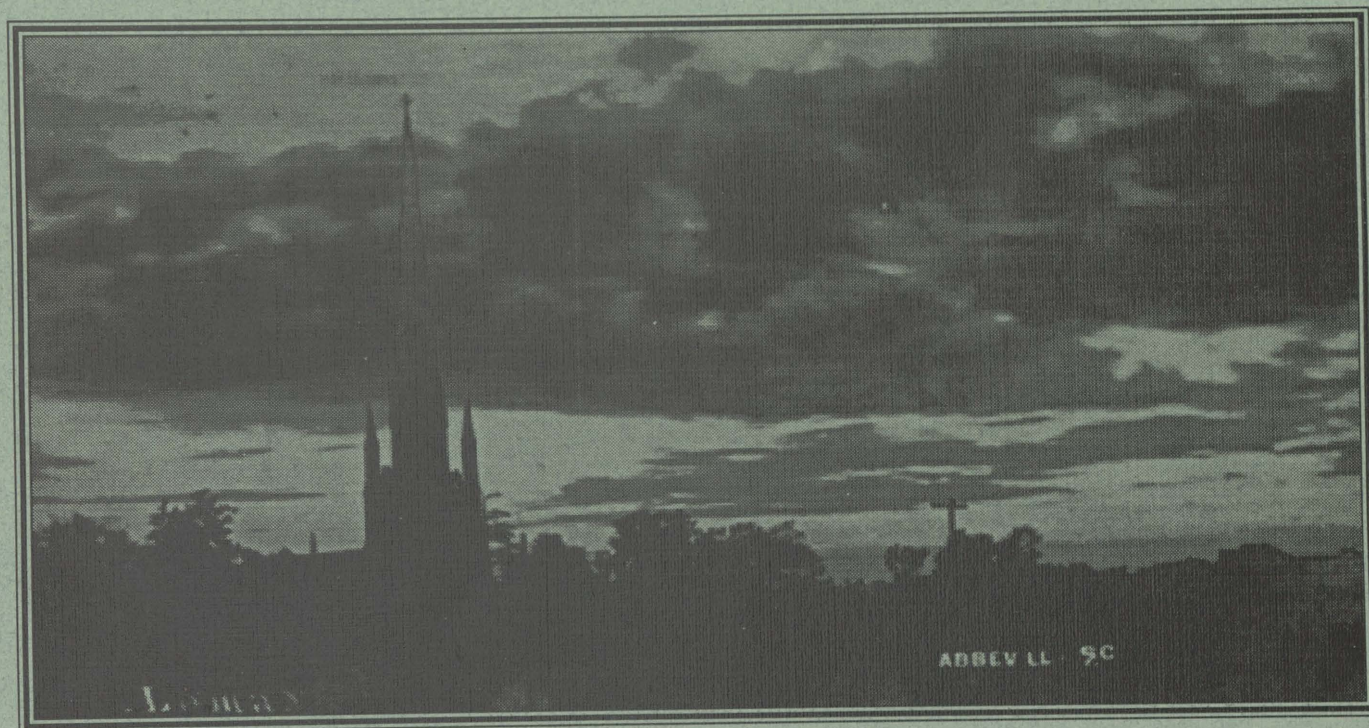


Preservation  
Studies  
Abbeville,  
SC

# ABBEVILLE PRESERVATION STUDY



**Preservation Strategies for  
the City of Abbeville, S.C.**



The cover photo is from a 1907 postcard of Abbeville's skyline.

## Acknowledgements

This preservation study was produced by a team of second-year graduate students in the University of Georgia's Historic Preservation Program. We wish to express our gratitude to the Greater Abbeville Chamber of Commerce and the Downtown Development Authority for sponsoring this study. We are especially grateful to Laura P. Whitmore, Executive Director of the Chamber of Commerce, for her assistance and support of our study.

### ABBEVILLE HISTORIC PRESERVATION STUDY: Preservation Strategies for the City of Abbeville

John C. Waters, Professor of Planning and Director of the Savannah Council of Governments, and Anne C. Waters, County Development Board were invaluable in their assistance in familiarizing us with Abbeville's architectural development and history.

The Abbeville Press and Banner was very helpful in making the citizens of Abbeville aware of our survey efforts, and we are grateful to city and county government officials for their assistance in our research efforts. We especially want to thank City Manager Mark Krumwiede, Fire Chief G. Mason, and Accessor Mark Sumner for their help with documents and maps related to our study.

Rick Greer, Regional Planner with the Savannah Council of Governments, gave us many helpful suggestions during our survey efforts, and Nancy Menzies, Planning Director with the City of Abbeville, and Tom Shaw with the South Carolina State Office of Historic Preservation also deserve our sincere thanks.

We would also like to thank our advisor, Professor John C. Waters, and Professor Paul Cassidy, for their advice and guidance throughout the length of our project work.

We are especially grateful to the first-year students in the University of Georgia's Historic Preservation Program who assisted in the fieldwork. The assistance of Holly Anderson, Corinne Blencoe, Jenny Buckert, Chanceller, Nicole Diekmann, and Steve Kowalski added greatly to the effectiveness of our historic resources survey.

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March 1995

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School of Environmental Design  
Caldwell Hall  
University of Georgia



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## EXECUTIVE SUMMARY



ABBEVILLE



## Executive Summary

This report contains information regarding Abbeville, South Carolina's historic resources and the important role they play in making Abbeville a distinctive town. Historic resources are identified and evaluated, and suggestions and recommendations are given to insure that such resources are protected for current and future use. The wealth of historic resources possessed by Abbeville enhances the quality of life for those who live and work in the town, as well as helping to establish Abbeville's sense of place. Without an understanding and appreciation for those historic resources, Abbeville would lose a strong component of its identity.

Abbeville claims over nine-hundred historic resources as identified in the survey component of this study. These resources encompass a very diverse spectrum of buildings and structures— including commercial, residential, and industrial; high style and vernacular. While many of these resources have already been identified as historic, one of the major themes of this report is to make the citizens of Abbeville aware of the previously overlooked buildings that are also historic—particularly those of a vernacular character. It is essential that these buildings are given the recognition as historically important to the development of Abbeville.

The contents of this study may be used for several purposes. The survey component provides a detailed written and photographic documentation of approximately nine-hundred historic resources. It also serves as a quick reference source for such information as architectural styles or types, as well as the concentration of resources. A key element of the preservation study is the advocacy packet, which allows for heritage education and the promotion of preservation awareness for all citizens of Abbeville. The recommendations and suggestions comprise a primary section of this study. This section intends to give guidance as to possible means and methods to protect Abbeville's historic resources. The Preservation Information Manual includes brochures, pamphlets, and beneficial literature that pertain to all aspects of historic preservation.



As a preservation study, this document is intended to be a tool used by the citizens of Abbeville to protect their built heritage. The need to view these resources as continual contributors to the development of Abbeville is imperative. Whether these buildings are residential, commercial, or industrial, they serve as viable places in which people of Abbeville live and work.

## INTRODUCTION



ABBEVILLE



## Introduction

Each year students from the University of Georgia's Master of Historic Preservation Program reach into communities throughout the state to conduct studies of various towns—in this case, as a component of the Preservation Planning course. This year the program has extended into South Carolina, to Abbeville, to produce a study of the town's historic resources. The purpose of this study is to provide an analysis of Abbeville's historic resources, one which will serve as a basis for future preservation activity. The intention of the project is to offer Abbeville information from which to develop preservation plans, while at the same time providing graduate students an opportunity to use strategies and skills learned in the program. Hopefully, the study will ultimately serve as a catalyst for appreciation and protection of Abbeville's wide array of historic resources.

---

*The basic purpose of preservation is not to arrest time but to mediate sensitively with the forces of change. It is to understand the present as a product of the past and a modifier of the future.*

--John W. Lawrence  
Dean, School of Architecture  
Tulane University

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### Purpose of this project:

- To document, through a comprehensive survey, historic resources within the city limits of Abbeville, in order to establish potential historic districts.
- To present a developmental history of Abbeville, which will establish the historic context for the evolution of Abbeville's built environment.
- To evaluate Abbeville's current and projected economic and developmental climate, in order to determine historic preservation's role in Abbeville's present and future growth.
- To provide recommendations for protecting Abbeville's historic resources, particularly emphasizing local actions.

### Why Preserve?

Historic resources are a crucial element of every community. Not only do they represent an important link to its heritage, they also hold potential for maintaining the

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community's sense of place. Historic preservation, a conservation activity which involves protection and utilization of historic buildings, structures, and sites, provides communities a framework from which to shape policies—those which protect valuable historic and natural resources. As a result of preservation activity, citizens protect unique and liveable places which make their towns special, while upgrading the overall quality of life.

Because of historic preservation's potential for civic improvement, many communities invest in analyses of historic resources, which highlight existing resources and chart a path for saving them. The positive results are limitless, providing an array of social, economic and aesthetic benefits.

#### **Benefits of preservation:**

- preservation, enhancement, and maintenance of existing urban amenities; too costly to replace once destroyed;
- the recycling, or adaptive re-use, of old buildings and neighborhoods for continued use and benefit;
- the maintenance, or enhancement of property values;
- the retention of the indigenous character and sense of time and place which provides identity to the community and its residents;
- enhancement of the aesthetic quality of the community and promotion of support for urban design standards;
- guidance of the orderly growth and development of the community (Waters, 1 ).

## **Economic Benefits**

While historic preservation insures for communities such qualities as architectural distinction, urban planning, historical context, environmental protection, and aesthetic excellence, its economic benefits also make it appealing. The various economic benefits of historic preservation present a strong case for preservation and adaptive re-use, as well as their tremendous role in community development and revitalization.

#### **Economic Benefits include:**

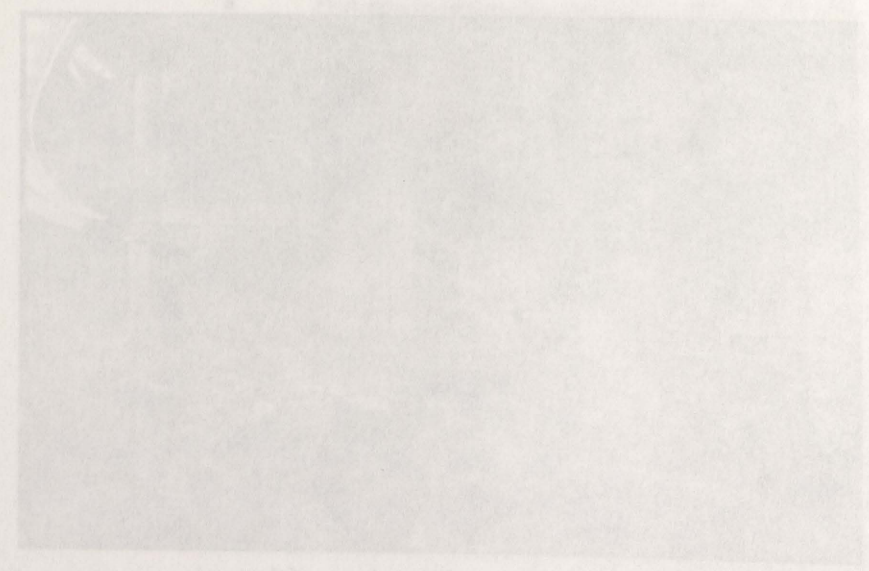
1. New businesses formed
2. Demolition costs eliminated
3. Less time and energy required than for new construction
4. Tax dollars saved through rehabilitation tax advantages
5. Tourism stimulated
6. Economic development stimulated by enhanced quality of life
7. New jobs created
8. Increased property and sales taxes
9. Decayed urban fabric decreased



*The Historic Opera House is one of the many tourist attractions in Abbeville.*

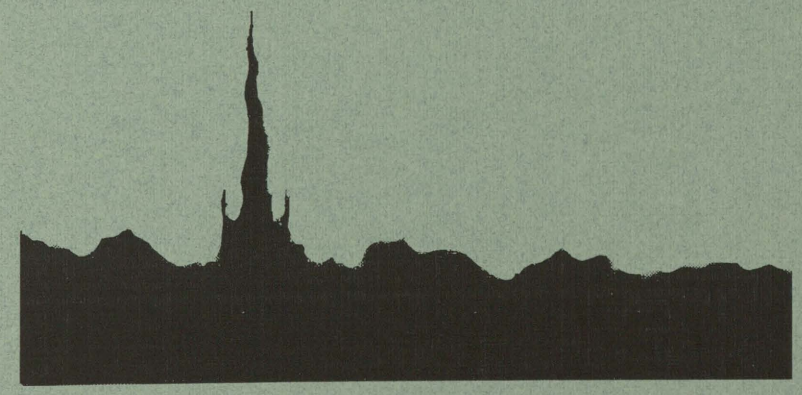


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 3. Less time and energy required than for new construction  
 4. Tax dollars saved through rehabilitation tax advantages  
 5. Tourists attracted  
 6. Economic development stimulated by increased quality of life  
 7. New jobs created  
 8. Increased property and sales taxes  
 9. Decayed urban fabric decreased



The Historic Courthouse is one of the many tourist attractions in Abbeville.

## METHODOLOGY



ABBEVILLE



## **Methodology**

### **Phase I. Background and Approval of Funding**

Seven team members comprised the Abbeville Preservation Study group, all second year graduate students in the Master of Historic Preservation (MHP) program at the University of Georgia. The study was a required project in a MHP course entitled Preservation Planning, a class designed to provide students first-hand experience in developing preservation plans to assist communities in the protection of their historic resources. John Waters, Graduate Coordinator of the MHP program, chose Abbeville as a potential case study for this course, and then approached Laurie Whitmire of the Greater Abbeville Chamber of Commerce to determine her interest in participating and to partially fund the preservation study. The Greater Abbeville Chamber of Commerce and the Abbeville Downtown Development Association agreed to act as sponsors for the preservation study. Abbeville's participation marks the first time a community outside the state of Georgia has served as a subject of this type of student-led preservation project. Abbeville Preservation Study team members were Joanne DeJausserand, Patrick Franklin, Amy Groover, Susan Hitchcock, Helen Hudson, Jill McClure, and Lee Webb.

### **Phase II: Preliminary Research and Windshield Study**

Team members were assigned various tasks and duties to prepare for the initial windshield survey of Abbeville to determine an estimate of the town's historic resources. A meeting with John C. Blythe, Jr. and Laurie Whitmire was held to discuss previous surveys of the town and receive background information. Other background research on the town's history and current statistics was conducted in the Abbeville County Library.

The windshield survey occurred on Friday, January 13, 1995. During the windshield survey, team members drove along every street in the city limits of Abbeville to determine the approximate number and concentration of historic resources. The windshield survey assisted in establishing an overview of the number and location of buildings fifty years old or older within Abbeville's city limits. The information gathered from this survey



helped the team plan a strategy for an intensive survey of Abbeville's historic resources to be undertaken during a later phase of the project.

### **Phase III: Primary Research**

Team members continued researching various components of the study, including Abbeville's developmental history, community demographics, current economic trends, planning and zoning practices, and other factors pertinent to future preservation efforts. This research included interviews with professionals and in-depth archival and library research. Information was also acquired from various sources: from state and federal agencies, previous studies and plans (including a previous survey), planning studies, and facade evaluations. The research compiled during this phase of the study assisted team members in the formulation of effective city-specific preservation strategies and recommendations.

### **Phase IV: Intensive Historic Resources Survey**

Team members used city maps and information from the windshield survey to divide Abbeville into five survey sections for the intensive survey of the town's historic resources. Each team member was assigned a section to survey. Eight first year graduate students in the MHP program assisted in the survey process and were also assigned a specific section.

During the two days of surveying, which occurred on Wednesday, January 25, and Thursday, January 26, 1995, each group walked the streets of its section, photographing and completing a survey form on every historic building. The two survey forms, one for residential historic buildings and the other for commercial buildings, were designed using the South Carolina survey form as a basis, yet with alterations to the form to make the survey process more user friendly. Categories on the survey form related to a building's physical character, including architectural style, type, material, decorative elements, landscape features, and condition. These completed survey forms with attached photographs provide a thorough record of Abbeville's historic resources.

### **Phase V: Analysis of Survey Data**

After completion of the intensive survey, information from the forms was analyzed, specifically addressing categories such as high style architectural types and vernacular forms, date of construction, and condition. Resulting data was illustrated in chart form and applied to the development of historic resource maps showing number and location of building styles in the town. The data accumulated assisted in formulating recommending local historic districts.

### **Phase VI: Recommendations**

Following the intensive research and analysis phases of the study, the team formulated recommendations that Abbeville should implement to preserve its historic resources. All recommendations were geared to be specific to Abbeville's preservation needs. The recommendations were divided into four categories: education, legal considerations, community development, and technical preservation assistance. Within each of these categories, sub-categories were developed to target specific areas. To assist the town in prioritizing the recommendations, a three phase implementation strategy was also provided. The following is a summation of the recommendations for Abbeville:

- I. Education**
  - Advocacy packet
  - Preservation awareness
  - Coordinating preservation efforts
  - Community heritage education
  - Unrecognized resources
  - African-American resources
  - Landscapes
- II. Legal Considerations**
  - Local preservation ordinance
  - Certified Local Government status
  - Zoning
  - Preservation planner
  - Preservation plan
  - American with Disabilities Act
- III. Community development**
  - Tourism
  - Recruit clean and green industries
  - Second-development/Adaptive use
  - Land use plan



DEVELOPMENTAL  
HISTORY



ABBEVILLE

- IV. Technical Programs Assistance
- Design guidelines
  - Maintenance, education, and awareness
  - Database



## Past Preservation Activity

**1972** • Following the adoption of the National Historic Preservation Act of 1966 Abbeville initiated the nomination of the town square and surrounding residential areas to the National Register of Historic Places. Due to the infancy of the Historic Preservation Act and the lack of experience dealing with the new legislation, the town was not required to conduct a formal survey of the town's historic resources. Therefore, the 1972 nomination only identifies the town's landmark structures and does not recognize the wide spectrum of historic resources found in Abbeville. The 1972 nomination also lacks information regarding the town's historic landscapes and outbuildings.

**1975** • Trinity Episcopal Church underwent restoration and  
**1976** was subsequently listed on the National Register of Historic Places.

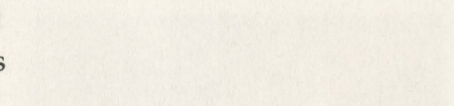
**1976** • The Abbeville County Museum was established as a part of the nation's bicentennial celebration. Located in the old county jail, circa 1850, the museum focuses on the history and culture of Abbeville County.

**1979** • A storefront study of the Abbeville town square was conducted by John M. Bryan Ph.d for the United States Department of Interior. The project, entitled *Using Grants-in-Aid Funds for Rehabilitation Planning and Project Work in the Commercial Town Square*, provided a framework by which individual property owners could rehabilitate their downtown commercial buildings, while simultaneously keeping within a historically authentic scheme.

**1979** • As a result of the storefront study major renovation  
**1980** and restoration began in the central business district of Abbeville. Storefront renovations began in 1979 with seed money from the Department of the Interior, as well as \$1.5 million from businessman, Joseph Hardin, for the restoration of the Eureka Hotel, now known as the Belmont Inn. George Settles, former executive director of the Abbeville County Development Board, assisted in finding



The Town Square



The typical family, but no streetcar, 1900

1900, is one of two street houses, made into fine furniture, and power



The Abbeville County Museum.





*The Town Square.*

over \$500,000 in grants and other funding for the renovation of the Opera House. As a result of intense preservation efforts, nineteen buildings on the town square were revitalized.

