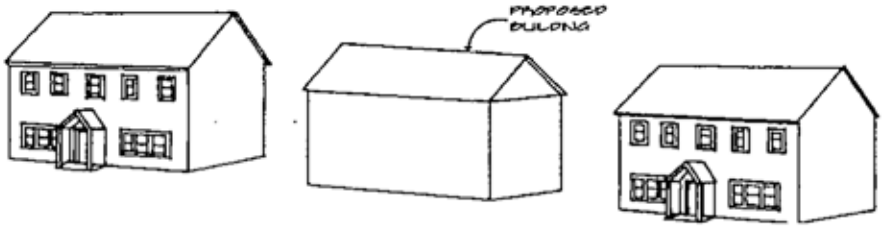
Guideline - New construction in historic areas shall be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions to historic buildings shall not appear to overwhelm the existing building.



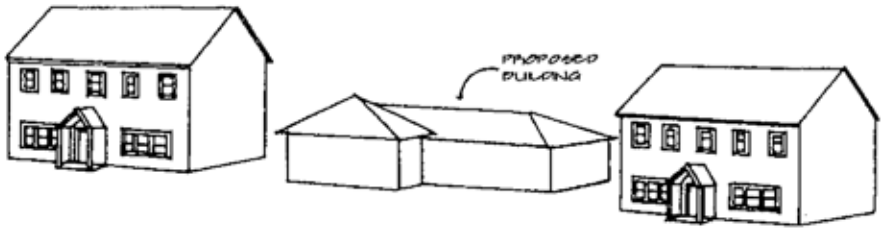
Scale/Height - Illustration of Different Scales: These buildings obviously express different scales.

Scale/Height - Inappropriate Addition: This addition (shaded) is too large and overwhelms the original historic structure. It also juts forward thus accentuating its presence.

Guideline - A proposed new building shall appear to conform to the floor-to-floor heights of existing structures if there is a dominant pattern within the established area of influence.



Scale/Height - Appropriate New Construction: The scale of the proposed building in the middle is compatible with that of the historic buildings to either side.



Scale/Height - Inappropriate New Construction: The scale of the proposed building in the middle is incompatible with that of the historic buildings to either side.

6.2.8 Individual Architectural/Site Elements

Predominant architectural and site elements in the area of influence should be taken into account. Following is a list of different types of elements that should be assessed before proceeding with new construction.

- **Roofs** - There are often a variety of roof shapes, pitches, and types found within a historic area. Roof details such as chimney design, gable ornamentation, ridge decoration and roofing materials may also be a predominant characteristic.

- **Walls** - The surfaces of the walls may be relatively smooth and uninterrupted, or they may be broken by projecting windows, porches, and other architectural elements.

- **Windows and Entrances** - There may be patterns of window and entrance placement, size, or ornamentation that are a strong visual component of the area. Shutters and window trim affect this patterning.

- **Details** - Facia, soffit, eave, and cornice trim, porch railings and brackets, and other decorative details can provide a pattern and scale to historic buildings and areas.

- **Materials** - Buildings may incorporate wood, masonry, stucco, and other materials. These materials may have different textures and shapes, such as fishscale wooden shingles, or coarsely surfaced brick, or pressed metal or asbestos roof shingles, which give variety to the appearance of the building.

- **Landscaping Elements** - Specific types of vegetation such as live oak trees, shrubs, or expanses of grassy lawn may predominate in an area. Architectural elements such as fences, walls, garden architecture, outbuildings or flower beds may also contribute to visual continuity along the street.

Guideline - New construction shall reference and not conflict with the predominant site and architectural elements of existing properties in the area of influence.

6.3 Respecting the Prevailing Character When Designing New Development

After identifying the area of influence and assessing the prevailing character of the development within that area, the next step is to begin the design of the project. Each project is unique and needs to be taken on a case-by-case basis to meet the needs of the owner while at the same time protecting the historic character of the property and area. There are some general concepts, however, that can assist with the design of the new development. Use these in tandem with the guidelines presented in Section 6.1 and 6.2.

6.3.1 Additions to Historic Buildings

Property owners considering making an addition to a historic building should ask themselves three questions:

- *Does the proposed addition preserve significant historic materials and features?*
- *Does the proposed addition preserve the historic character?*
- *Does the proposed addition protect the historical significance by making a visual distinction between old and new?*

Guideline - Additions to historic buildings shall not be added to the main historic facade or facades of the building. Locate the proposed addition away from the principal public view, possibly to the rear of the building. Respect the proportions of the building to which it is being added, so the addition does not dominate its historic environment. Do not obscure character-defining features of the historic building with the addition.