- 1983 • Based on the survey done in 1981-1982, another National Register nomination was submitted to the National Trust for Historic Preservation. A more complete history of the town and historic resources was included within the up-dated nomination.
- 1989 • In 1989, the Abbeville Historical Society was given the McGowan-Barksdale House located on North Main Street. Immediately, the society began applying for several grants to cover restoration costs; finally, in 1992, they were awarded a State Archives and History \$25,000 matching grant. Recently, the society also received a \$46,000 matching grant which was provided by the Department of Transportation's ISTEA program.
- 1990 • Guided by John C. Blythe, the town of Abbeville began work on a local preservation ordinance. The draft of the ordinance was discussed and later tabled. At this time, the ordinance is again being considered by the city.
- 1991
- 1992 • Under the leadership of Margaret Flynn Bowie, the Burt-Stark Mansion was established as National Historic Landmark through the National Park Service.
- 1995 • University of Georgia Masters of Historic Preservation students conduct a historic resources survey within the entire Abbeville city limits. Based on the survey information recommendations will be made regarding the town's historic resources.

## Developmental History of Abbeville

Historical records suggest the Cherokee Indians were the earliest settlers in the western portion of South Carolina. Although there is no formal record, it is widely accepted the Cherokee Nation established the Black Bear Trail—a forest path which traveled along the high ground between Long Cane Creek and Little River. The Cherokees used the trail and the nearby spring in their hunting and fishing expeditions.

The same natural resources and plentiful game that drew the Indians to the South Carolina Piedmont region also attracted the colonists to the area. In 1716 the colonial authorities in Charles Towne organized peltry trading in the area under the agency of James Moore. Colonial settlement soon followed and, in 1730, Sir Alexander Cuming acquired a treaty from the Cherokees that identified the English as 'Protectors' of Indian lands. Title to the lands to the south and east of Long Canes were obtained by Governor Glen, in 1747. Between 1751 and 1754, Governor Glen secured Colonial access to the land north of Long Canes by establishing Fort Prince at Keowee and developing a right of way between Long Canes and Keowee. Immediately after Governor Glen's purchase a permanent settlement followed.

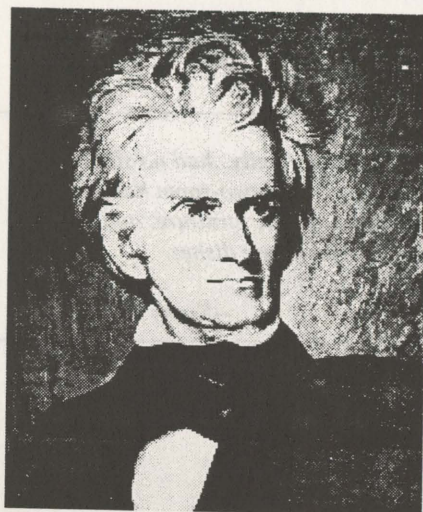
Although the early settlement of Abbeville is usually attributed to the Huguenots, several Scotch-Irish Presbyterian families led by Patrick Calhoun established themselves at Long Canes, in February 1756. By the end of 1759 there were approximately thirty Scotch-Irish families residing in Long Canes.

A steady stream of people continued to immigrate to the area through the 1760s. Fleeing from religious persecution in Europe, 200 French Huguenots led by Reverend Jean Louis Gibert settled near Long Canes in New Bordeaux and New Rochelle, in the year 1764. Dr. De La Howe, one of the French emigrants, renamed New Bordeaux and New Rochelle "Abbeville" after the French city of Abbe Ville, a medieval town famous for its beautiful churches and shrines.

*The typical family...had no slaves, 200 acres, a one or two-room house, homemade pine furniture, and pewtar and earthenware dishes.*

*--Kathy Davis Cann*



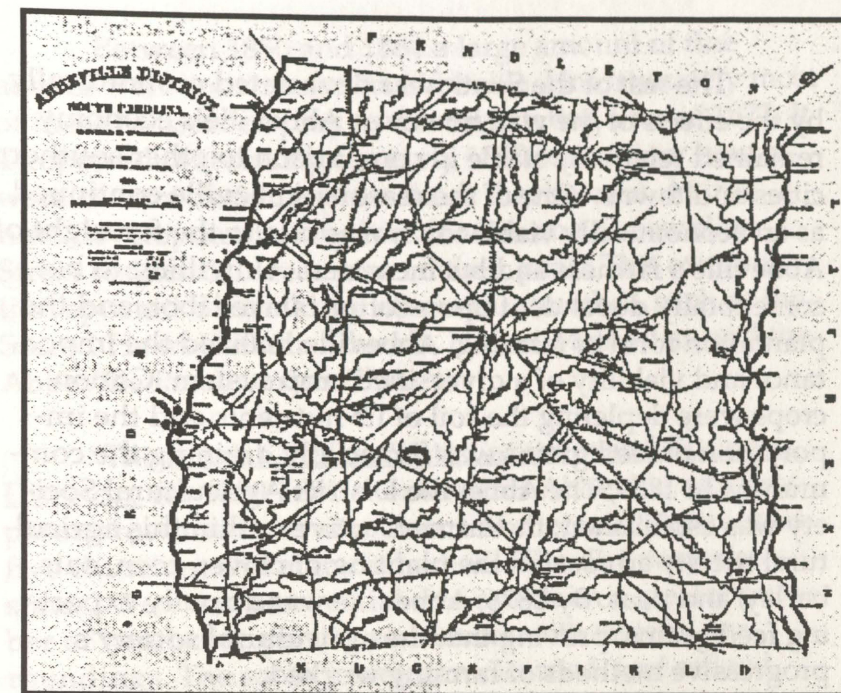


Abbeville's most famous statesman,  
John C. Calhoun (1782-1850)

In the late 1760s, General Andrew Pickens and Major Andrew Hamilton constructed Fort Boone, now known as Fort Pickens, on Hemphill Avenue. Sited on a knoll with access to a spring and stream, the fort was the first major building in Abbeville. The General allowed public access to the spring and the town of Abbeville developed around the natural source of water. Frame dwellings began to appear on the high ground around the spring and the Major himself constructed a house in the town. Major Hamilton's home is thought to be the earliest structure constructed on the present location of the town square.

As the settlement continued to grow, William and Patrick Calhoun of Long Canes lobbied to establish a government system in the region. In 1769, the Ninety-sixth Judicial District was created and Abbeville officially became involved in the region's civic affairs. The Ninety-sixth District was subdivided, in 1785, into smaller governmental units; Abbeville County was created, and the town of Abbeville was designated as the county seat. At this time, the earliest brick building, an arsenal, was constructed by Major Hamilton. Soon after the first post office was established, in 1795.

Abbeville steadily continued to grow from 1790 to 1860. Less than a day's ride from Vienna, Petersburg, Varrennes, Boyds, Blacks, Cambridge, and Perrin, Abbeville was considered to be a major market town. An 1825 map of the area shows Abbeville as a centrally located town with roads radiating from it in a spoke-like fashion. In his 1826 publication, *Statistics of South Carolina*, Robert Mills described Abbeville as "a pleasant village, laid out with some order: containing, besides the courthouse and the jail, about forty houses; and a population of four hundred souls" (Mills, 349). However, others did not view Abbeville as favorably; in 1857 a traveler observed; "Abbeville is a dirty looking place, very bad streets, and very muddy. Yet some good buildings" (Clark, 306).



Map of Abbeville District, South Carolina, published in the 1825 Mills' Atlas, showing the Town of Abbeville as the geographical center of commercial activity.

A major factor which contributed to Abbeville's early economic success was the area's rich Cecil clays; this type of clay is very conducive to the cultivation of cotton. According to the United States Census, by 1860 Abbeville claimed sixteen types of manufacturing related to the cotton economy, including fifteen saw mills, eleven grist mills, twelve blacksmith shops, nine wagon factories, and seven tanneries. Other businesses present in Abbeville at this time were five general stores, two drug stores, a mattress shop, a shoe store, and several warehouses.

The Greenville and Columbia Railroad also played a large role in the development of Abbeville. The company introduced rail service to Abbeville in 1853. In order to finance the increasing business activity brought on by the railroad and the agricultural industry, three banks opened offices in town preceding the Civil War.

Considered to be the "Birthplace and Deathbed of the Confederacy," Abbeville was actively involved in the events leading up to the Civil War. Abbeville was the site of one of the first public organizational meetings to discuss secession from the Union. Although the Civil War had a great effect on Abbeville socially and politically, the war itself had little direct impact on the architectural growth and development of the town.

*The Burt-Stark House is Abbeville's finest example of the architecture of the cotton-based aristocracy of the antebellum South.*

--Eddie Nickens



The rest of the South was devastated economically by the effects of the war, however, Abbeville's economy remained relatively stable in comparison to other southern cities and towns. One of the reasons Abbeville continued as an economically viable town was due to the foresight of Abbeville's farmers and businessmen. Unwilling to become totally dependent upon cotton, slave labor, and the plantation form of farming, Abbeville realized the importance and viability of a diversified crop system. Cotton crops were depleting the soil of its nutrients and the importation of feed grains was financially draining the community. In 1859, The Abbeville District Agricultural Society was established; the farmers active within this agricultural society advocated the planting of clover, corn, oats, barley, and peas. By 1876, Abbeville was actually exporting feed grains, proving that the agricultural society's progressive methods of farming worked.

Abbeville may have continued to grow economically and architecturally after the war, but three catastrophic fires in 1872 destroyed large portions of the east, west, and north sides of the public town square. According to an article in the January 24, 1872 addition of *The Abbeville Press and Banner*, the buildings located on the east side of the square were primarily "a relic of primitive architecture in Abbeville, and might well give place to more imposing and substantial structures." Between 1872 and 1873 the town recuperated economically and began rebuilding the town square.

Whereas the fires of 1872 were considered to be a complete disaster at that time, today Abbeville's town square is largely a product of post-fire construction. The construction of the Georgia, Carolina, and Northern Railroad and the establishment of the Abbeville Cotton Mills contributed to the growth Abbeville experienced from 1880 to 1910 and allowed for the reconstruction of Abbeville's town square. The town square "owes its architectural harmony of scale and detail to the fact that most of the shops were constructed within the space of a few years after the fires" (Bryan, 11). Relying heavily on Victorian design elements, many of the downtown commercial buildings have similar characteristics, such as common walls, setbacks, and masonry construction.

Between 1850 and 1860 a large amount of fine houses were constructed in Abbeville. Unfortunately most of these houses fell prey to the devastating fires of 1872. It is reported that during the early 1880s even finer houses were constructed to replace those that burned. At this time development of the North Main and Greenville Street residential areas were at their peak. This construction spurred the building of several churches, such as the Sacred Heart Catholic Church, United Methodist, and the Abbeville Presbyterian Church.

The *South Carolina State Gazetteer and Business Directory* for 1880-1881 characterizes Abbeville as a prosperous town with an abundance of successful businesses, five churches, and a graded school. The directory also states, "Few towns of equal size can claim a greater number of handsome private residences with tasteful surroundings. The society is elegant, learned, and refined, and many of South Carolina's most distinguished citizens have their homes here" (Smith, 99-102). The following business directories published in 1886 and 1900 reflect the towns continual growth. The number of churches had grown to eight and large businesses such as the Abbeville Lumber Company and Abbeville Telephone Company added to the town's wealth and population.



Abbeville Town Square around the turn of the century

...called the Charleston of the Upcountry...much of what lent the town its turn-of-the century architectural importance remains today.

--Eddie Nickens



*In 1903 the grand Eureka Hotel opened its doors to rail passengers, and Abbeville became an overnight stop for many vaudeville shows working the New York-to-Atlanta circuit.*

*--Eddie Nickens*

A great extent of the town square was rebuilt in the ten years following the fires, but several important historic buildings were constructed following this period of dramatic growth. The Eureka Hotel, now known as the Belmont Inn, was built in 1902, the Opera House and the new Court House were both constructed in 1908. The majority of the historic structures found within the Abbeville National Register District reflect the styles and building types typical throughout the nineteenth and early twentieth centuries.

In 1895, a fire broke out on Trinity Street and destroyed several wooden buildings, such as the blacksmith shop, the carriage shop, the stables, and several tenant houses. Thus, the present day buildings facing Trinity Street were constructed after the fire of 1895. The growing textile industry in Abbeville brought even more prosperity and people to the town, resulting in the rebuilding of Trinity Street. Trinity Episcopal Church, one of Abbeville's fine Gothic Revival structures, survived the fires of 1872 and 1895, and still remains as an integral part of the downtown area.

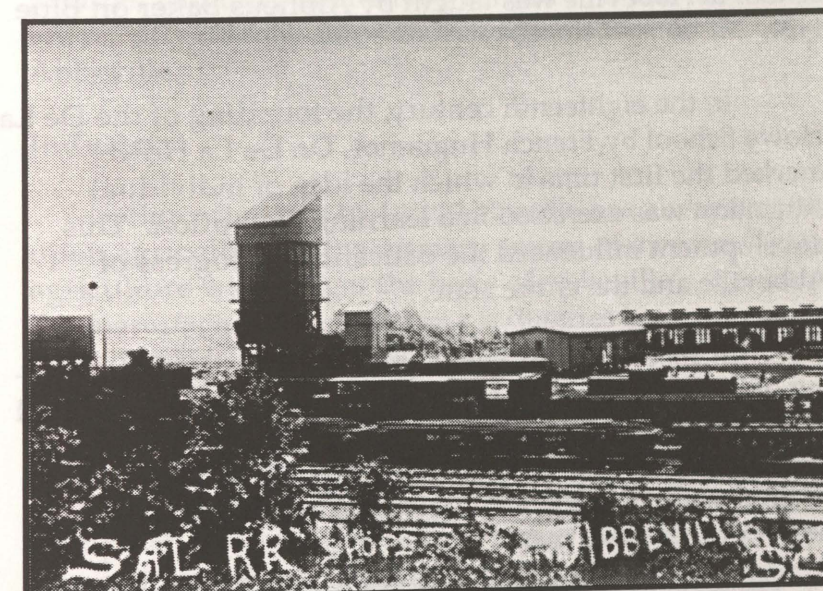
From the early 1900's to the present Abbeville has continued to grow and develop slowly but steadily. Middle-class neighborhoods, off the main thoroughfares began to spring up in the late nineteenth and early twentieth centuries. Architecturally significant in their own right, these neighborhoods enriched Abbeville's sense of community. Institutions, such as churches and schools were constructed to accommodate the population growth. On the south and northwest sides of town working-class neighborhoods developed. The growth of The Abbeville Cotton Mill Company and a general increase in population created a need for more housing. Vernacular cottages with Craftsman elements were the predominant forms of housing built at this time. Some examples of the Folk Victorian style also appeared during this period of growth.

Major construction activity within the town square and the immediate outlying residential areas has severely decreased. The maintenance, rehabilitation, restoration, and preservation of existing structures is constantly occurring in the town; and limited new development within the city limits is also present. Due to the wealth of historic resources, the Civil War reenactments, the active theater program, and the abundance of specialty shops, Abbeville has become a popular destination for tourists from around the country and the world.

## Transportation

Early travel to Abbeville was first accomplished with stage coach lines that used the town as a stop for changing horses. The Quay House in Abbeville acted as the main stopping place for the stage coaches, in addition it served as the local tavern and social center.

Succeeding the stagecoach as the major means of travel was the railway. The earliest of the railways in Abbeville County was the Abbeville-Hodges line, a branch of the Greenville-Columbia division of the Southern Railway. Built in 1860, the Abbeville-Hodges railroad served the community until it was discontinued in the 1930s.



*View of Abbeville's Railroad, circa 1907*

A second railroad line, The Georgia, Carolina and Northern, began operating in 1889-90, as a result of the town's renewed prosperity from a flourishing cotton production. Other railways which ran through the county were The Charleston and Western Carolina, and The Seaboard Air Line which constructed a spur line directly to the cotton mill.





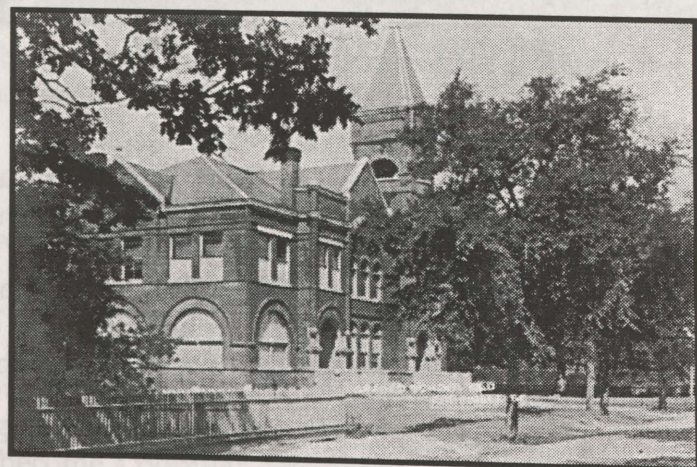
The depot presently serving Abbeville was built circa 1890.

### Education

Since its earliest origins, Abbeville was regarded as the original seat of learning in the up-country. The first school in Abbeville was taught by Alpheus Baker on Blue Hill.

In the eighteenth century, the founding of the De La Howe School by French Huguenot, Dr. De La Howe marked the first time in which the idea of individual education was exercised in a learning institution. This development influenced the educational progress of Abbeville and the entire state.

In 1853, Mr. T.C. Perrin gave the land for the building of The Academy constructed where the graded school building once stood on Main Street. The bell which hung in the belfry was given by Judge Thomas Thomson and Judge Samuel McGowan and was named Sam-Tom in honor of these two men.



Abbeville Graded School, circa 1906

In the early twentieth century, children of field hands and cotton farmers often walked several miles to school, despite the rain and cold. In the absence of formal schools, the only other resource for quality education was the private or neighborhood school. One family or several families would often pay tutors to give educational instruction to their children.

School facilities and teachers were provided for the children of mill workers by the factory owners. In 1907, the mill invested \$400 for the construction of a single-story school structure and the hiring of a teacher. Attendance at this school was approximately 45 children, while enrollment records showed 80 students.

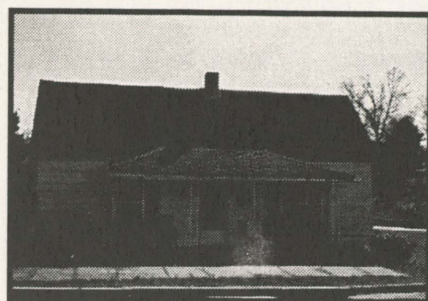
Today in Abbeville there is one high school, Abbeville High School, one middle school, Wright Middle, and three elementary schools. At this time there are no private schools or church schools located in Abbeville.

### Industry

Since its early history, Abbeville has always relied upon agriculture as the primary source of income. Today agriculture is no longer the basis of Abbeville's economy; the manufacturing and service industries have taken precedence in the area's economy.

As early as 1895 manufacturing began to make its mark on the Abbeville economy. At this time a group of local businessmen established the Abbeville Cotton Mill Company, a company whose objective was to manufacture coarse cotton cloth. Eighty acres of land were purchased along Blue Hill Creek from Captain J.G. Edwards and work on the mill was quickly underway. Lockwood and Greene of Boston, "eminent mill architects," were hired to design the plans for the factory building. The original factory building was to be a three-story structure, 102 feet by 244 feet, with a 150 feet tall smokestack. A broiler house and an engine house would also be part of the plan. The complete mill complex required over three million bricks, which were made locally from clay found at the Blue Hill Creek.



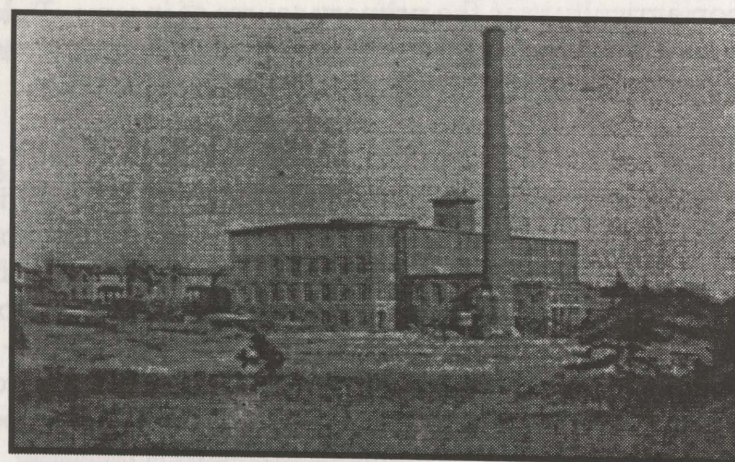


*Mill housing as it appears today.*

Houses for the mill employees was the next consideration for the Abbeville Mill Company. The "mill village" was designed by J.E. Sirrene, an architect from Greenville. Mr. Sirrene wanted to create the mill village "in an attractive manner with streets and avenues" and provided property lots for churches and a school house. Forty cottages were constructed as part of the original mill village, twenty were four-room dwellings and twenty were six-room. The mill village still exists making up a large portion of the historic resources still remaining in Abbeville.

By late December 1896, the construction of the factory was progressing and the production machinery was ready to be installed. The Seaboard Air Line Railroad built a spur rail line directly to the factory on which much of the heavy machinery was transported.

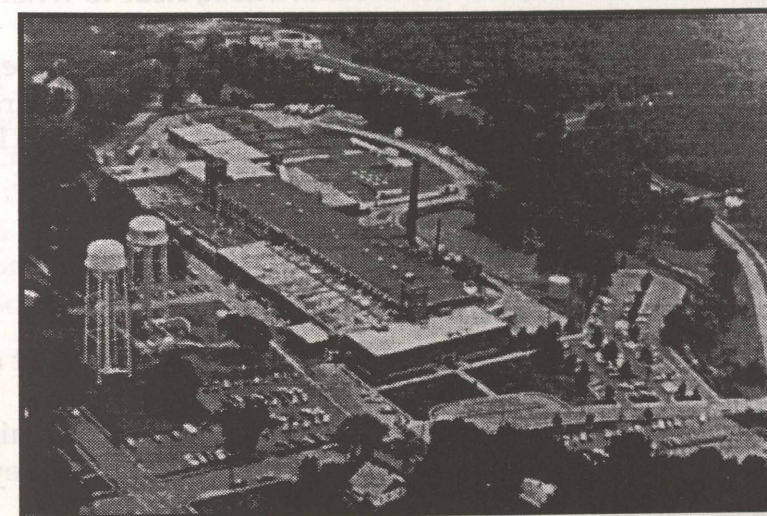
On March 4, 1897, the factory began production, and by December 1897, the factory reached its full production levels. Marketed as "three yard sheeting," coarse cotton cloth was the only product manufactured at the mill.



*The Original Abbeville Mill*

Soon after the factory was completed an addition was constructed that significantly increased the size of the original mill. In May of 1899, a 104 feet by 249 feet single-story structure was finished, and as soon as money became available the addition would be enlarged to as many floors as the original structure. Now with the increased space and machinery the factory ran day and night.

The Depression of the 1930s had a negative effect on the mill's business, but most of the workers stood by the company through the hard times. In 1937, due to the manufacturing of synthetic fibers, such as rayon, the mill changed its name from Abbeville Cotton Mill Company to Abbeville Mills. Another change occurred in 1943, when Abbeville Mills was sold and became a Milliken facility. Today the mill remains as Milliken and Company, Abbeville's largest employer.



*Milliken and Company*

## Religion

Some of the earliest immigrants to Abbeville were Huguenots who came from abroad to escape religious persecution in their homelands. The mass migration began in 1718 to America: first to Philadelphia, over to Fort Duquene, down to Wythe County, Virginia, and on down the Great Philadelphia Wagon Road to the Waxhaws in the Carolinas, and finally on to the Long Canes and religious freedom.

Between 1760 and 1785, Hopewell Church, the Huguenot Church at New Bordeaux, was established, along with the church at Upper Long Cane, and Greenville. However, this did not deter an Anglican missionary, Charles Woodmason, from describing the people he met as "low, lazy, sluttish, heathenish, hellish, immoral, irreligious, and ignorant."



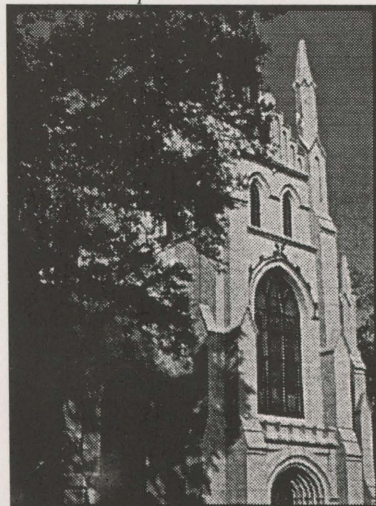


*The Main Street United Methodist Church as it stands today.*



*The present-day Abbeville Presbyterian Church, located on North Main Street*

*Below, the Trinity Church completed in 1860.*



The Methodist citizens in Abbeville were first serviced by circuit rider Methodist preachers who selected Abbeville as a location in 1820, attracted by its increasing population. In 1826, a circuit rider named James Travis came to Abbeville and preached in the court house. He succeeded in converting Ann Moore to Methodism and she immediately set out to raise money for a permanent structure. Mrs. Moore raised \$450 which was used to construct a small frame house of worship on the south side of Washington Street where it joins Spring Street; the building was dedicated in 1828. The second frame sanctuary was built in 1839 on North Main Street; near to where the present church stands. The building contained a center aisle with seats in nearly semi-circular arrangement. This building served the congregation for nearly 50 years. The third and present sanctuary was dedicated March 11, 1888. The construction committee in charge of building the new edifice chose a brick, Gothic style design.

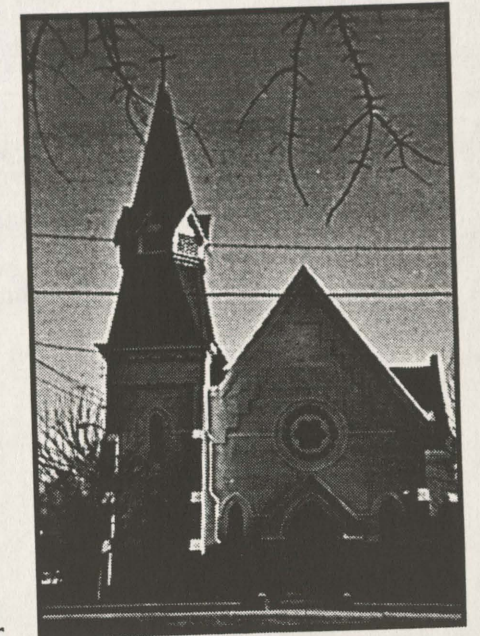
Originally, the Presbyterian congregation in Abbeville belonged to the Presbyterian congregation of Upper Long Cane, a large country church two miles out of town. The fifty-seven Abbeville members built a small brick chapel on Main Street in the center of the community where they held regular evening sessions. However, they continued to worship in Long Cane in the mornings, as they were still members of that congregation. Finally, in 1868 a petition was presented at a meeting of Presbytery, requesting the organization of the Abbeville Presbyterian Church. The petition was granted, and on April 19, 1868, the church was organized. After fire destroyed the original edifice in 1886, the congregation raised \$500 to build the present church structure which was dedicated November 25, 1888. During the interim services were held at the County Courthouse.

The Trinity Church congregation was organized in 1842. That same year a white frame church was built on the site where the present church now stands. The earlier building was consecrated November 27, 1844. In 1858, the congregation decided to build a larger and more grand edifice. The frame church was dismantled and moved to a site in Willington, twenty miles southwest of Abbeville. The present church was dedicated November of 1860, just three weeks before the November 22nd meeting on Secession Hill. Architect, George E. Walker of Columbia de-

signed the building in the Gothic Revival style at a cost of approximately \$16,000. Three years later, the stained glass chancel window was brought to Abbeville after running the Charleston blockade. A cemetery was laid out some distance behind the church. About 75 graves were located there and included soldiers of the Confederate Army and Armistead Burt who was laid next to the California redwood tree.

Members of the First Baptist Church first worshipped in Lawson Hall on Pinckney Street. The present edifice was constructed in 1871 and designed in the Greek Revival style.

John J. Enright, a native of Ireland who emigrated to America in the early 1800s, is credited with bringing the Catholic Church to Abbeville. He willed nearly two acres to the Diocese of Charleston to be used as the site for a Catholic Church. Sacred Heart Church was finally built in 1885, with funds from the sale of property that belonged to Enright's sons. The style of the architecture is Gothic Revival.



*The Sacred Heart Church located on North Main Street.*





# ABBEVILLE



Planning and Growth Factors

Created in 1991, the Abbeville County Development Plan addresses the current changes occurring in the county due to population increases and demands on community resources. Intended to educate and assist the community, the development plan includes elements such as demographics, economic development, natural resources, land use, housing, and community facilities. The following information involving the county's planning and growth factors has been derived from this valuable source and employed within the Abbeville Preservation Study.

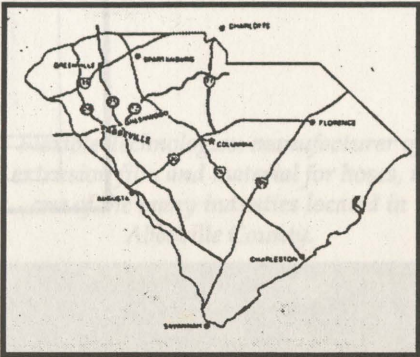
Community Profile

Located in the western portion of South Carolina, Abbeville County is one of five counties established in 1785 when the Old Ninety-Six District was subdivided. The town of Abbeville serves as the county seat for Abbeville County, a predominantly rural county.

DEMOGRAPHICS

Population

Despite slight population decreases in the past, within the last twenty five years the town of Abbeville has experienced a steady increase in population. From 1970 to 1990 Abbeville's population expanded from 9,357 to 11,760 residents, a 26 percent increase in population. The largest portion of Abbeville County's population, approximately 48 percent, is located within and around the county seat, Abbeville. Thus, Abbeville is expected to continue as the heaviest population center in the county. The racial composition of the county population is approximately 33 percent non-white and 67 percent caucasian. In regard to gender, county statistics indicate there are slightly more females than males in the region.

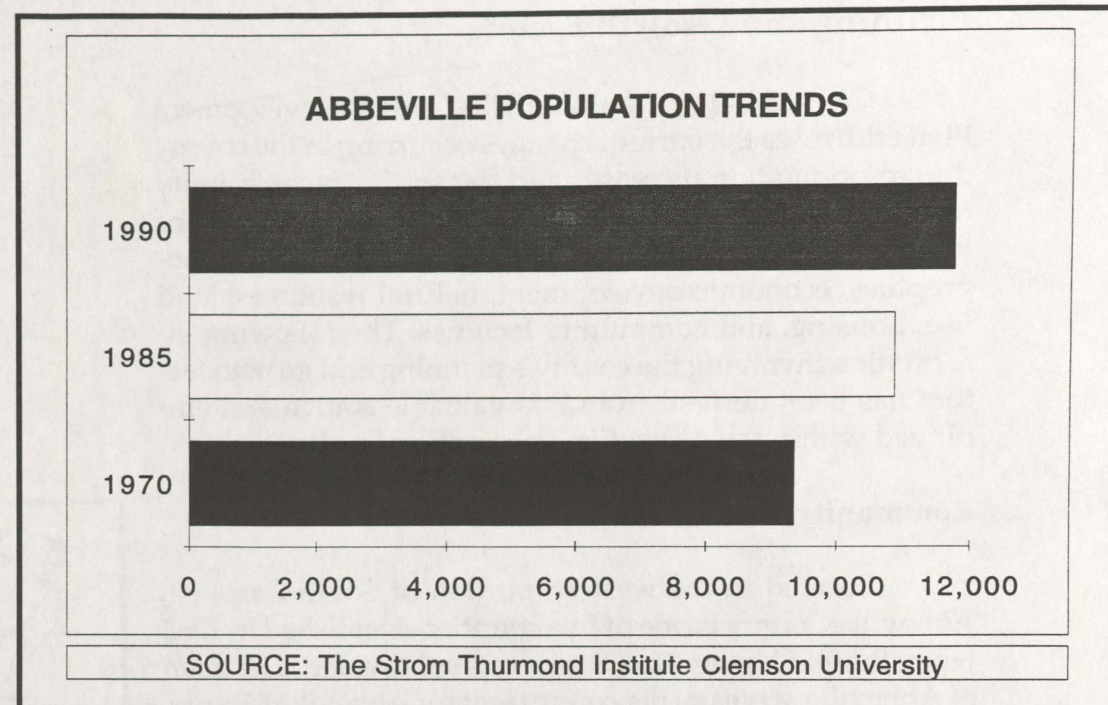


POPULATION TRENDS

CENSUS DIVISION	1970	1985	1990
Abbeville	9,357	10,870	11,760

SOURCE: The Strom Thurmond Institute  
Clemson University





#### Density

Density affects many of Abbeville's resources, such as public infrastructure, land use, and the community's quality of life. Abbeville, the most highly populated town in Abbeville County, is also the most dense area in the county. Abbeville is 186.40 square miles and has a population of 11,760; the population density is 63 persons per square mile. It is estimated that by the year 2000 Abbeville's density per square mile will increase to 66 persons per square mile.

#### Income

The adjusted per capita income for South Carolina is \$11,897; whereas, the per capita income levels in Abbeville have been measured at \$10,284, slightly less than the state income level. Because Abbeville's per capita income is not growing as quickly as the state average, the county and the town of Abbeville feel the need to attract higher paying industrial and service sector jobs. However, Abbeville's estimated per capita income level has surpassed past income levels. In 1979, Abbeville's estimated per capita income was \$5,556, the percent of change from 1979 to the present is 85.1 percent. The increase in income levels has several implications, such as a growing local economy, increased demand for certain land uses, increased spending, and improved tourism.

## ECONOMIC DEVELOPMENT

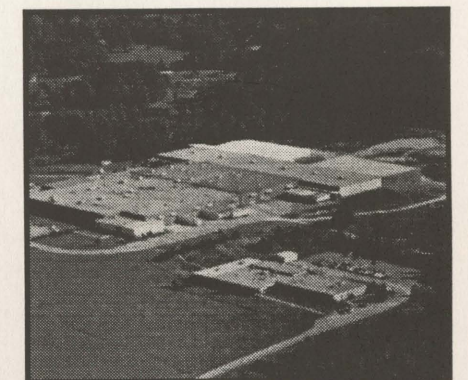
### Economic Base

Although Abbeville County remains a rural county, the employment conditions in the county are adequate. As of August of 1990, Abbeville County's unemployment rate was 5.7 percent. The 1991 Abbeville County Developmental Plan claims that with its abundance of natural resources Abbeville County should be able to reach full employment of 5 percent in the near future.

Traditionally, agriculture was the primary economic source in South Carolina, but today agriculture is no longer the basis of South Carolina's economy. Economically the shift from agriculture to a manufacturing and service economy is manageable to the community, however, the loss of the agricultural resources, landscape, community, and culture will have a definite negative impact on the county.

Today over 30 industries guarantee Abbeville County will have a sound economic future. Although manufacturing is the largest nonagricultural industry in the county, the service industry is now gaining a large share of the economy. From 1980 to 1988 manufacturing jobs decreased by 7.4 percent, while wholesale and retail trade grew by 3 percent and services and mining increased by 2 percent.

*Flexible Technologies, manufacturer of extrusion film and material for hoses, is one of the many industries located in Abbeville County.*

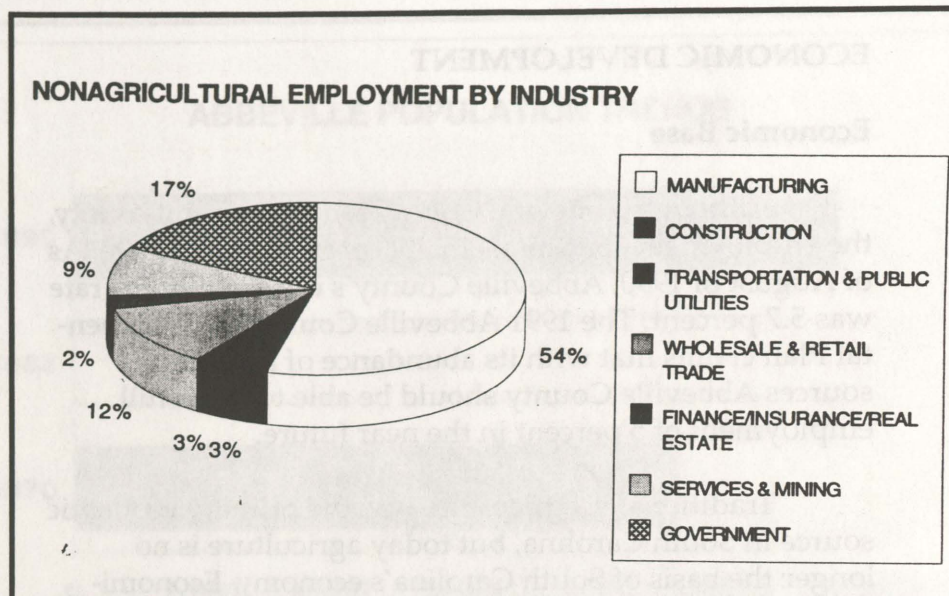


### NONAGRICULTURAL EMPLOYMENT BY INDUSTRY Abbeville County

OCCUPATION	NUMBER OF EMPLOYEES	% of TOTAL
Manufacturing	3,640	54
Construction	180	3
Transportation & Public Utilities	200	3
Wholesale & Retail Trade	780	12
Finance/Insurance/Real Estate	160	2
Services & Mining	630	9
Government	1,170	17

SOURCE: S.C. Statistical Abstract 1990





### Economic Development: Resources and Activities

Economic development in Abbeville County is primarily promoted by the Abbeville County Economic Development Board, an organization made up of members from the community, as well as an industrial recruiter. The Abbeville Chamber of Commerce, the Abbeville County Industry Commission, the Downtown Development Association, and the Abbeville County Historical Society also contribute towards the effort to successfully bring clean and green industries into the county. Presently, the Economic Development Board is considering bringing a textile plant and a cogeneration power plant into the county.

### Unique Economic Development Activities

**The Movie Industry:** Because Abbeville retains its historic fabric, the city is an ideal location for period movies. To date one feature film, *Sleeping With the Enemy*, starring Julia Roberts, was filmed in Abbeville. Several documentaries and news specials, such as *The Secrets of Abbeville* and *Palmetto Places*, have also been filmed within the town. The economic benefits include employment opportunities, reimbursement of property owners for use of property or cosmetic improvements, reimbursement if county properties are used, and the retention of additional set features (e.g. gazebos, park benches) which can continue to function as community improvements.

**Heritage Tourism:** Because Abbeville takes great pride in its heritage, the town has maintained its sense of place, making it an enjoyable place to visit. Abbeville employs this sense of place to support its very successful and viable tourism industry. Heritage tourism in Abbeville is one of the largest industries contributing to the economy of the area. According to the 1990 South Carolina Statistical Abstract, visitors to Abbeville County spent \$11,839,000 in 1990 and generated \$40,000 in local tax receipts.