Guideline - Set an additional story well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.

Sometimes historic photographs can give clues to where previous additions were constructed on the building and thus provide guidance for the location of new additions.

Guideline - Additions must respect the character and integrity of original buildings and should incorporate design motifs that relate it to the historic building. No matter what its design, it should be of quality workmanship and materials. The addition should be designed so that at a later date it could be removed without compromising the historic character of the building.

Guideline - While the addition should be compatible, it is acceptable and appropriate for the addition to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.

6.3.2 New Construction

To be compatible with its historic environment, new construction should respect established design patterns within the area of influence, paying particular attention to the guidelines set forth in Section 6.2. Following are some additional guidelines for new construction.

Guideline - Build a new structure to the rear of a historic building, where it will have little or no impact on the streetscape. If the new building will be visible from the street, respect the established setbacks and orientations of the historic buildings in the area. Landscaping is also an important component. A concrete or brick plaza adjacent to the sidewalk is incompatible in an area dominated by grassy lawns.

Guideline - New construction shall reference predominant design characteristics that make an area distinctive in order to achieve creative and compatible design solutions that are more than just mere imitations of existing buildings.

6.3.3 Alterations To Non-Contributing Buildings Within Historic Areas

Alterations to buildings that do not contribute to the historic character of the area pose a challenge.

Guideline - Do not add false historical details to try to make a nonhistoric property fit into a historic area but make every effort to ensure that additions and alterations to the property do not detract even further from the character of the historic environment, keeping in mind the design concepts discussed in Section 6.2.

6.3.4 Demolition and Relocation

Section 10.26.C of the Spartanburg Historic Preservation Ordinance addresses requests for demolition or removal of historic properties. The Board is authorized to delay granting a Certificate of Appropriateness for up to 180 days for requests for demolition or removal of properties found to be of "exceptional importance to the people of the City of Spartanburg." During this period the Board is to research options for preserving the structure. The conditions of the Ordinance shall serve as the guideline in such circumstances.

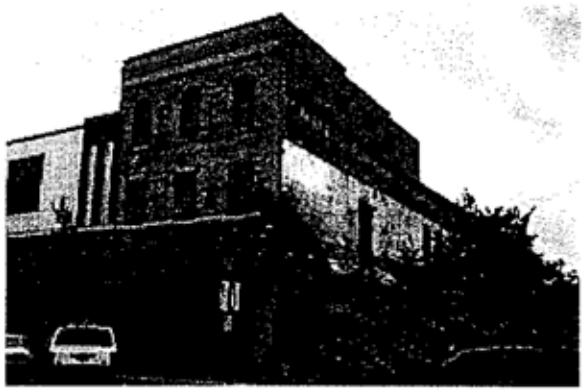
Recommendation - Significant historic buildings shall not be demolished, unless they are so unsound that rehabilitation is not possible. Likewise, significant historic buildings shall not be moved off the property or relocated on the site, nor shall other buildings be moved onto the site. These changes destroy the historic integrity of the building and property.

Evaluate each building on the site for historic and architectural merit and for importance to the character of the site and district. If significant, thoroughly investigate alternative uses that permit the continued preservation of the building.

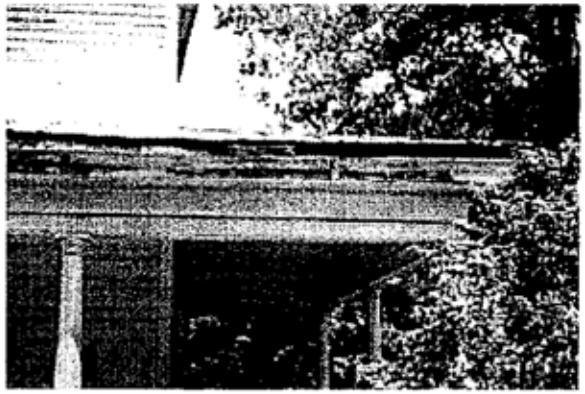
6.3.5 Demolition by Neglect

Demolition by neglect is a situation in which a building is left to deteriorate due to lack of maintenance and security. In Spartanburg, the Board of Architectural Design and Historic Review is authorized by the Historic Preservation Ordinance to monitor the condition of historic properties located in designated historic districts. If the Board determines that a historic property is being allowed to deteriorate due to neglect, the Board is authorized to encourage the owner to make sufficient repairs to arrest the deterioration. The Board may also petition the City Building Official to require the needed repairs to preserve or protect a structure. See Section 10.28 Maintenance Requirements of the Historic Preservation Ordinance.