Many activities are currently operating within the town which encourage the growth of the tourist trade. The Abbeville County Visitors Council, comprised of representatives from each area of the county, deals with The South Carolina Heritage Corridor. The South Carolina Heritage Corridor, a historic corridor running from the mountains of South Carolina to the coast, combines history and nature to attract tourists. The South Carolina Heritage Corridor is also part of South Carolina's and Abbeville County's effort to get involved in the 1996 Summer Olympics located in Atlanta, Georgia. Marketing this area through nature and heritage-based tourism, the Heritage Corridor and the Old Ninety Six Tourism District, another area tourism commission, will help bring more tourism revenue into the county.

The Downtown Development Board is continually trying to increase the amount of people visiting Abbeville, particularly downtown. Creative efforts have been made to increase foot traffic, including evening entertainment on the Square and public recognition of outstanding citizens who benefit the downtown district. The historical society works in conjunction with the DDB to entice tourists to Abbeville.

Rather than the typical visits to Disney World or overcrowded resorts, many people are now demanding rural vacations, and Abbeville greatly satisfies those looking for a relaxing weekend in the country. The Chamber of Commerce offers two walking tours, which explore the North Trail and the South Trail of Abbeville. Guided tours are also provided for interested individuals or groups. The local restaurants, The Belmont Inn, and bed-and-breakfasts graciously accommodate visitors to Abbeville.



## NATURAL RESOURCES

Abbeville County is located in western South Carolina among rolling foothills, intersected by numerous creeks and small rivers which empty into the Savannah River on the County's western border and into Lake Russell, the newly created recreation and hydroelectric facility along the Savannah with a shoreline of 526 miles. The Saluda River, which forms part of the northeastern boundary, separates Abbeville from Laurens County. Abbeville County is bounded on the northwest by Anderson County, on the southeast by Greenwood County, and on the south by McCormick County.

### Geology and Soil Associations

Six soil associations were identified in Abbeville County when the U.S. Department of Agriculture, Soil Conservation Service prepared a soil suitability survey in 1980. General descriptions of each of these six soil types can be found in the *Abbeville County Development Plan*.

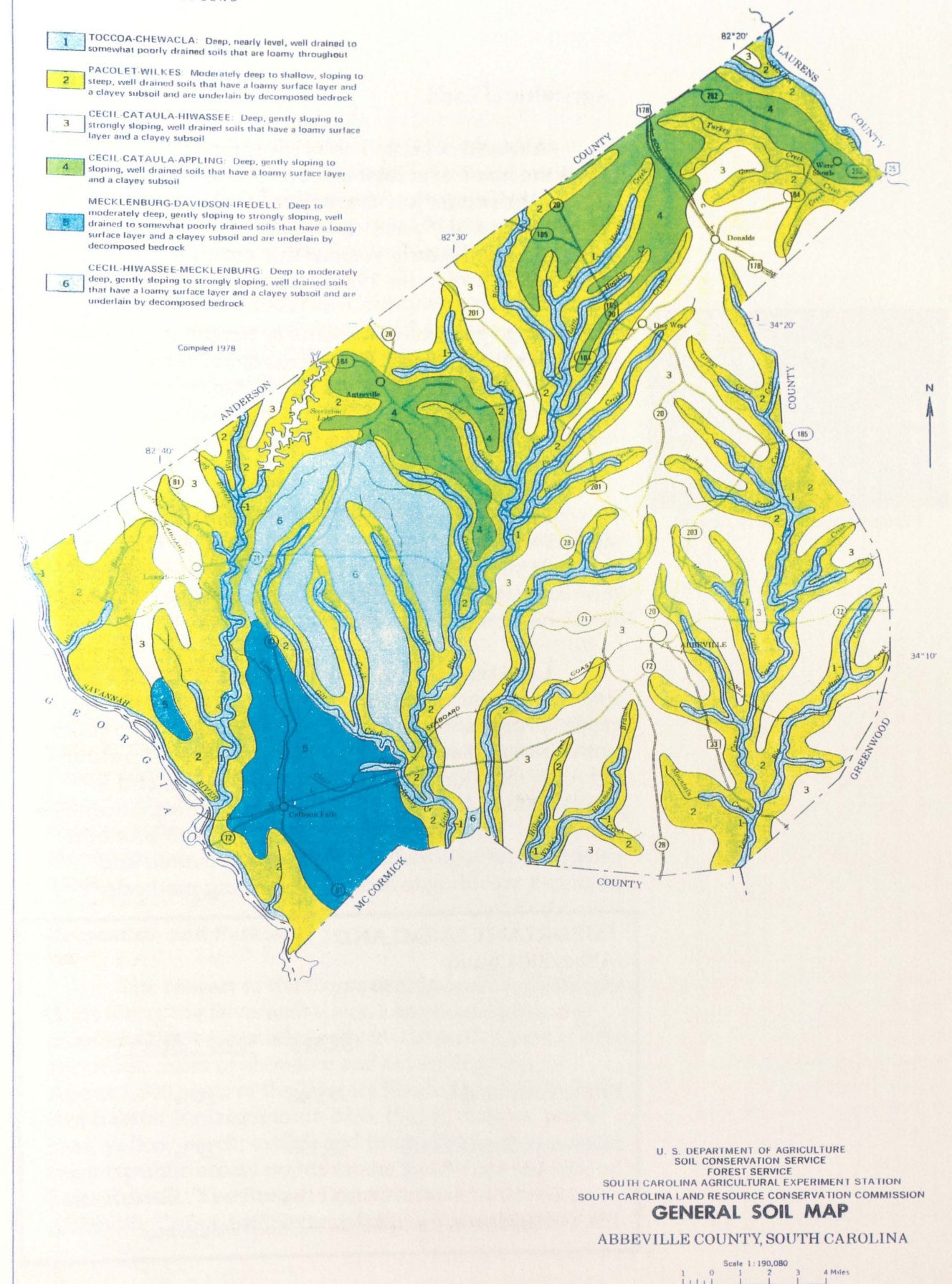
Soil suitability can help identify the best areas for a certain type of land use. According to the soil survey, most of the area around the city of Abbeville has soils with medium potential for crops and high potential for pasture, woodland, wildlife habitat, recreation, and urban uses (Cecil-Cataula-Hiwassee).

### Erosion

The County Erosion and Sediment Control Ordinance (Ordinance #14-85) requires an erosion and sediment control plan approved by the Soil and Water Conservation District Board and a grading permit issued by the Abbeville County Assessor prior to any land disturbances (not including those exemptions outlined in section 3-2).

### Climate

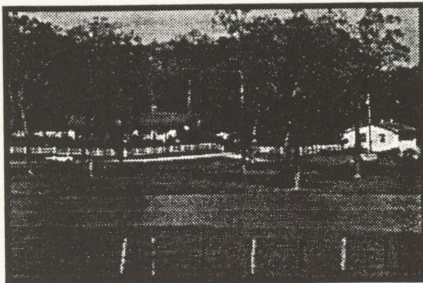
Like most of South Carolina, Abbeville has a mild climate, with a mean annual temperature of 62 degrees and average precipitation of 46.5 inches.





Agricultural Land

Abbeville County has a rich agricultural heritage and is the home of at least a dozen century-old, family farms. Agriculture was the mainstay of the county's economy for many years. It boasted over 90,000 acres of cotton during the early years of this century. The arrival of the boll weevil in the 1920s caused a dramatic change.



Pastureland in Abbeville County

Large portions of the County remain in agricultural production today, with 70,000 acres of permanent pastures making it one of the leading beef producing counties in the state. While the importance to the local economy is lessening, agriculture is still a principal occupation in Abbeville County.

Land that is good for agriculture is generally considered to be good for development as well. Therefore, urban expansion often occurs at the expense of prime farmland. A conscious effort is often required to preserve farmland from development.

Land with agricultural potential can be classified into two categories, prime farmland and statewide significance. Prime farmland is "land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops, and is available for such uses." Land of statewide significance is defined as "land that is nearly prime that will economically produce high yields of crops when treated and managed according to acceptable farming methods."

IMPORTANT FARMLAND

Abbeville County

	ACRES	% OF COUNTY
Prime Farmland	77,748	24%
Statewide Significance	88,195	27%

SOURCE: U.S. Agriculture Important Farmland Map

Wetlands

Preservation of wetlands has become an increasingly complex and important facet of development in recent years. Wetlands serve several functions, including wildlife habitat, flood control, and preservation of water quality. To continue these important functions, regulations have been increased on the national level.

Wetlands in Abbeville County are generally located in close proximity to creekbeds and other low lying areas. The U.S. Army Corps of Engineers is mapping all wetlands in South Carolina, but Abbeville has yet to be mapped.

Forest Land

A large portion of Abbeville County is in forest land. An analysis of an aerial photograph taken in 1989 reveals that over 70% of the entire county is in forest, making it one of the leading timber producing counties in the state. This land is a significant environmental resource and needs to be managed properly to ensure economic and environmental viability.

A significant resource is the Sumter National Forest, with 21,690 acres located within Abbeville County. The Forest is divided into three separate areas with Abbeville being in the Long Cane Division. It is a mosaic or private, federal, state, and local ownership. Most of the privately owned land is rural with moderate suburban development.

Recreation and Parkland

The newest of the Corps of Engineers' hydroelectric lakes along the Savannah River, Lake Russell was completed in 1985. Located mostly in Abbeville County, it has about 550 miles of shoreline and covers 26,650 acres. About 1,500 acres of the lake are flooded timber, an excellent habitat for largemouth bass, bream, crappie, white bass, yellow perch, catfish and trout. There are more than twelve public access points on the South Carolina side of Lake Russell. The Russell Dam Overlook is located in Abbeville County off Savannah River Scenic Highway 81.



The Calhoun Falls State Park is one mile north of town off Savannah River Scenic Highway and features picnic and camp sites, boating facilities, lake fishing, nature trails and swimming areas.

South of Abbeville is the Long Cane District of the Sumter National Forest, which plays a large role in the recreation of Abbeville County as the demand for hunting and fishing increases and the supply of suitable sites diminishes. Established in 1936, it is known for its wild-life management and recreation areas, one of the best of which is Parsons Mountain, which has an extensive network of hiking trails, a 26-mile horse trail and a motorcycle trail. Other attractions include hunting, camping and swimming.

Lake Succession is located immediately above the headwaters of Lake Russell on Rocky River. It is owned by the City of Abbeville and used primarily for municipal power production.

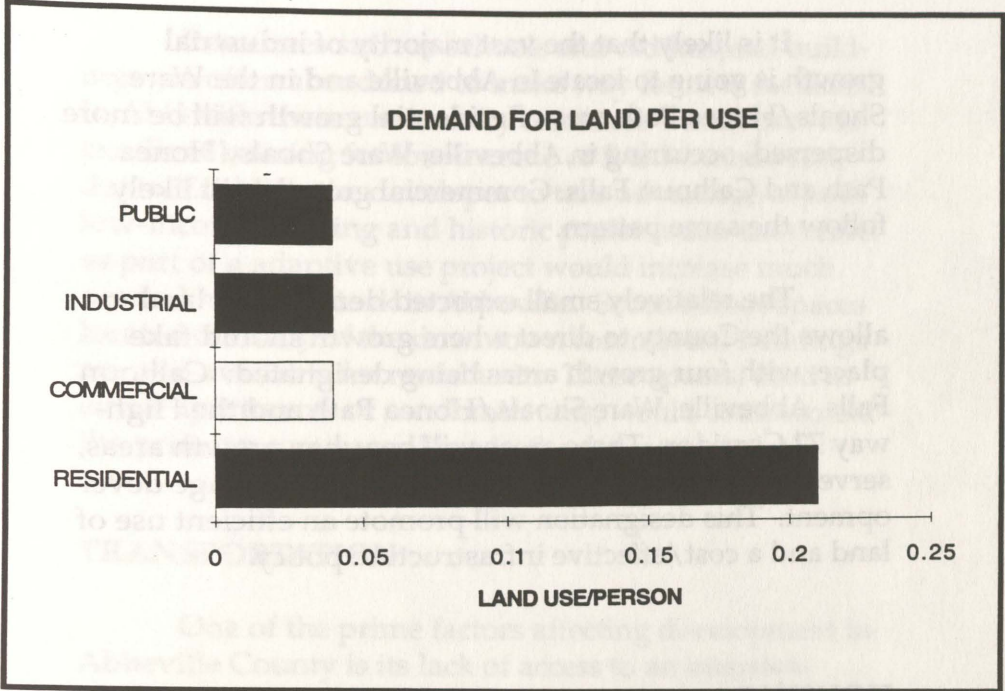
Wildlife

Abbeville County contains a large number of animal species, located primarily within the National Forest or in areas submerged by Lake Russell, including several listed as threatened or endangered. This abundance of wildlife makes Abbeville County attractive for recreational pursuits.

LAND USE

Land use planning involves an analysis of trends and resources in order to create guidelines for development. There is very little development in Abbeville County, and that which does exist is confined to centralized areas. Only 2% of Abbeville County is classified as urban, compared with 4.3% statewide. The other distinct feature is that Abbeville's total forested area is 70%, much higher than the 51.7% state average.

Common practice in South Carolina has found the average consumption of land in unincorporated areas to be .34 acres per person, which can be allocated among four different categories.



Using these standards, future demand for land in Abbeville County can be estimated.

DEMAND FOR LAND 1990-2000

TIMEFRAME	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PUBLIC
1990-1995	273	13	104	52
1995-2000	427	20	162	81
Total from 1990-2000	700	33	266	133

The Palmetto Conservation Foundation

DEMAND FOR LAND BY TYPE 1990-2000

YEAR	POPULATION GROWTH	STANDARD IN ACRES	TOTAL DEMAND
1990-1995	1,300	.34	442
1995-2000	2,030	.34	690
Total from 1990-2000	3,330	.34	1,132

The Palmetto Conservation Foundation

- Land Use Controls:
- prevent irreversible damage
  - avoid waste
  - protect natural and cultural heritage
  - stimulate visual order
  - regulate and control the unsightly



It is likely that the vast majority of industrial growth is going to locate in Abbeville and in the Ware Shoals/Honea Path area. Residential growth will be more dispersed, occurring in Abbeville, Ware Shoals/Honea Path and Calhoun Falls. Commercial growth will likely follow the same pattern.

The relatively small expected demand for land allows the County to direct where growth should take place, with four growth areas being designated: Calhoun Falls, Abbeville, Ware Shoals/Honea Path and the Highway 72 Corridor. These areas will be urban growth areas, served with infrastructure, and zoned to encourage development. This designation will promote an efficient use of land and a cost/effective infrastructure policy.

HOUSING

Single family residences (those with one unit per structure either attached or detached) are the predominant housing type in Abbeville. According to the 1990 census, there has been a 15.2% increase in the number of housing units in the county since 1980, compared with a 20.4% increase from 1970-80. The median value of an owner-occupied housing unit is \$43,000. Gross rent—rent plus utilities—is \$242 in Abbeville County. Abbeville County has a homeowner vacancy rate of 1.1%; the rental vacancy rate is 9.4%.

HOUSEHOLDS IN ABBEVILLE COUNTY				
Year	1970	1980	1990	2000
# OF UNITS	6,378	7,699	8,755	8,755

SOURCE: The Palmetto Conservation Foundation

Resources such as schools and old hospital buildings are often abandoned to make way for new facilities. In Abbeville these community resources would provide excellent housing for low-income or fixed-income residents. Enabling the developer to take advantage of both low-income housing and historic preservation tax credits as part of a adaptive use project would increase much needed housing stock in Abbeville. Second-floor spaces located in many of the downtown commercial buildings are also available for rental units. These spaces, used as either apartments or condominiums, would complement the primary commercial use in the downtown area.

TRANSPORTATION

One of the prime factors affecting development in Abbeville County is its lack of access to an interstate highway. Access within Abbeville County is good, however, as several roads connect different parts of the community. The primary transportation corridor is Highway 72, which leads from Greenwood County on the eastern boundary and connects through Abbeville to Calhoun Falls on the western border. Plans are underway to upgrade Highway 72 to four lanes from Greenwood to Abbeville, and future plans call for it to be improved across the County to Calhoun Falls. The 72 Corridor will be a primary growth spur in Abbeville, and plans should be made to control development.

Another highway project with possible implications for Abbeville County is the Anderson Interstate Connector. This project will connect the rapidly expanding Anderson area to Interstate 26, prompting further growth. While no definitive corridor is available for the connector, it will probably pass through the area close to Ware Shoals and Honea Path and will offer Abbeville County its first interstate access. If Abbeville County is able to furnish the corridor with utilities, this area has much industrial potential.

CSX provides local rail service in Abbeville. All major overland carriers serve the area Calhoun Falls Airport.



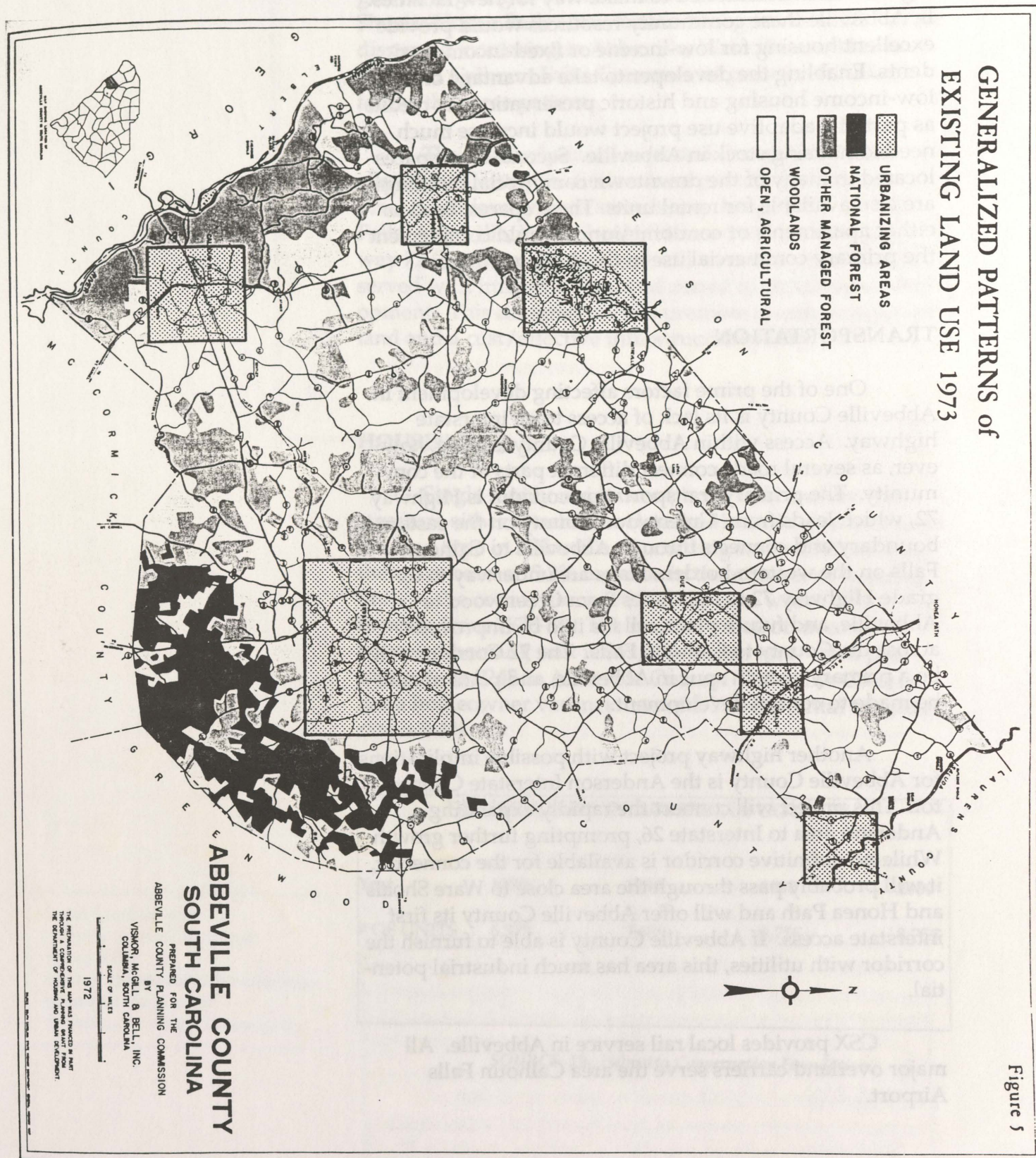


Figure 5

## ZONING CONDITIONS

Currently, the city of Abbeville functions under a zoning ordinance that was revised in 1989. As the Zoning Ordinance of the City of Abbeville states, it operates as the legal means and established the jurisdiction to regulate the location and use of buildings, structures, and land, the size of buildings and other structures, the size of yards, and the density and distribution of population. While providing the legal means for the regulation of growth, Abbeville's zoning ordinance should not be viewed as restrictive but as protective. Zoning allows Abbeville to maintain distinctive areas of land use as well as the continuation of a variety of living environments. In addition, the zoning ordinance allows for compatible mixed use of land, such as limited commercial and residential, particularly within the town square.

In the 1989 revised Abbeville Zoning Ordinance, three broad categories of districts and land use are identified: residential, commercial, and industrial. Within these three broad categories are future subdivisions determined by such factors as density of population and use of buildings. In all, the city of Abbeville is divided into ten zoning districts. The issues of sign regulation and buffer yards are also addressed and regulated by the zoning ordinance.

With the primary reason of this study being the preservation of Abbeville's historic resources, the need for legal means to protect such resources is emphasized. Because Abbeville currently lacks a historic preservation ordinance, no legal means exist to protect local historic resources. The current zoning ordinance does not address in any manner the issue of the historic nature of buildings, structures, and land. While the topic of a local preservation ordinance is discussed in a subsequent section, the relationship between zoning and preservation may be addressed in this section.

A local preservation ordinance will probably not affect the zoning ordinance currently operating, but will enhance it. Any district created by a preservation ordinance will be overlaid upon the existing zoning district. That is, the zoning district will not be altered but will carry additional regulations that only apply to the newly created historic district. The additional regulations will be specific to that district solely. The current zoning regulations and districts will remain intact.



Without careful zoning, overdeveloped areas, such as the one above, can destroy the scenic landscape.



Fortunately, Abbeville possesses a sound zoning ordinance that allows for the protection and regulation of the town's land use. However, several issues should be addressed to add to the beneficial power of the ordinance. In respect to zoning in Abbeville, the following recommendations are given:

- 1) continued strict enforcement of all articles set forth in the Zoning Ordinance
- 2) increased publicizing of section 404.2 under Article IV addressing uses permitted in core commercial; "Apartments and condominiums when constructed over existing commercial buildings or above the first floor of any new commercial structure."
- 3) amend the zoning ordinance to address historic buildings, structures, and land once a historic preservation ordinance is adopted in relation to overlay zoning.
- 4) addressing the existence of non-conforming entities within designated zoning districts, i.e., "grand-fathered buildings".

## COMMUNITY FACILITIES

### General Government

The Abbeville County Courthouse in Abbeville was built in 1908 and is listed on the National Register of Historic Places. Abbeville municipal government is located in the Opera House which was completed in 1908 and is also on the National Register. The city government is council/manager form with ninety-three full-time employees.

### Public Safety

The Abbeville County Sheriff's office employs one full-time sheriff, eight full-time and two part-time deputies and has sixteen motor vehicles at its disposal. The Abbeville Police Department employs fourteen full-time officers including the Chief and has five patrol cars in use. The Abbeville Fire Department employs four full-time fire fighters and one administrator, with sixteen volunteers on call. The department has four fire trucks and three support vehicles.

### Medical Services

Abbeville County Memorial Hospital, a 52-bed facility with coronary care/intensive care unit, surgical facilities and a 24-hour emergency medical department, is located on Highway 72 West in Abbeville. The county is served by three emergency medical services and the Abbeville, Calhoun Falls and Due West Rescue Squads. Ashley Medical Transport service handles non-emergency medical transportation. A major medical center is located fourteen miles away in Greenwood.

### Public Water, Sewerage and Solid Waste Systems

Public water service is provided by the City of Abbeville to its general geographic area. The water supply comes from Lake Russell and is stored in three tanks (250,000, 500,000 and 750,000) at the water treatment plant on Vienna Street. Treatment capacity for the water system is 6 million gallons/day serving approximately 2700 households. In November 1990, the voters of Abbeville County elected to allow the county to provide water



service in unincorporated areas. The first link of this system may be between Abbeville and Calhoun Falls along the Highway 72 Corridor.

Sewer is more limited in Abbeville County, as only the urban areas have systems. Fortunately, rural development has always been at a density where septic tanks would suffice. The City of Abbeville has a new wastewater collection and treatment system with a capacity of 2 million gallons/day serving approximately 2400 households. The effluent is discharged into Long Cane Creek.

The City of Abbeville provides residential curbside service for collection of solid waste and recyclables two days a week. The solid waste is compacted and buried at the county landfill, and the recyclables are separated and sold.

#### **Electricity**

The Piedmont Municipal Power Agency, created in 1975, is a joint action agency comprised of ten municipalities in northwestern South Carolina. PMPA is owned by the citizens of Abbeville, Clinton, Easley, Greer, Laurens, Newberry, Rock Hill, Union, and Westminster. PMPA is the wholesale supplier of electricity to each of its member cities, which in turn, sell this power through the South Carolina Association of Municipal Power Systems. PMPA's unit #2 of Duke Power Company's Catawba Nuclear Station, located thirteen miles northwest of Rock Hill on Lake Wiley, has a net dependable capacity of 1,129 megawatts for each of two reactor units.

## **GROWTH AND DEVELOPMENT IMPACT SUMMARY**

The bottomline for Abbeville is cooperation among residents, businesses, and the governmental agencies. Without cooperation Abbeville will not have the ability or strength to protect its sense of place and historic resources from the impending demands of increased growth and development.

#### **•Population:**

The increasing development between Abbeville and Greenwood and the large resort being constructed for the Calhoun Falls/Lake Russell area will have an effect on the population growth in Abbeville. However, until there is county-wide water, the economic development board predicts there will be little significant growth. If, in the near future, the population of Abbeville significantly increases, the surge in the population could threaten the historic and natural resources found in the region. Housing and commercial developments will inevitably be needed as part of infrastructure created to accommodate new residents; this should be considered when developing a new growth and development plan.

#### **•Economic Development:**

Many small towns are plagued with the need for more money; because this is often the case, businesses unsympathetic to the town's resources, needs, and goals often prey on these small towns and exploit them before anyone realizes the damage being done. Abbeville, however, is aware of the types of businesses they wish to attract—businesses which will treat their resources with the respect they deserve.

Among Abbeville's residents there is great appreciation for their history and very few people would like to see any historic structure or tree harmed to make a quick dollar. Presently a Wal-Mart is located in Greenwood, so there is no immediate threat of a similar store moving to Abbeville. In spite of this fact, in the future a Wal-Mart, Target, or K-Mart could move to town, thus destroying trade in the downtown business district.



• **Tourism:**

Because Abbeville's tourist trade is continually growing and expanding the existing tourism organizations should attempt to incorporate all their efforts into a comprehensive tourism program that showcases Abbeville's cultural, historic, and natural resources. In an attempt to attract a broader base of tourists Abbeville should place an emphasis on all facets of its development. African-American resources, Native-American artifacts, and Victorian-era development are areas that remain largely undiscovered to the visitors of Abbeville. Through tourism planning the resources of Abbeville can properly be protected, preserved, and promoted, thus attracting more tourists to the town.

• **Natural Resources:**

Abbeville County has rich agricultural heritage and large portions of the county remain in agricultural production today. Land that is good for agriculture is generally considered to be good for development as well, and therefore urban expansion often occurs at the expense of prime farmland. Efforts to preserve prime agricultural land will be needed.

Abbeville County does not currently maintain recreational facilities. To provide recreation to the citizens of Abbeville County and promote open space and environmental protection, it has been recommended that the County provide 137 acres of linear parks over the next ten years.

• **Land Use:**

In order to protect future land use needs an up-to-date land use plan is needed. Demand for land will be influenced by national and regional economic conditions, public policy, and relocation decisions of individual industries; the purpose of a more current land use plan would be to develop guidelines for development before it threatens the quality of life in the community.

Another land use consideration is the creation of regulations and standards for particular land uses, including the placement of manufactured housing, proliferation of junkyards, standards for sanitary landfills and inert dump sites, standards for commercial kennels, stockyards and slaughter houses, etc. The *1991 Abbeville County Development Plan* contains a number of recommendations for land use planning that addresses these issues.

## HISTORIC RESOURCE ANALYSIS



ABBEVILLE



## Residential Architectural Styles And Types In Abbeville

Abbeville possesses a diverse range of architectural styles and types, ranging from high style to the vernacular. This section will explore those styles and types found within Abbeville. A discussion of architectural styles composes the first component of this section, with an explanation of styles found in Abbeville. The second half examines architectural types that exists in Abbeville.

### Architectural Styles

The architecture of a house is described as a style, composed of its overall form and decorative ornamentation. An architectural style reflects the prevailing needs and tastes of the time in which it is prevalent, contributing to an understanding of the culture and society of that period. In respect to defining an architectural style, two things should be considered: (1) decoration, and (2) overall form. Decoration consists of ornamentation that is placed on a house in a more systematic pattern or arrangement. The design of the overall form involves the interplay of proportion, scale, massing, symmetry or asymmetry, as well as the relationships among parts such as solids and voids or height, depth, and width. The majority of styles used in the United States were adapted from European traditions. The three main sources of influence for Europe in respect to styles were the ancient classical architecture of the Greeks and Romans, the medieval buildings of Europe, and the Renaissance buildings of the 15th and 16th century Italy that reinterpreted ancient classical architecture. Abbeville has a few examples of "high" style architecture, that is, all the elements which define the style exists. Many more examples of "vernacular interpretations" of a style are found in Abbeville: houses that possess only a few elements of a style.

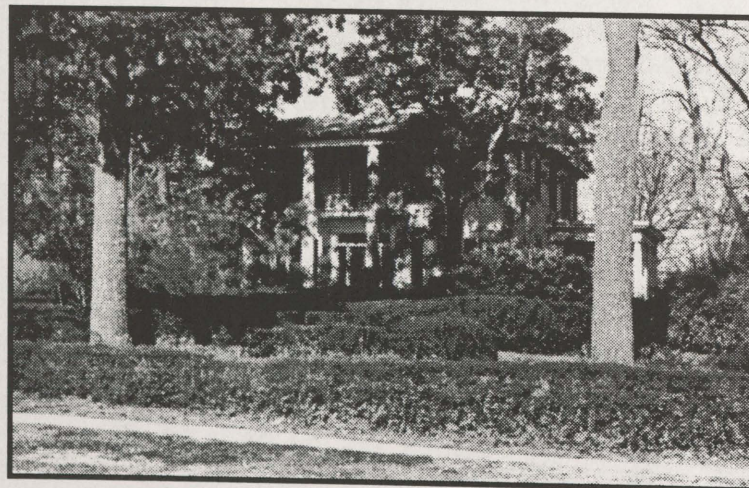


## Greek Revival

Similar with Early Classical Revival, the Greek Revival style was viewed as a statement of cultural independence from English and other European Renaissance architectural traditions. It was the beginning of a romantic revival that drew directly from the original source, a sentimental imitation of the architecture of an ancient people that provided associations with Greek democracy. Thought of as a national style not just regionally in popularity, Greek Revival was used extensively throughout the United States at every level of society and in many variations, and thus, became the prevailing architectural style between 1825 and 1860.

### Characteristics:

- prominent columns, pilasters, and wide plain entablatures encircling house
- large and heavy proportions
- symmetrical front facade with a central entrance
- elaborate door surround containing a rectangular transom, sidelights, and pilasters
- double-hung windows with six-over-six panes
- white paint



*The Calhoun-Smith-Wilson House, located at 306 North Main Street, exemplifies the Greek Revival style.*

## Gothic Revival

The Gothic Revival style provided a strong contrast to the Greek Revival. Originating in England in the mid-18th century, the Gothic Revival was a component of an overall Picturesque movement that emphasized a house's irregular massing and blending with the landscape. Medieval Gothic buildings constructed through the late 15th century were the inspiration for this style. In the 1840s American builders and architects began looking for design alternatives to the then dominant Greek Revival style. One of their choices was the Gothic Revival, which had a proponent in Andrew Jackson Downing, a New York horticulturist, landscape gardener, and architectural theorist. His popular publications promoted styles that he believed were more picturesque and compatible with the natural landscape than the classical lines of the Greek Revival. Gothic Revival was most popular between 1840 and 1880.

### Characteristics:

- steeply pitched gabled roofs with both front-and-side-facing gables
- decorative sawn barge boards along eaves
- window and door openings with pointed arched tops or heavily molded or pointed hoods
- porches supported by slender posts with sawn woodwork forming flattened arches or brackets
- vertical board-and-batten siding
- varied use of materials



*This Pinckney Street vernacular house shows Gothic Revival influences in its steep eave and its decorative sawn bargeboard.*

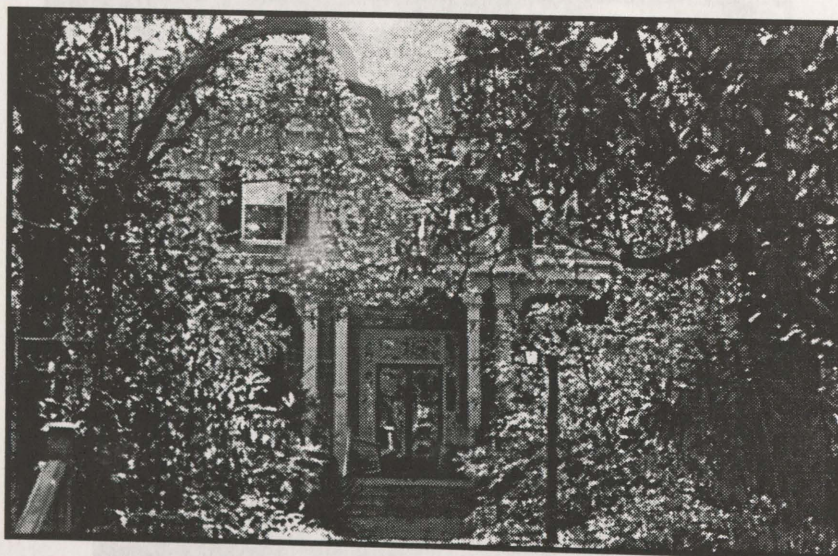


## Italianate

The Italianate style also contrasted with the straight classical lines of the Greek Revival. Italianate was most prevalent between 1840 and 1885. As part of the Picturesque movement in England, the Italianate was modeled on the informal farmhouses or villas of the Italian countryside and on the formal townhouses of the Italian cities. The style was popularized by famed landscape designer Andrew Jackson Downing in his publications on architecture and landscaping and adapted to fit American tastes and needs.

### Characteristics:

- villa inspired are asymmetrical, with an L-shaped plan and gabled roof
- townhouse inspired are symmetrical box-shaped houses with low-pitched hipped roofs
- wide, overhanging boxed eaves with decorative brackets
- tall, narrow windows with large two-over-two or one-over-one panes
- windows paired, arched, and topped with elaborate hoods
- porch supported with either slender columns or posts separated by sawn decorative brackets
- square towers or cupolas
- possible columns, corner quoins, and cornices with dentils



*The Robertson-Hutchinson house, located on North Main Street, is an example of the Italianate style.*

## Second Empire

The Second Empire style was one of the first architectural styles to gain popularity during the Victorian era in America. Based on the current building fashion in France, it was considered very modern in its time. The style was popular in France during the reign of Napoleon III (1852-1870). It was a modern expression of classical precedents. Examples of Second Empire style were constructed primarily in cities and important towns.

### Characteristics:

- mansard or dual-pitched, hipped roof with dormer windows
- robust proportions
- eaves brackets
- windows with heavy moldings or hoods
- porch columns in pairs
- bay windows and two-over-two or one-over-one window sashes
- facade may have forward projection known as pavilion



*The Mansard roof, dormer windows, and the projecting entrance portico are Second Empire elements that decorate this North Main home.*



## Queen Anne

The Queen Anne style was perhaps the most popular 19th-century style. It was developed in England through the work of architects who drew heavily on late medieval Elizabethan and Jacobean sources. In England, Queen Anne houses were masonry and their design based on large country manor houses. In the United States, the Queen Anne was creatively adapted into a wood-framed house that met American needs and traditions of building in wood.

### Characteristics:

- asymmetrical, with complex roof and wall shapes
- variety of textures, materials, and detailing
- steeply pitched roof, hipped with both front and side facing or cross gables
- projecting bays
- patterned shingles on walls providing texture
- asymmetrical porch wrapping around two sides of house
- porch supported with slender turned posts and decorated sawn brackets and spindle work friezes
- roof gables with sawn ornamentation or spindle work and patterned shingles
- prominent and elaborate brick chimneys with patterned and corbeled brickwork
- round or multi-sided tower at corner of house



*Varieties of shapes, textures, and forms--indicative of the Queen Anne style--embellish this Main Street dwelling.*

## Folk Victorian

Folk Victorian houses were simple house forms, or house types, such as gabled-ell, central hallway, or I-house, with Victorian-era decorative detailing. This detailing generally was taken from all the elaborate styles that were popular during the mid to late 19th century. Features were borrowed and added onto such places as porches and roof gables. This provided some hint of stylistic detailing on what was otherwise an unadorned traditional house form. This style is actually more a way of decorating a house than a precise stylistic category; however, the Folk Victorian house is so widespread that it demands a name.

### Characteristics:

- decorative details added to porch, in gables, and around the window and door openings
- turned or jigsawn woodwork such as brackets, spindle work, porch posts, other bric-a-brac, and gingerbread



*This Folk Victorian house can be found on Pinckney Street.*



## Neoclassical Revival

Neoclassical Revival style was part of the revival of interest in classically inspired architecture as well as a reaction against Victorian styles. Popular from 1895 through 1950, Neoclassical Revival drew mostly on the Early Classical Revival and Greek Revival of the early 19th century and was often a combination of both Greek and Roman details. Sometimes even the earlier Georgian and Federal styles were used as sources.

### Characteristics:

- dominant, full-height front portico with classical columns
- portico may be at entry or may cover the full facade, may have triangular pediment or be part of the overall roof facade symmetrical
- central entrance surrounded by pilasters, columns, fanlights, sidelights, and transoms
- classical cornice with dentils and modillions
- roof is low-pitched and hipped and may have a balustrade
- a porte-cochere or side porches supported by columns



*Neoclassical Revival house located on Greenville Street*

## English Vernacular Revival

The English Vernacular Revival was a common early 20th-century style in America. Drawn from the domestic architecture of medieval England, this style was based on English country and vernacular houses, ranging from small cottages to large manor houses. The result was a combination of medieval English features. English Vernacular Revival houses were built all across the country in neighborhoods of both large cities and small towns during the 1920s and 1930s. Entire planned residential areas were developed around this theme. This and other revival styles made early 20th-century neighborhoods representative of diverse styles and adapted from many parts of the world.