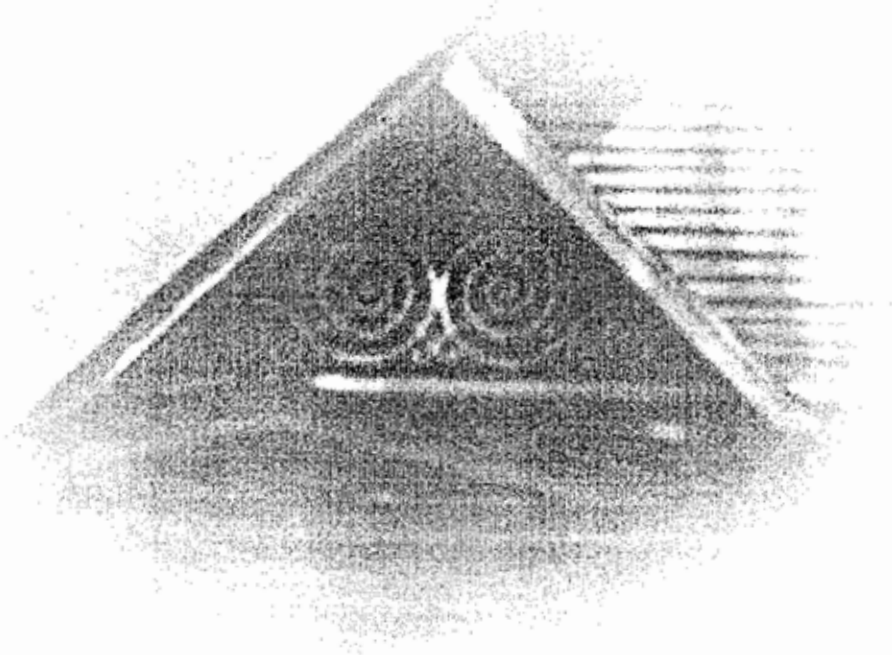
Guideline - Minimize the occurrence of demolition by neglect through the education of property owners concerning proper methods of upkeep and preservation.



Vacant commercial building that has been neglected.



Lack of maintenance of a house's features and materials leads to deterioration.



7.0 Commercial/Institutional Rehabilitation Guidelines

Following are guidelines specific to Spartanburg's commercial and institutional structures. The development of these guidelines is based on an analysis of downtown Spartanburg, but the guidelines are general in application.

7.1 Building Elements and Details

Many of the guidelines presented in Section 8.0 Residential Rehabilitation Guidelines may also be applied to commercial and institutional buildings. In particular, the guidelines provided for exterior materials, windows, and entrances are relevant to commercial and institutional buildings as well as residential.

7.2 Commercial

7.2.1 Storefront/Lower-Floor Spaces

The elements and arrangement of the first-floor storefront space identify a building as a commercial enterprise open to the public. A storefront consists of specific elements such as large glass windows for displaying merchandise and an entrance that may be recessed to provide a covered entry for the customer. Transom windows are often placed across the top of the display windows to allow more light into the interior space. The storefront is topped by a storefront cornice.

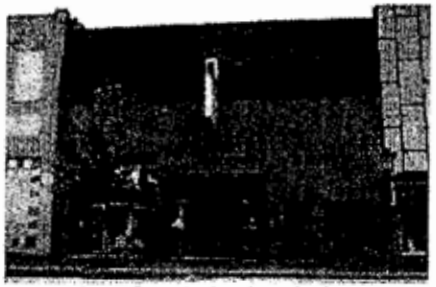
Guideline - Historic storefronts shall not be covered with inappropriate coverings that hide the character-defining elements and arrangement of the lower facade. The removal of nonhistoric materials covering original or historic storefronts and rehabilitation of the original storefront is strongly encouraged.

Original storefront elements may exist under nonhistoric material and should be uncovered.

Guideline - Rehabilitation of intact storefronts shall retain existing original storefront elements and their arrangement. In cases where the original storefront has been partially or completely removed, reconstruction of the storefront should be based upon historical, pictorial, or physical documentation. If no documentation or evidence of the original storefront can be found, the new storefront design should have elements compatible with the size, scale, materials, and arrangement of similar appropriate storefronts. Historic storefront additions and alterations that have significance in their own right should be preserved.