### Characteristics:

- steeply pitched gabled roof with dominant front-facing gable and decorative half timbering
- asymmetrical shape
- masonry walls
- patterned brickwork or stucco
- massive masonry chimneys with decorative tops
- windows are generally tall and narrow, and grouped together, multi-paned, and casements rather than double-hung
- round arch emphasizing openings and entrances



*Located on Magazine Street, this house shows elements of the English Vernacular Revival style.*

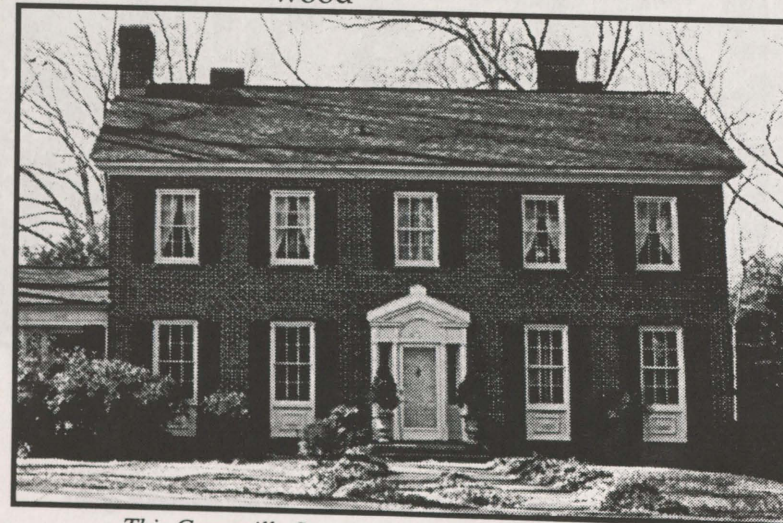


## Colonial Revival

Colonial Revival expressed a renewal of interest in American colonial architecture based on English precedent. Interest in America's colonial heritage grew out of the 1876 Centennial Exposition. Following the centennial, colonial buildings were studied carefully. Some of the Colonial Revival houses that resulted were close copies of originals; others only borrowed details. Often Colonial Revival details were simply added onto buildings of other styles. The Colonial Revival was extremely popular for a long period of time, from the 1890s through the 1940s and beyond. It was often found in suburban neighborhoods next to many other revivals popular at the same time. During the 1930s and 1940s the style was sometimes referred to as Williamsburg.

### Characteristics:

- symmetrical shape
- central entranceway elaborated with a pediment supported by pilasters or columns
- broken pediments, fanlights, and sidelights
- classical cornices with dentils or modillions
- hipped or side-gabled roof with dormers
- windows with double-hung sashes and six-over-six or nine-over-nine panes
- walls of masonry, masonry veneer, or wood



*This Greenville Street home exhibits many elements of the Colonial Revival style.*

## Prairie

The Prairie style was a complete break from the revival styles so popular during the early 20th-century. This modern style was developed by American architect Frank Lloyd Wright, who worked in the Midwest during the late 19th and early 20th centuries. The Prairie style is one of the few styles developed in the United States and not taken directly from European precedents. Although a break with tradition, it did draw from several influences. These included Japanese architecture displayed at both the 1876 Centennial Exposition in Philadelphia, as well as the English Arts and Crafts Movement that emphasized use of materials and picturesque irregularity of form. These influences were creatively combined and re-interpreted by Wright to give a new and modern direction to house design.

### Characteristics:

- emphasis on horizontal
- two stories with one-story porches or wings
- low-pitched roof, either hipped or gable
- widely overhanging eaves with exposed rafters
- windows placed in rows
- porches with masonry supports



*The wide eaves of this North Main residence emphasize the horizontal nature of the Prairie style.*



## Craftsman

The Craftsman style was perhaps the most popular early 20th-century style in the south. Created primarily in California, it spread rapidly across the country by means of pattern books and magazines. The Craftsman style was a break with the popular revivals of historical styles and a movement toward the modern house. It was influenced by the English Arts and Crafts movement and by the wooden architecture of Japan. There was a major emphasis on materials and craftsmanship. The Craftsman style produced carefully designed houses, in which materials, especially woodwork, and the way they were put together into a structure were emphasized. Entire neighborhoods of Craftsman style houses are common.

### Characteristics:

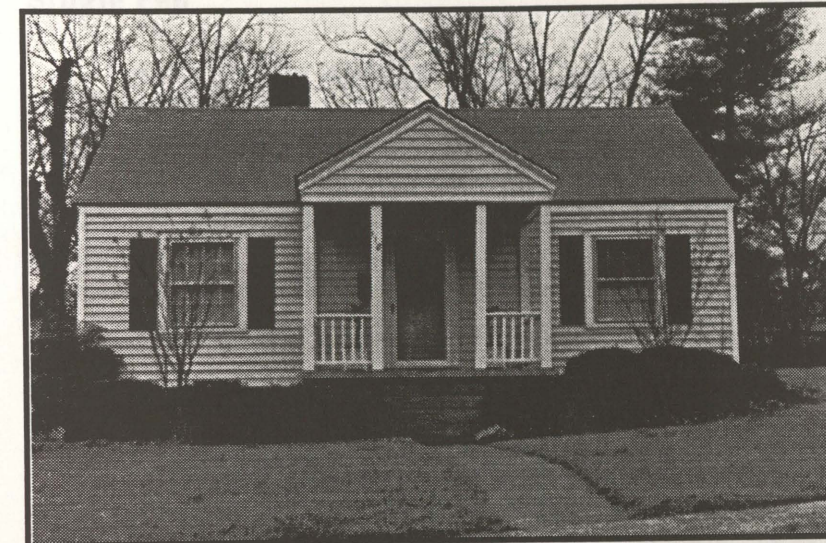
- variety of materials
- low-pitched roof usually gabled or hipped
- widely overhanging eaves, with open exposed rafters
- large gables with decorative brackets or braces at eaves and half timbering
- walls of wood, shingles, or masonry veneer of stone or brick
- porches with short square columns set on heavy masonry piers extending to the ground
- windows with multi-paned sash over large one-pane sash
- asymmetrical in shape



*Craftsman bungalow located on Chesnut Street*

## Minimal Traditional

The Minimal Traditional style was a simplified form loosely based on the previously dominant Tudor and English Vernacular style of the 1920s and 1930s. These houses generally have a dominant front gable and massive chimneys, but a lower pitched roof. The facade is simplified by omitting most of the traditional detailing.



*The absence of decorative elements identifies this Calhoun Street house as Minimal Traditional.*



## House Types

House type may be defined as the overall form or the outline of the main or original part of the house, as well as the general layout of the interior rooms. External decoration or ornamentation should not be considered in respect to house types. In determining house type, only the core of the house should be determined, excluding the wings, additions, and attached outbuildings. However, additions should be looked at if they transform one house type to another. House types can sometimes provide important clues to the construction dates, usually within several decades.

### Single Pen

A single-pen house consists of a single unit, either square or rectangular. The location and arrangement of doors and windows vary. A single-pen roof is usually gabled, and the chimney or flue is at the exterior of one gable-end. Occasionally, the rectangular version is partitioned into two rooms. Because of its small size, the single-pen house was usually enlarged by additions, thus, few remain in their original form.

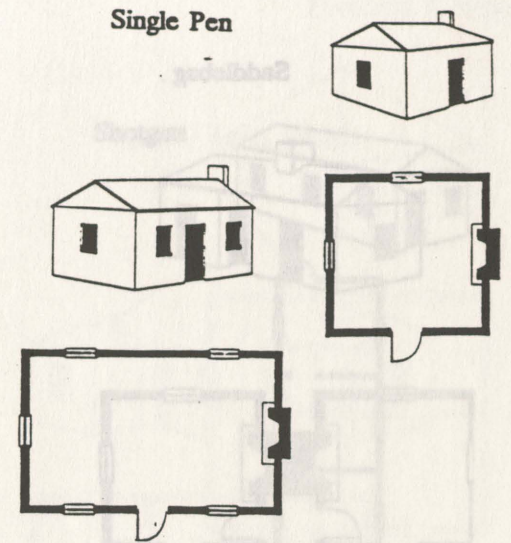
### Double Pen

Double-pen houses consists of two rooms, typically square. As in the single-pen, the arrangement and location of openings vary, but the most easily recognizable double-pen house has two door in the main facade. Chimneys or flues may be located at either or both ends. Gabled roofs are the most common roof form.

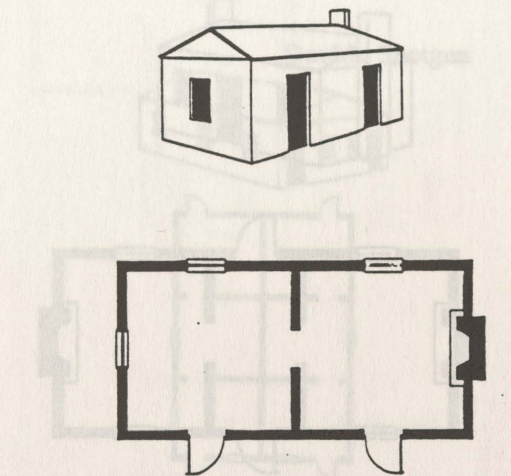
### Hall - Parlor

Named after two old-fashioned uses for rooms, the hall-parlor house consists of two unequal rooms. Entry is into the larger of the two, the hall ( not to be confused with hallway), which served as many functions. Typically gabled, the hall-parlor is heated with one or two flues or exterior end chimneys. The hall-parlor was adaptable and expandable and popular for farm owners, tenant farmers and mill workers alike.

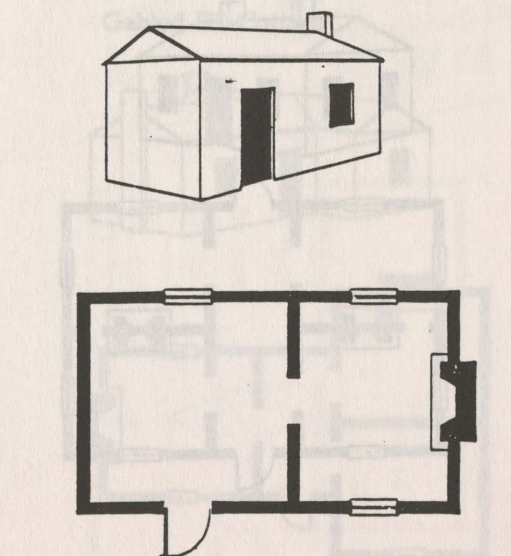
### Single Pen



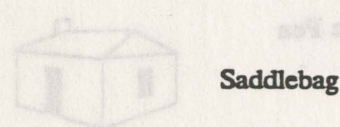
### Double Pen



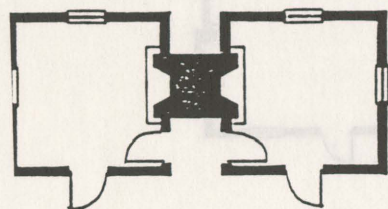
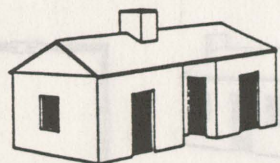
### Hall-Parlor



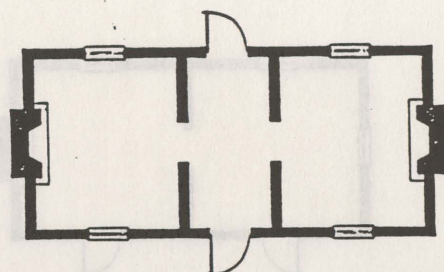
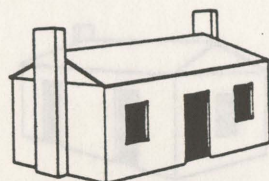




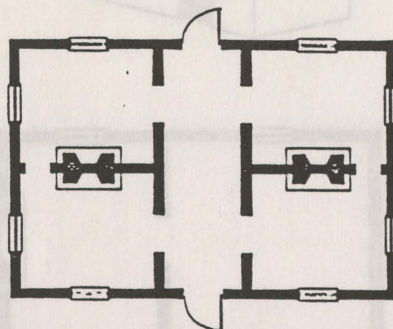
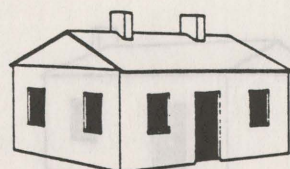
Saddlebag



Central Hallway



Georgian Cottage



## Saddlebag

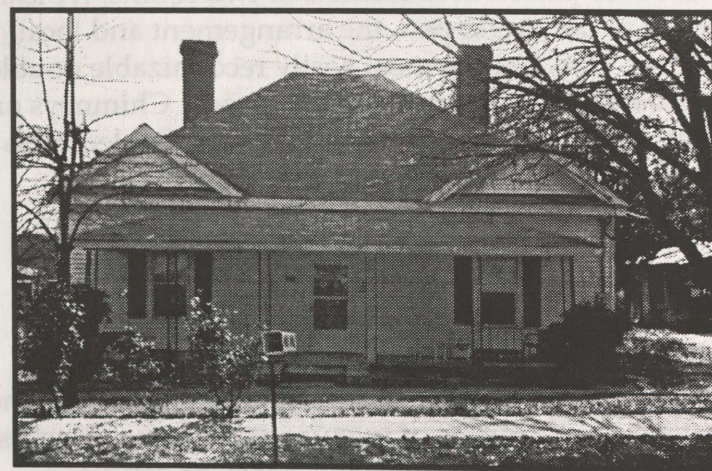
The saddlebag house derives its name from a central chimney flanked by two rooms. Rooms are usually square, and the roof is usually gabled. There are two subtypes, one with an exterior door into each room and one with a vestibule beside the chimney.

## Central Hallway

Central hallway types consists of a central hallway or passageway between two rooms. It is distinguished from other types with central hallways by being only one room deep. The central hallway type most frequently has a gabled roof and exterior end chimneys.

## Georgian Cottage

The Georgian cottage is not named after the state but for its floor-plan, associated with 18th century English Georgian architecture. The Georgian plan consists of a central hallway with two rooms on either side. The plan shape is square or nearly so; the roof is usually hipped but sometimes gabled; and the chimneys are sometimes in the exterior walls but usually in the interior of the house, between each pair of rooms.



Located on Secession Street, this house was designed as a Georgian Cottage.

## Shotgun

Shotguns houses are one room wide and two or more rooms deep, usually three. There is no hallway, and all doors typically line up front to back. The roof is usually gabled, but hipped roofs are also used. The shotgun was a primary housing type for low-income workers, both in large cities and smaller towns.

*This house on Fishers Street is an example of the Shotgun house, a house type popular throughout the South.*



## Double Shotgun

A two-family dwelling, the double-shotgun consists of two shotgun houses side by side with no openings in the shared central wall. Usually a single hipped or gabled roof covers both sections. Like the shotgun type, the double shotgun was built mostly for low-income workers in the late 19th and early 20th centuries.

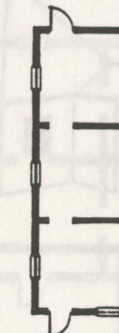
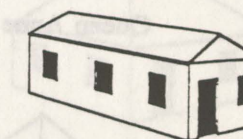
## Gabled Ell Cottage

In plan, the gabled ell cottage is T- or L-shaped and usually with a gabled roof. Sometimes called the gabled-front- and- wing house type, the gabled-ell cottage consists of a gable-front at one end of a recessed wing that is parallel to the facade. The front door, located in the recessed wing, may lead into a hallway or directly into the room in the wing. The gabled ell cottage was popular in both rural and urban areas and in both modest and affluent neighborhoods during the period from 1875 to 1915.

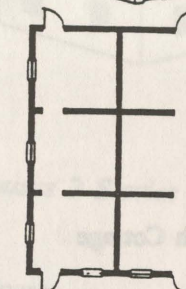


*This example of a Gabled Ell cottage is found on Walnut Street.*

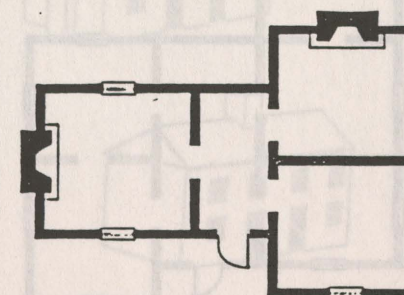
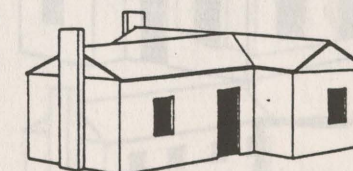
## Shotgun



## Double Shotgun

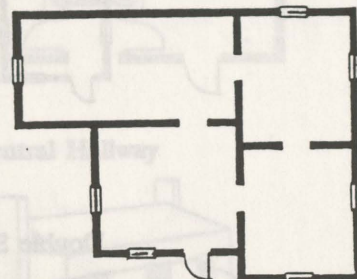
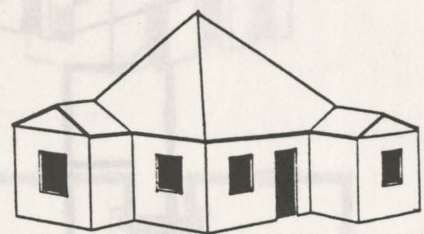


## Gabled Ell Cottage

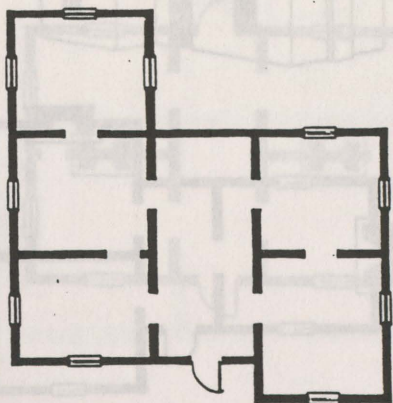
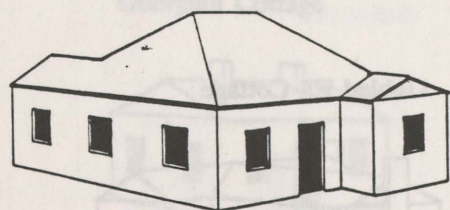




### Queen Anne Cottage



### New South Cottage



### Queen Anne Cottage

Although the name of the Queen Anne cottage derives from the architectural style from which it is frequently linked, the house type also occurs with elements from other styles or no style at all. It is characterized by a square main mass with projecting gables on the front and side. The rooms are arranged asymmetrically, and there is no central hallway, two traits that distinguish the Queen Anne cottage from another similar type the New South Cottage. The roof is either pyramidal or hipped, and chimneys are usually found in the interior. Although not as common as the gabled ell cottage, the Queen Anne cottage does appear in both urban and rural areas as popular middle-class housing of the 1880s and 1890s.



*With its asymmetrical arrangement and multiple roof forms, this house, located on Magazine Street, was constructed as a Queen Anne Cottage.*

### New South Cottage

Named after the turn-of-the-century period of great economic growth and regional confidence, the New South cottage was a very popular house type for middle and upper-middle southerners between the 1890s and 1920s. The New South cottage resembles the Queen Anne cottage in that it has a central square mass, usually with a hipped roof, and a gabled projections. The main distinguishing trait of the New South cottage is its emphasis on symmetry, the key element of which is the central hallway plan. The central hallway is flanked by pairs of rooms, one or both of which might project forward. A pair of gables in the facade, either over projecting rooms or flush with the wall of the main mass, frequently provided additional symmetry to this house type.

### Pyramid Cottage

The pyramid cottage consists of a square main mass, typically with four principal rooms and no hallway. The most memorable feature is the steeply pitched pyramidal roof. Most pyramid cottages were built between 1910 and 1930.