Intact storefront with cast-iron columns, recessed entry, large display windows, and transom windows.

Reconstructed but compatible wood storefront.



This new storefront design is incompatible because much of the original storefront space has been enclosed with a solid brick veneer surface.

7.2.2 Upper-Floor Spaces

The upper floors of commercial buildings typically contain private spaces such as offices, storage areas, and sometimes residential living space. Rows of windows distinguish this upper-floor use from the first-floor public storefront space. The upper part of a commercial building's facade is also often the location of stylistic details such as decorative window hoods, pilasters, and cornices.

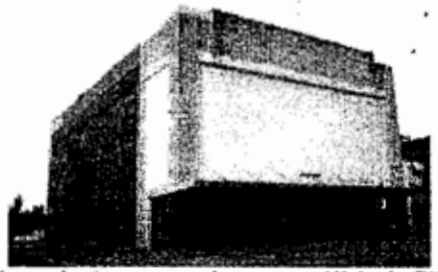
Incompatible coverings on upper facades.

Guideline - Upper floors shall not be covered with materials that obscure the character-defining elements (such as windows and stylistic details) and their arrangement. The removal of nonhistoric materials covering original or historic upper facades and rehabilitation of the historic upper facade is strongly encouraged.

Guideline - Upper-floor window openings shall not be infilled with any nonhistoric permanent materials. Restoration of infilled windows to their historic appearance is strongly encouraged. Existing historic windows shall be retained and repaired. If necessary to replace original windows, replacement windows shall be compatible in size, material, and design with the historic windows. If necessary to infill window openings, the shapes and arrangement of those openings shall remain apparent.

Open and well-maintained upper-floor windows and details.

Infilled window openings that are now being reopened.

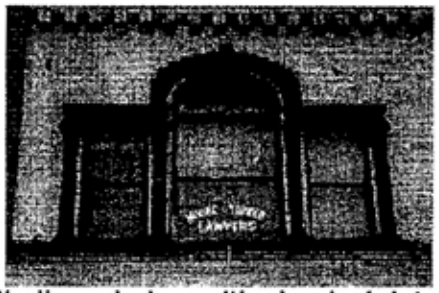


Entire window area incompatibly infilled.

7.2.3 Architectural Details

Architectural details are generally focused almost exclusively on a commercial building's front facade. These details include decorative window hoods, pilasters, cornices, brickwork, parapet walls, and other features that show the influence of architectural style. These features help define the character of the commercial building.

Guideline - Retain original architectural details on commercial buildings. Repair of damaged features shall retain as much original material as possible. All replacement features shall be of compatible design to the originals and documented by historical evidence. (See also guideline in Section 8.1.2.)



Palladian window with classical details

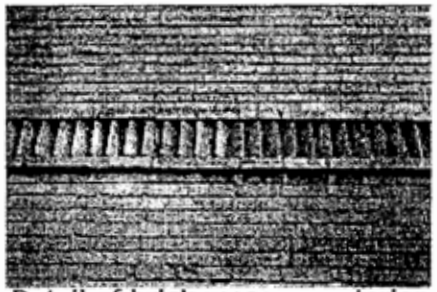
Floral and geometric Art Deco-style details

Decorative terra cotta storefront cornice

7.2.4 Exterior Materials

A variety of exterior materials were historically used on commercial buildings. The majority of commercial buildings built during the late-nineteenth to mid-twentieth centuries were constructed of brick masonry. Stone masonry construction was less common. Stucco was occasionally used as an exterior surface material. Brick and stone as well as terra cotta, pressed metal, and wood were also frequently used for decorative features and as accent materials. Cast iron, wood, brass, and Carrara glass were often found on storefronts.

Guideline - Preserve original exterior materials to the greatest extent possible. Work on these materials shall be undertaken with care. In the case of masonry work, repainting of masonry joints shall be undertaken only if necessary and appropriate techniques, tools, and materials shall be used to avoid damage to the historic masonry. Avoid cleaning methods that damage original materials, such as sandblasting. (See also guidelines in Section 8.1.1.)


Detail of brick masonry exterior.


Stone masonry exterior.


Historic stucco exterior finish.

Guideline - If replacement of historic materials is necessary, the new materials shall match the old in design, color, texture, and other visual qualities. Materials shall be replaced in kind.