### Saltbox

This house type is an import from New England and it limited almost entirely to mill villages. It consists of a rectangular block two rooms wide and deep, 1 1/2 stories in the front and only 1 story at the rear. The gabled roof has a short slope in the front and a long single slope in the rear, giving the outline of a saltbox. Its period of popularity was about 1920 and 1940.

*Located on Seaboard Street, this house is an example of a saltbox.*



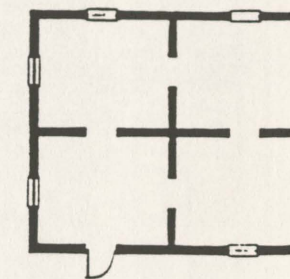
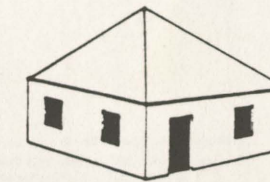
### I-House

I-houses are one room deep and at least two rooms wide. The various floor plans of the I-house determine the subtype: central hallway, hall-parlor, double-pen, and saddlebag. The I-house type is named from its prevalence in Midwestern states beginning with the letter "I", such as Illinois, Iowa, and Indiana. Most I-houses were built in the 1840s through the 1880s.

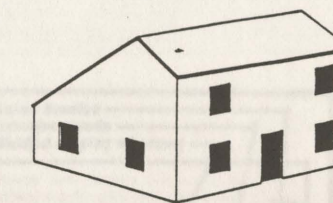


*This Cambridge Street house was built based on an I-house plan.*

### Pyramid Cottage

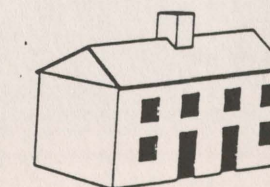
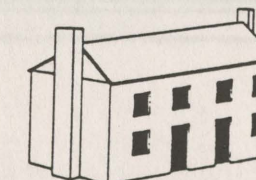
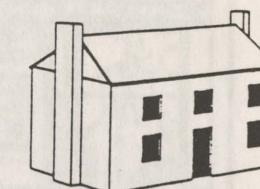


Saltbox



### Houses 2 Stories High

### I-House





Commercial Architectural Styles And Types In Abbeville

Many types and styles of commercial architecture are found in Abbeville. Some examples of high style architecture can be seen in Abbeville's downtown area but most of the commerical structures have elements of several styles of commercial architecture. The buildings surrounding Court Square are mostly of the row building type. However, each commercial building is unique in its style and type and thus gives downtown Abbeville a true sense of place.

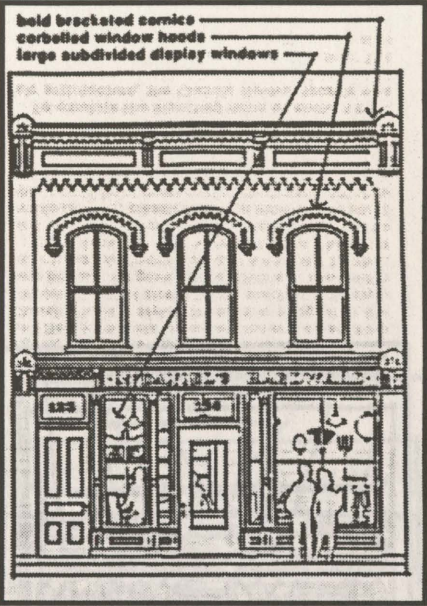
Commercial Building Styles:

Italianate 1840-1880

This style was popular in commercial and residential architecture in a time when many towns were building and growing. These buildings are usually made of simple red brick with a wood or metal bracketed cornice projecting out over the street at the top. Just under the cornice there is often a decoration of corbelled brick. Corbelled brick was also used extensively in the decorative hoods over the windows as was cast iron and sometimes wood. In its original form, a second, smaller cornice capped the tall storefront, which also featured decorative columns, perhaps of cast iron, and large subdivided windows.

Characteristics:

- bracketed cornice
- corbelled brick under the cornice
- decorative window hoods either of cast iron or wood
- storefront cornice decorated with columns and large windows





## Queen Anne 1876-1900

The Queen Anne style is distinguished by the variety of decorative elements and treatments. It's not unusual to see stone, metal, brick, terra cotta, and tile on the same building. Both the facade and the storefront are topped by simplified bracket cornices, while the street level displays refined wood or metal detailing and leaded glass transoms. A high level of technical craftsmanship was reached in the mass production of building elements like cast iron columns, decorative sheet metal and large plates of glass, and these were extensively used in Queen Anne buildings. Also common were decorative turrets, especially at corner locations and bay windows attached to the masonry facade.

### Characteristics:

- mixture of materials
- bracketed cornices
- leaded glass transoms, sometimes of stained glass
- cast iron columns
- decorative turrets and bay windows

## Romanesque 1880-1900

This style, representing a return to architecture of early medieval Europe for inspiration, enjoyed a brief but widespread popularity in the late nineteenth century. The distinctive trait of the Romanesque facade is the use of the semi-circular arch, used singularly or in series. Invariably it was a masonry building that was rough hewn and massive, a red brick or stone facade with rusticated red sandstone trim. Granite, terra cotta, and pressed brick were also common. Massive arches over window and door openings dominated the design, and windows set back into the walls created a sense of great thickness and weight. This style marked the earliest movement from the exuberant Victorian era toward increased simplicity which eventually led to today's modern commercial architecture.

### Characteristics:

- semi-circular arch
- stone or brick facades
- feeling of heaviness

## Classical Revival 1890-1930

Reacting against the excessiveness of the Victorian style, architects again turned to ancient Greece and Roman models for inspiration and created the Classical Revival style. Because it suggested the timeless ideal of strength and stability this style was popular for government, civic and mercantile structures and became almost a national symbol. These facades were very formal in character and usually symmetrical in composition. The whole range of classical design motifs were used: the temple front composition (pediment, entablature, and columns), columns and rows of dentils, moldings, and balustrades. The overall character of the facade was one of great refinement. To emulate the bleached ruins of ancient classic architecture, the Classic Revival facade was always white or off-white in color. Brick, terra cotta and stone were all used with dark trim. The use of bronze for decorative detailing was also common.

### Characteristics:

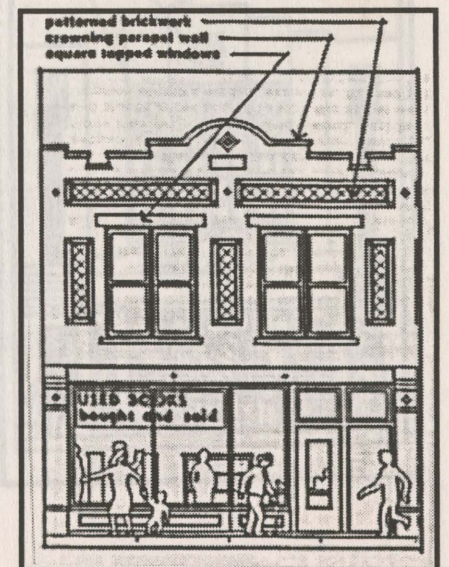
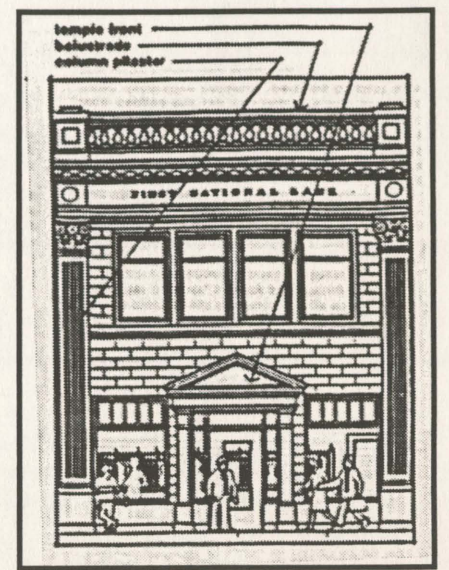
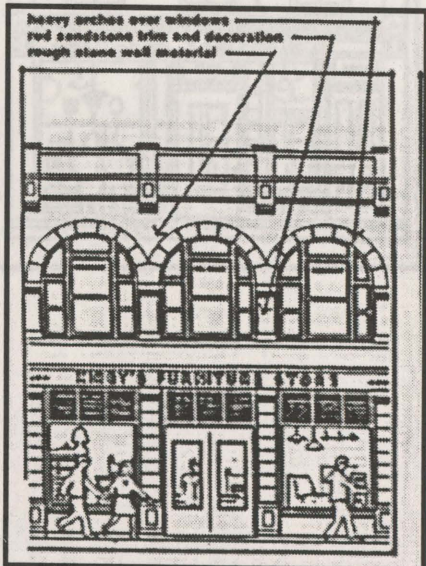
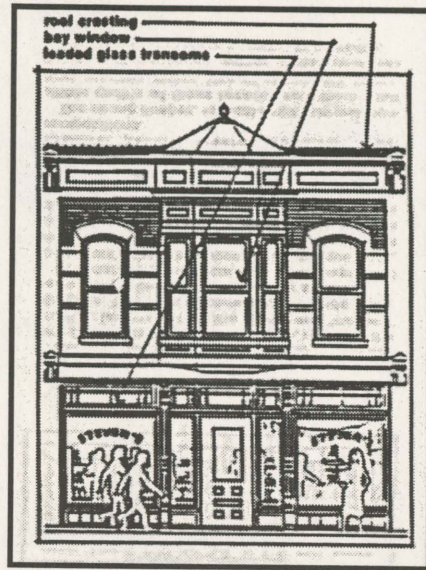
- symmetrical facade
- decorative use of classical elements, such as columns, entablatures, pediments, and balustrades

## Tapestry Brick 1900-1930

Tapestry brick is one of the most commonly used vernacular commercial styles of the early 1900's. Because of its relative economy, simple brickwork was used by the builders of the day to decorate the office buildings, apartments, stores and garages of the expanding cities. Bricks were used in a great variety of colors, types, and configuration to create many varied patterns. Because of the regularity of brickwork, these patterns were strongly geometrical. Natural stone, concrete, and terra cotta were all occasionally used for trim and accent details. The facades were generally simple in composition with square-topped windows and decorative brickwork concentrated into panel-like designs (tapestries). Often the facade was crowned with a distinctly profile parapet wall.

### Characteristics:

- geometrically patterned brick decoration
- accent details in stone and terra cotta
- parapet wall covering the roof line





## Beaux Arts 1885-1930

The Beaux Arts style is defined by its wall surfaces decorated by features, such as decorative garlands and floral patterns. Other features typical of the Beaux Arts style are Ionic or Corinthian pilasters and columns (which are usually paired), walls of masonry (usually smooth and light colored), and facade symmetry. The Beaux Arts is a classical style and has many of the same details found in other styles of Renaissance classical inspiration. Entry porches with roofs supported by classical columns are common. Cornice lines are accented by elaborate moldings, dentils, and modillions. Roof-line balustrades and balustraded window balconies are common, as are elaborated window crown and surrounds. Classical quoins, pilasters, and columns are almost universal.

### Characteristics:

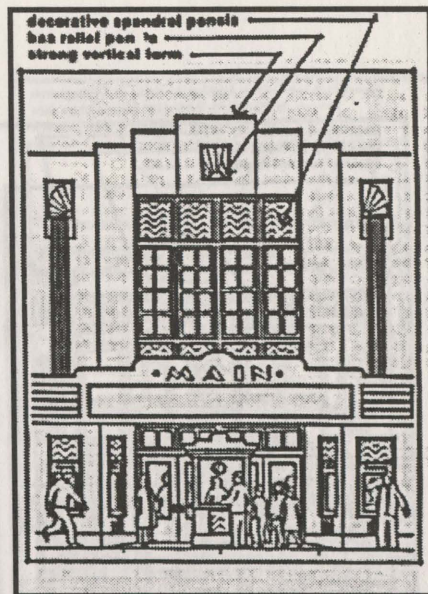
- ornate decoration
- use of quoins and Ionic and Corinthian pilasters or columns
- elaborately decorated cornice moldings

## Art Deco/Moderne 1925-1945

These styles reflected the growing fascination for the glamorous "modern" life style. This type of commercial facade represents quite a break from the earlier styles of commercial architecture. New materials and decorative motifs expressed the culture's changing mood. Metal, opaque glass, stone and terra cotta were all used in creating the streamlined surfaces. Geometric patterns like chevrons and fluting were played against blank wall areas for dramatic effect. Often stylized bas-relief panels were used. Also metal casement windows in groups, often accented by decorative spandrel panels, created powerful visual compositions. The strong shapes, vertical emphasis and monolithic quality of these facades sets them apart from previous styles. Use of strong rich colors, lights, and unpainted shiny metal (stainless steel) combine to create a "jazzy" appearance.

### Characteristics:

- streamlined surfaces
- decorative chevrons
- grouped metal casement windows
- metal surfaces



## Commercial Building Types:

### Two-part commercial block

The most common type of composition used for small and moderate-sized commercial buildings throughout the country. This type of commercial building is characterized by a horizontal division into two distinct zones. This division reflects the different uses within the building. The ground level is used for public purposes—such as a store or a bank while the second story serves a more private purpose, such as offices or hotel rooms.

### One-part commercial block

The one-part commercial block has only a single story, which is treated in much the same way as the ground floor of the two-part commercial block. The one-part commercial block is a simple box with a decorated facade. Most one-story commercial block buildings were used for retail purposes.

### Enframed window wall

This type of commercial building is unified by enframing the large center section with a wide and often continuous border, which is treated as a single composition unit. Most commonly used for retail stores, one-story enframed window wall buildings usually have a large glazed area for display and a simple surround. Decorative elements tend to be modest, in keeping with the facade's size.

### Temple front

With facades derived from the temples of Greek and Roman antiquity and treated as one compositional unit, temple-front buildings are generally two or three stories high. Early examples of the temple front in the United States date mostly from the 1820s and 1830s, when the Greek Revival mode became popular. The temple front was not developed primarily for commercial use; it was most often employed for public, institutional, and religious buildings. Yet it was also a distinguishing feature of many banks. Temple fronts can also be seen in the few merchants exchanges and shopping arcades built during the 1820s and 1830s.



# ABBEVILLE RESIDENTIAL SURVEY FORM

Photo : Roll \_\_\_\_\_ # \_\_\_\_\_

## IDENTIFICATION

HISTORIC NAME(S): \_\_\_\_\_

ADDRESS/LOCATION: \_\_\_\_\_

OWNERSHIP: \_\_\_\_\_private \_\_\_\_\_city \_\_\_\_\_county \_\_\_\_\_state \_\_\_\_\_federal  
 CATEGORY: \_\_\_\_\_building \_\_\_\_\_site \_\_\_\_\_structure \_\_\_\_\_object  
 HISTORIC USE(S): \_\_\_\_\_single dwelling \_\_\_\_\_multi dwelling \_\_\_\_\_commercial \_\_\_\_\_other  
 CURRENT USE(S): \_\_\_\_\_single dwelling \_\_\_\_\_multi dwelling \_\_\_\_\_commercial \_\_\_\_\_other  
 POTENTIAL: \_\_\_\_\_Nat. Register \_\_\_\_\_NR district \_\_\_\_\_archaeological

## PROPERTY DESCRIPTION

CONSTRUCTION DATE: \_\_\_\_\_

ALTERATION DATE: \_\_\_\_\_

ARCHITECTURAL STYLE OR INFLUENCE: \_\_\_\_\_High \_\_\_\_\_Elements \_\_\_\_\_No Academic Style

\_\_\_\_\_Greek Revival \_\_\_\_\_Gothic Revival \_\_\_\_\_Italianate \_\_\_\_\_Second Empire \_\_\_\_\_Queen Anne  
 \_\_\_\_\_Beaux Arts \_\_\_\_\_Folk Victorian \_\_\_\_\_Colonial Revival \_\_\_\_\_Neoclassical \_\_\_\_\_Tudor Revival  
 \_\_\_\_\_Craftsman \_\_\_\_\_Prairie \_\_\_\_\_Spanish Eclectic \_\_\_\_\_Art Deco \_\_\_\_\_International  
 \_\_\_\_\_Minimal Traditional \_\_\_\_\_other \_\_\_\_\_

### HOUSE TYPE: (1 or 1 1/2 stories)

\_\_\_\_\_Single Pen \_\_\_\_\_Saddlebag \_\_\_\_\_Shotgun  
 ( ) rectangular ( ) 2 door ( ) double  
 ( ) square ( ) central door ( ) Gable-ell  
 \_\_\_\_\_Double Pen ( ) central hallway \_\_\_\_\_Temple-front cottage  
 \_\_\_\_\_Hall and Parlor \_\_\_\_\_Pyramidal Cottage \_\_\_\_\_Ranch  
 \_\_\_\_\_Georgian Cottage \_\_\_\_\_Plantation Bungalow \_\_\_\_\_Mobile Home  
 \_\_\_\_\_other ( ) bungalow

### (2 or more stories)

\_\_\_\_\_I-house \_\_\_\_\_Central Hall \_\_\_\_\_Hall and Parlor  
 \_\_\_\_\_Plantation Plain \_\_\_\_\_Georgian House ( ) double pen  
 \_\_\_\_\_Gable-ell \_\_\_\_\_American Foursquare ( ) saddlebag  
 \_\_\_\_\_Split-level \_\_\_\_\_other \_\_\_\_\_

## DESCRIPTION

HISTORIC FLOOR PLAN: \_\_\_\_\_rectangular \_\_\_\_\_square \_\_\_\_\_L \_\_\_\_\_T \_\_\_\_\_U \_\_\_\_\_H  
 \_\_\_\_\_octagonal \_\_\_\_\_irregular \_\_\_\_\_other

STORIES: \_\_\_\_\_1 story \_\_\_\_\_1 1/2 stories \_\_\_\_\_2 stories \_\_\_\_\_2 1/2 stories \_\_\_\_\_3 stories \_\_\_\_\_other

ROOF SHAPE: \_\_\_\_\_gable(end to front) \_\_\_\_\_gable (lateral) \_\_\_\_\_hip \_\_\_\_\_cross gable \_\_\_\_\_pyramidal  
 \_\_\_\_\_flat \_\_\_\_\_truncated hip \_\_\_\_\_gambrel \_\_\_\_\_mansard \_\_\_\_\_saltbox  
 \_\_\_\_\_jerkinhead \_\_\_\_\_gable-on-hip \_\_\_\_\_mono-pitch \_\_\_\_\_non-visible \_\_\_\_\_other

PORCH WIDTH: \_\_\_\_\_entrance bay only \_\_\_\_\_over 1 bay, less than full facade \_\_\_\_\_full facade \_\_\_\_\_other  
 \_\_\_\_\_facade & left elevation \_\_\_\_\_facade & right elevation \_\_\_\_\_facade& both elevations

PORCH ROOF SHAPE: \_\_\_\_\_shed \_\_\_\_\_hip \_\_\_\_\_gable \_\_\_\_\_pedimented gable \_\_\_\_\_flat \_\_\_\_\_engaged  
 \_\_\_\_\_partially engaged \_\_\_\_\_gable-on-hip or shed \_\_\_\_\_engaged porte cochere \_\_\_\_\_other

PORCH HEIGHT: \_\_\_\_\_1 story \_\_\_\_\_1 story w/deck \_\_\_\_\_2 or more stories  
 \_\_\_\_\_2 or more tiers \_\_\_\_\_roofed with balcony over \_\_\_\_\_1 story hip/shed \_\_\_\_\_other

NUMBER OF CHIMNEYS: \_\_\_\_\_Exterior \_\_\_\_\_Interior End \_\_\_\_\_Interior  
 \_\_\_\_\_Central \_\_\_\_\_Flue \_\_\_\_\_Double Shouldered