Incompatible wood paneling and ceramic tile have been applied to this storefront.


Incompatible vertical wood siding has been applied to this storefront.

7.2.5 Signage

Signage on commercial buildings is an important advertisement for the commercial establishments within. It helps customers identify and find the places of business in a commercial area. A sign also provides an image for a business and should be designed and placed in a manner that is complementary. Signs that are too large detract from the historic architectural qualities that make the downtown commercial area unique and attractive for customers. Spartanburg has a number of examples of well-designed and well-placed commercial signs.

Guideline - Retain historic signs whenever possible, particularly when they have a historic association for the community or are significant for their design.

Guideline - New signs for historic buildings shall respect the size, scale, and design of the historic building and shall not overpower the building to which they are attached or adjacent historic buildings.

Guideline - New signs shall not obscure significant features of the historic building, such as transom lights, windows, or other architectural details. Signs can be in the form of paint on window glass, attached signs in the signboard area, or hanging signs. New signs shall be attached to the building carefully to avoid damage to historic fabric. For example, fittings should penetrate mortar joints rather than brick. Historic features and details of the building can often suggest a motif for new signs. Materials shall be characteristic of the building's period and style. Signs can be a source of great interest within a district and thus creativity when designing new signs is encouraged.

Appropriate sign.

Appropriate sign.


Large sign that overwhelms the facade.

7.2.6 Roofs

The large majority of commercial buildings have flat or very slightly pitched roofs hidden by masonry parapet walls. A few commercial buildings have steeply pitched roofs that are visible and part of the building's overall design. As in residential buildings, a commercial building's roof form is a very important character-defining feature.

Guideline - Maintain the original roof form. Roof additions that would be visible from the public right-of-way are strongly discouraged. If absolutely necessary, they shall be placed so as to have minimum visual impact.

Unusual side-gabled roof with parapets.

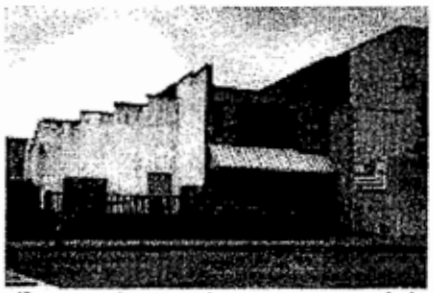
Typical flat roofs with parapets.

7.2.7 Rear Entrances

With the majority of attention focused on the front facades of commercial buildings, rear entrances are often left unkempt and forgotten. Rear entrances, however, can be attractive and convenient secondary entry points and advertisement opportunities for a business. Spartanburg's commercial rows have very visible rear entrance areas and, therefore, offer great potential for providing additional access for customers. Many of these rear entrances are already well-used and attractive, and many others have the potential to be upgraded.

Guideline - Retain and respect historic entrances on rear facades. New entrances on rear facades shall be in keeping with a building's architectural style, details, and materials. Improvements to the appearance of nonhistoric entrances, parking, and pedestrian areas are encouraged. (See also recommendation in Section 10.1.5.)

Well-maintained row of rear entrances.



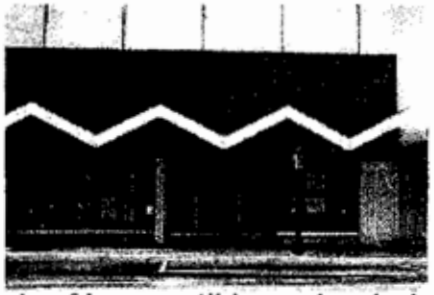
Rear entrance to a commercial establishment.

7.2.8 Awnings

Awnings were historically used on commercial buildings to provide protection from the weather for both the customer and the storefront itself. They continue to be used for this purpose today as well as a visual enhancement for commercial building facades and an appropriate place for signage.

Guideline - Awnings correctly placed over display windows are encouraged and often are suitable locations for signage. Canvas awnings are recommended, and metal and bubble awnings are discouraged. The design for a new awning shall consider the color, shape, and height of surrounding awnings as well as the "line" other awnings create.

Example of good awning design and placement.



Example of incompatible awning design and material.

7.2.9 Historic Additions & Alterations

Additions and alterations may have been made to commercial buildings over the years that are of quality workmanship and illustrate the evolution of commercial design. This is especially true of storefronts, where new materials and designs may have been introduced onto older commercial buildings. The addition of Carrara glass panels to "modernize" storefronts was a popular treatment during the 1930s and 1940s. These additions and alterations made during the historic period may have become significant in their own right and worthy of preservation.

Guideline - Preserve additions and alterations made to commercial buildings during the historic period (particularly storefront additions) that have acquired significance in their own right.

7.2.10 Additions to Historic Buildings

New additions to historic commercial buildings are not common and are generally made to the rear of a building, especially on attached buildings in a commercial row where space for expansion is limited.

Guideline - Commercial building additions shall be placed to the rear and shall be compatible with the existing structure. Additions in height are discouraged. The application of rooftop mechanical systems shall be done with a minimum of visual impact from the public right-of-way. (See also guidelines in Section 6.3.1.)

7.2.11 Vacant Lots & Non-Historic Infill

Vacant lots where commercial buildings once stood create holes in an otherwise consistent commercial row. These vacant lots are often neglected and become overgrown and unsightly. In some cases, the lots become attractive park space. Both cases exist in Spartanburg. These lots may be infilled with new construction to preserve the uninterrupted commercial row.

Guideline - Where they exist, vacant lots shall be maintained and made attractive. New infill construction shall be visually compatible with adjacent commercial buildings in height, scale, setback, relationship of materials, fenestration, roof shape, design,and orientation. Although infill construction should be complementary to existing historic buildings, it should not imitate them and be clearly identifiable as new construction. (See Section 6.0 New Construction Guidelines.)

Vacant lot that has been turned into park space.

Compatible infill construction.

7.3 Institutional

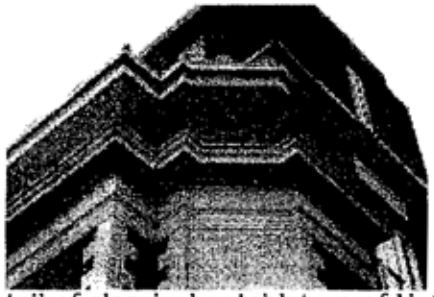
Many of the guidelines presented in the residential and commercial rehabilitation sections may also be applied to institutional buildings. Institutional buildings are generally visually prominent structures that can provide a unique community identity. Following are guidelines specific to Spartanburg's institutional and governmental buildings.

7.3.1 Distinctive Features

Institutional and governmental buildings are often the most visually prominent buildings in a community. They tend to be the most distinctive buildings, and many are architect-designed. Their architectural features are, therefore, especially important to their design and integrity.

Guideline - Retain distinctive features that characterize historic institutional buildings and make them visually prominent landmark buildings. Deteriorated features shall be repaired rather than replaced. When replacement is required, new features shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. (See also guideline in Section 8.1.2.)

Detail of classical portico of U. S. Courthouse



Detail of classical entablature of U. S. Courthouse

7.3.2 Alterations and Additions

Alterations and additions to institutional and governmental buildings are often made to provide more space and accommodate new needs.

Guideline - Alterations and the placement of additions on institutional buildings shall be accomplished without compromising the historic character of these structures. Additions shall not be placed on the front facade and shall have minimal visual impact from the public rights-of-way. Alteration of the front facade is strongly discouraged. (See also Section 6.0 New Construction Guidelines.)

7.3.3 Adaptive Use

Historic institutional buildings may accommodate new uses successfully in order to remain an active part of a community. Many institutional buildings have large spaces that can be easily adapted for a number of compatible uses.

Guideline - Proposed new uses for historic institutional buildings shall be compatible with the historic property so that minimal changes are necessary. Institutional buildings adapted for new uses shall retain the distinctive features and historic character of their original appearance and use.

Former high school now used as Human Resources Center.

Recommendation - Interior space changes should have minimal impact on original materials and floor plan. When at all possible, these changes should be "temporary" in nature allowing for future complete restoration of the interior space. If original details and materials are removed, they should be retained and stored for possible future replacement.

7.3.4 Health and Safety Code Compliance

Historic institutional buildings may require modifications to comply with current health, safety, and access requirements. Acceptable solutions can be found that will be compatible with historic buildings while successfully accommodating these requirements.

Guideline - Compliance with health and safety codes and handicap access requirements shall be carried out with a minimum of impact to the historic character and materials of institutional buildings. Examples of acceptable solutions include the placement and design of ramps to be as unobtrusive as possible and the placement of fire escapes to the rear or on view-obstructed sides of a building.

Ramp on rear of Courthouse is well-designed and appropriately-placed.