DOORS: \_\_\_\_\_single \_\_\_\_\_double \_\_\_\_\_transom \_\_\_\_\_fanlight \_\_\_\_\_sidelights \_\_\_\_\_other



WINDOWS: ☐ single ☐ double ☐ tripartite ☐ grouped ☐ decorative ☐ display ☐ other  
PANE CONFIGURATION: ☐ Traceried ☐ Queen Anne block-glass ☐ Prairie/bungalow/craftsman geometric  
☐ not visible ☐ other  
Number of panes:  /  ,  /

CONSTRUCTION METHOD: ☐ masonry ☐ frame ☐ log ☐ steel ☐ other

CHIMNEY MATERIAL: ☐ brick ☐ stuccoed brick ☐ stone ☐ brick & stone ☐ other

EXTERIOR WALL: ☐ weatherboard ☐ beaded weatherboard ☐ shiplap ☐ flushboard ☐ wood shingle  
☐ stucco ☐ tabby ☐ brick ☐ brick veneer ☐ stone veneer ☐ cast-iron ☐ marble  
☐ asphalt roll ☐ synthetic siding ☐ asbestos shingle ☐ pigmented structural glass ☐ other

FOUNDATION: ☐ not visible ☐ brick pier ☐ brick pier with fill ☐ brick ☐ stuccoed masonry  
☐ stone pier ☐ stone ☐ concrete block ☐ slab construction ☐ basement ☐ raised basement ☐ other

PORCH DETAILS: ☐ chamfered posts ☐ turned posts ☐ supports on pedestals ☐ columns ☐ posts ☐ piers  
☐ pillars ☐ freestanding posts ☐ balustrade ☐ apron wall ☐ turned balusters ☐ slat balusters  
☐ decorative sawn balusters ☐ other sawn/turned work ☐ insect screening ☐ porte cochere ☐ other

DECORATIVE ELEMENT MATERIAL: ☐ cast iron ☐ pressed metal ☐ terra cotta ☐ granite ☐ marble  
☐ cast stone ☐ brick ☐ wood ☐ pigmented glass ☐ stone ☐ stucco ☐ other

ROOF MATERIAL: ☐ composition shingle ☐ pressed metal shingle ☐ wood shingle ☐ slate ☐ raised seam metal  
☐ other metal ☐ rolled roofing ☐ not visible ☐ tile ☐ other

HISTORIC OUTBUILDINGS AND STRUCTURES: ☐ none ☐ none visible ☐ garage ☐ shed  
☐ tenant house ☐ crib ☐ store ☐ other house ☐ smokehouse ☐ windmill  
☐ office ☐ slave house ☐ barn ☐ privy ☐ silo ☐ tobacco barn  
☐ well ☐ root cellar ☐ kitchen ☐ dairy ☐ springhouse ☐ chicken coop  
☐ garage w/living area ☐ other

SURROUNDINGS: ☐ residential ☐ residential/commercial ☐ commercial ☐ rural ☐ rural community ☐ industrial

ADDITIONAL DESCRIPTIVE COMMENTS:

ALTERATIONS:

CONDITIONS: ☐ excellent ☐ good ☐ fair ☐ poor ☐ derelict ☐ ruin

**excellent** = recently restore or rehabilitated

**good** = structural and cosmetically sound; in need of only routine maintenance

**fair** = structurally sound, but in need of cosmetic repair and routine manintenance

**poor** = in need of structural as well as cosmetic repair and routine maintenance

**derelict** = abandoned and in need of restoration

**ruin** = deteriorated beyond restorations

Recorder name

Date recorded  /  /

## ABBEVILLE COMMERCIAL SURVEY FORM

Photo : Roll  #

RESOURCE NAME:

ADDRESS:

TYPE OF RESOURCE: ☐ building ☐ site ☐ structure ☐ ruin ☐ object ☐ landscape feature

USE: Historic: ☐ General Business ☐ Store ☐ Restaurant ☐ Factory ☐ Warehouse  
☐ Transportation ☐ Bank ☐ School ☐ Governmental ☐ Church ☐ other

Current: ☐ same as historic ☐ vacant ☐ other

ESTIMATED DATE: ☐ 1850 or earlier ☐ 1851-1875 ☐ 1876-1899 ☐ 1900-1925 ☐ 1926-1943 ☐ other

### DESCRIPTION

COMMERCIAL FORM: ☐ 2 part commercial block ☐ stacked vertical block ☐ temple front ☐ vault  
☐ Central block w/wings ☐ 1 part commercial block ☐ 2 part vertical block ☐ arcaded block  
☐ enframed window wall ☐ 3 part vertical block ☐ enframed block ☐ other

ARCHITECTURAL STYLE OR INFLUENCE: ☐ High ☐ Elements ☐ No Academic Style

☐ Federal ☐ Second Empire ☐ Romanesque ☐ Tapestry Brick ☐ Italianate  
☐ Queen Anne ☐ Art Moderne ☐ Classical Revival ☐ Art Deco ☐ other

BUILDING TYPE: ☐ Row ☐ Detached ☐ Multi-building complex ☐ other

STORIES: ☐ 1 ☐ 1 1/2 ☐ 2 ☐ 3 or more

BAYS: One-story buildings:  number ☐ symmetrical ☐ asymmetrical  
Upper facade:  number ☐ symmetrical ☐ asymmetrical  
Storefront:  number ☐ symmetrical ☐ asymmetrical

EXTERIOR MATERIAL ☐ Clapboard ☐ Brick ☐ Stone ☐ Novelty Board ☐ Shingles ☐ Flushboard  
☐ Vinyl/Alum. ☐ Asphalt ☐ Sheet Metal ☐ Vertical Board ☐ Board & Batten ☐ Concrete Block  
☐ Stucco ☐ Asbestos ☐ other

### DECORATIVE FEATURES:

☐ Elaborated cornice ☐ Pilasters ☐ Quoins ☐ Bracketed cornice ☐ Brick corbelling  
☐ Roof cresting ☐ Sawn work ☐ Balustrade ☐ Decorated shingles ☐ Pediments  
☐ Dentils ☐ Tower ☐ Cupola ☐ Patterned brickwork ☐ Exposed rafters  
☐ other

SIGNAGE: Type: ☐ Flush sign ☐ Hanging sign ☐ Standing sign ☐ other  
Materials: ☐ Painted wood ☐ Carved wood ☐ Neon ☐ other

MAJOR CHANGES: ☐ addition ☐ altered ☐ moved ☐ historic change ☐ historic addition

DESCRIPTION OF CHANGES: ☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Ruined



ROOF SHAPE:    ☐ gable (end to front)    ☐ gable (lateral)    ☐ hip    ☐ cross gable    ☐ pyramidal  
                  ☐ flat    ☐ truncated hip    ☐ gambrel    ☐ mansard    ☐ saltbox  
                  ☐ jerkinhead    ☐ gable-on-hip    ☐ mono-pitch    ☐ non-visible    ☐ other

DOORS:    ☐ single    ☐ double    ☐ transom    ☐ fanlight    ☐ sidelights    ☐ other

WINDOWS:    ☐ single    ☐ double    ☐ tripartite    ☐ grouped    ☐ decorative    ☐ display    ☐ other

PANE CONFIGURATION:    ☐ Traceried    ☐ Queen Anne block-glass    ☐ Prairie/bungalow/craftsman geometric  
                                  ☐ not visible    ☐ other  
                                  Number of panes: \_\_\_\_/\_\_\_\_, \_\_\_\_/\_\_\_\_

CONSTRUCTION METHOD:    ☐ masonry    ☐ frame    ☐ log    ☐ steel    ☐ other

DECORATIVE ELEMENT MATERIAL:    ☐ cast iron    ☐ pressed metal    ☐ terra cotta    ☐ granite    ☐ marble  
  ☐ cast stone    ☐ brick    ☐ wood    ☐ pigmented glass    ☐ stone  
  ☐ stucco    ☐ other

ROOF MATERIAL:    ☐ composition shingle    ☐ pressed metal shingle    ☐ wood shingle    ☐ slate    ☐ raised seam metal  
                                  ☐ other metal    ☐ rolled roofing    ☐ not visible    ☐ tile    ☐ other

SURROUNDINGS:    ☐ residential    ☐ residential/commercial    ☐ commercial    ☐ rural    ☐ rural community    ☐ industrial

ADDITIONAL DESCRIPTIVE COMMENTS:

ALTERATIONS:

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**derelict** = abandoned and in need of restoration

**ruin** = deteriorated beyond restorations

Recorder name \_\_\_\_\_

Date recorded \_\_\_\_/\_\_\_\_/\_\_\_\_

## SURVEY DEFINITIONS

**Historic name:** The historic name of the property, or the original owners of said property, or the name of the significant people or events associated with the resource.

**Address/location:** The number and street name of the property.

**Ownership:** The current owner of the building or structure, either private, city, county, state or federal.

**Category:** The type of historic resource which is being surveyed: building, site, structure, or object.

**Historic use:** An indication of a previous use for the property, e.g. a historic residence converted to an antique store.

**Current use:** How the building is presently being used.

**Potential:** The likelihood of a historic resource for being listed on the National Register, in a National Register district, or designated for archeological purposes.

**Construction Date:** The date the resource was constructed or created.

**Alteration date:** The date of any major alterations. Major alterations change the basic character of a property (for example, a c. 1800 two-room log house which was enlarged in 1820 to become a six-room frame I house, or an ante-bellum farmhouse which was remodeled in 1880 in the Second Empire style).

### Architectural Style or Influence

**High:** Any structure designed and built according to specific, easily identifiable national or regional styles influenced by architectural trends and fashions.

**Elements:** Those structures which show some aspect of high style decoration or ornamentation but not to the extent of a high style building. For a complete description of architectural styles see page .



**House type:** Identification of the building by its overall massing and floor plan.

**Historic floor plan:** The shape of a building which does not include porches and later additions.

**Stories:** The number of complete stories. An attic with living space is considered a half story.

**Roof shape:** The basic configuration of the roof of the principal building.

**Porch width:** The width of the porch in proportion to the width of the building.

**Porch roof shape:** The basic configuration of the porch roof.

**Porch height:** The height of the porch in proportion to the height of the building.

**Number of chimneys:** The number and type of chimneys on the building.

**Doors:** The number and type of doors on the structure.

**Windows** The most common historic type(s) of windows on the building.

**Pane configuration** The pane configuration of the primary windows of the building.

**Construction method:** The structural system used in the building.

**Chimney material:** The material used to construct the chimney, e.g. brick, stone, or stucco.

**Exterior walls:** The major materials used in the wall treatments and exterior finish of the principal building in the resource.

**Foundation** The material that forms the foundation and the type of foundation

## Porch details

*Posts* narrow freestanding vertical members

*Columns* round freestanding vertical members that are more substantial than posts and usually represent one of the classical orders or a variant form

*Pillars* squared freestanding vertical members that are more substantial than posts

*Piers* solid masonry vertical members

*Supports on pedestals* any support on a block or pedestal, usually constructed of masonry, but not always

*Freestanding vertical members* that rise from the ground to the roof of a porch and usually have a recessed porch deck

**Decorative element material:** The material(s) used in architectural detailing or decorative design.

**Roof material:** The substance with which the roof is covered e.g. asphalt or slate shingles, standing seam metal

**Historic outbuildings and structures:** The particular type of secondary or support building(s) found on the property.

**Surroundings:** The description of the neighborhood in which the resource is found (residential, commercial, etc.)

**Additional descriptive comments:** Any other architectural detailing that has not been included on this resource form and which may give a more accurate description of the resource. The descriptive comments can also include description of landscape features, such as the presence of retaining walls, historic curbs, sidewalks, decorative sculpture and notable vegetation.

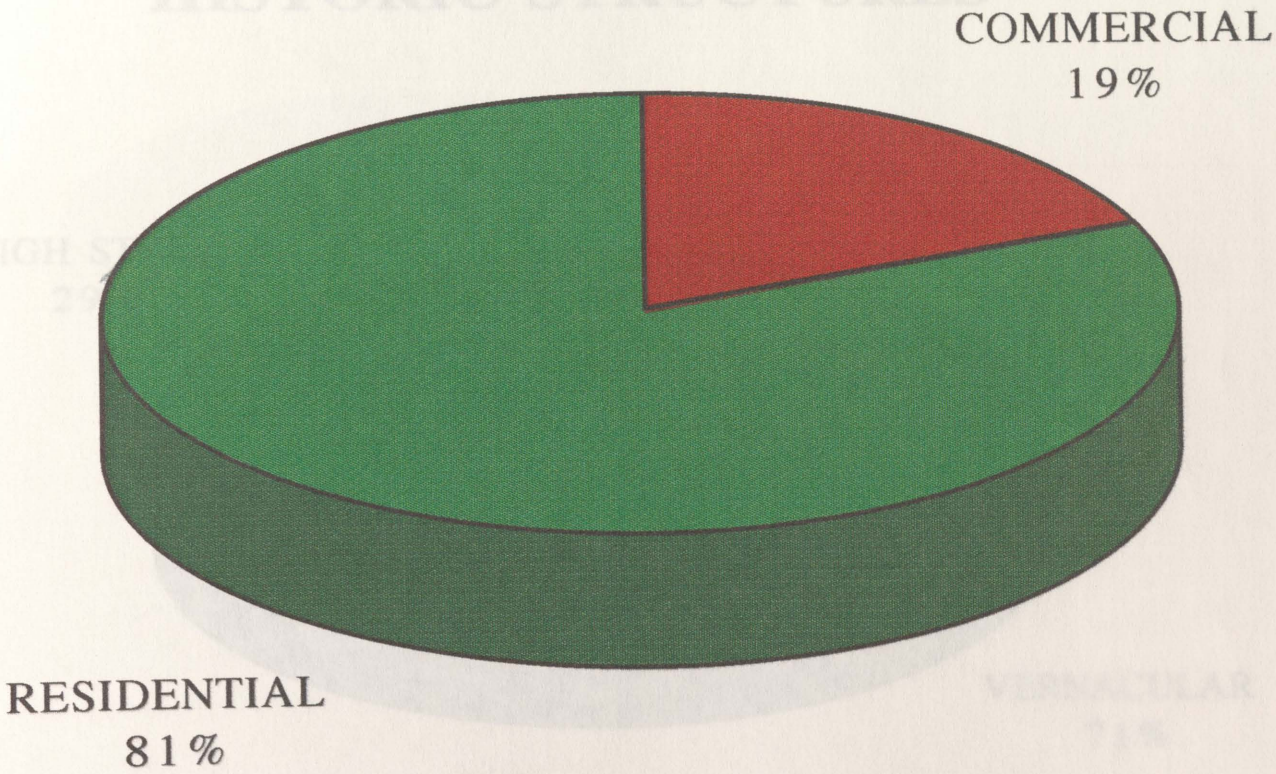
**Alterations:** Comments on the changes that the structure has undergone—both historic and non-historic.

**Condition:** The structural condition of the building: excellent, good, fair, poor, derelict, or ruin.



# PERCENTAGE OF COMMERCIAL VS. RESIDENTIAL STRUCTURES

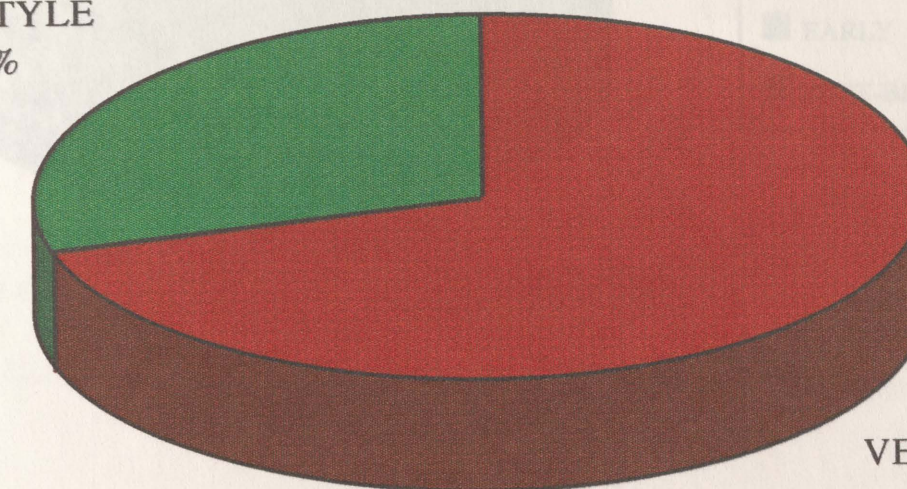
PERCENTAGE OF ABBEVILLE'S HISTORIC STRUCTURES





## PERCENTAGE OF ABBEVILLE'S HISTORIC STRUCTURES

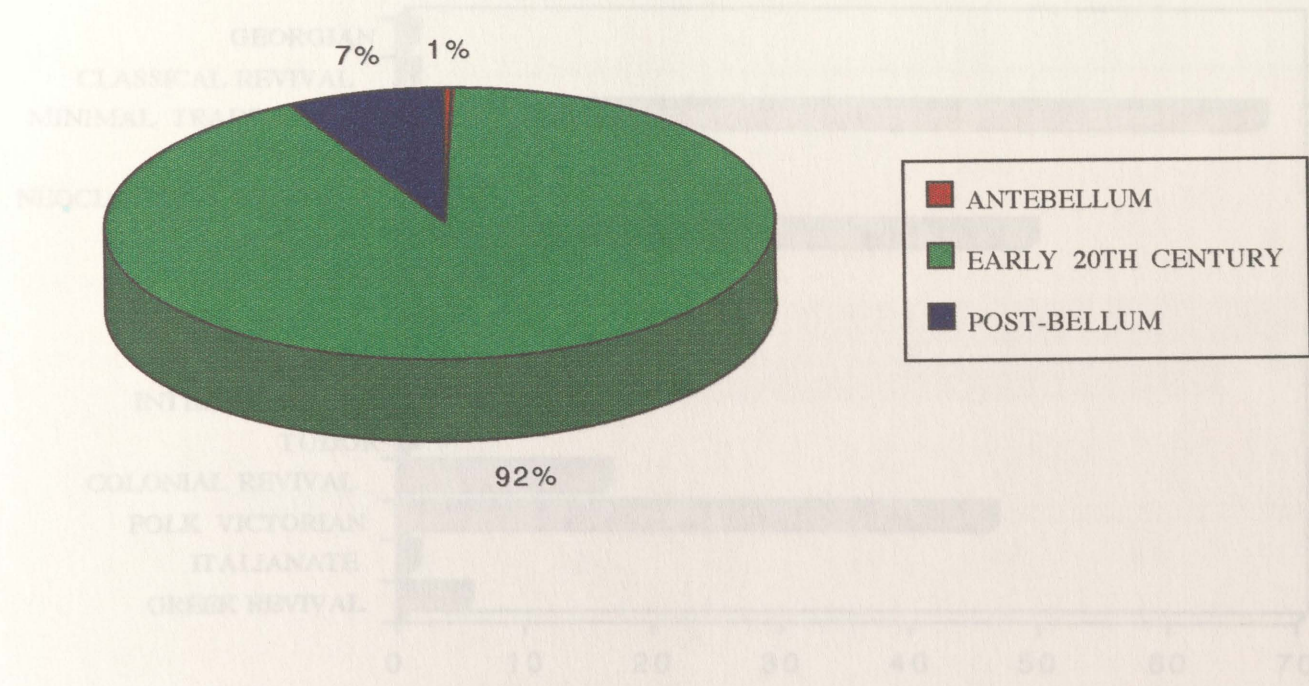
HIGH STYLE  
29%



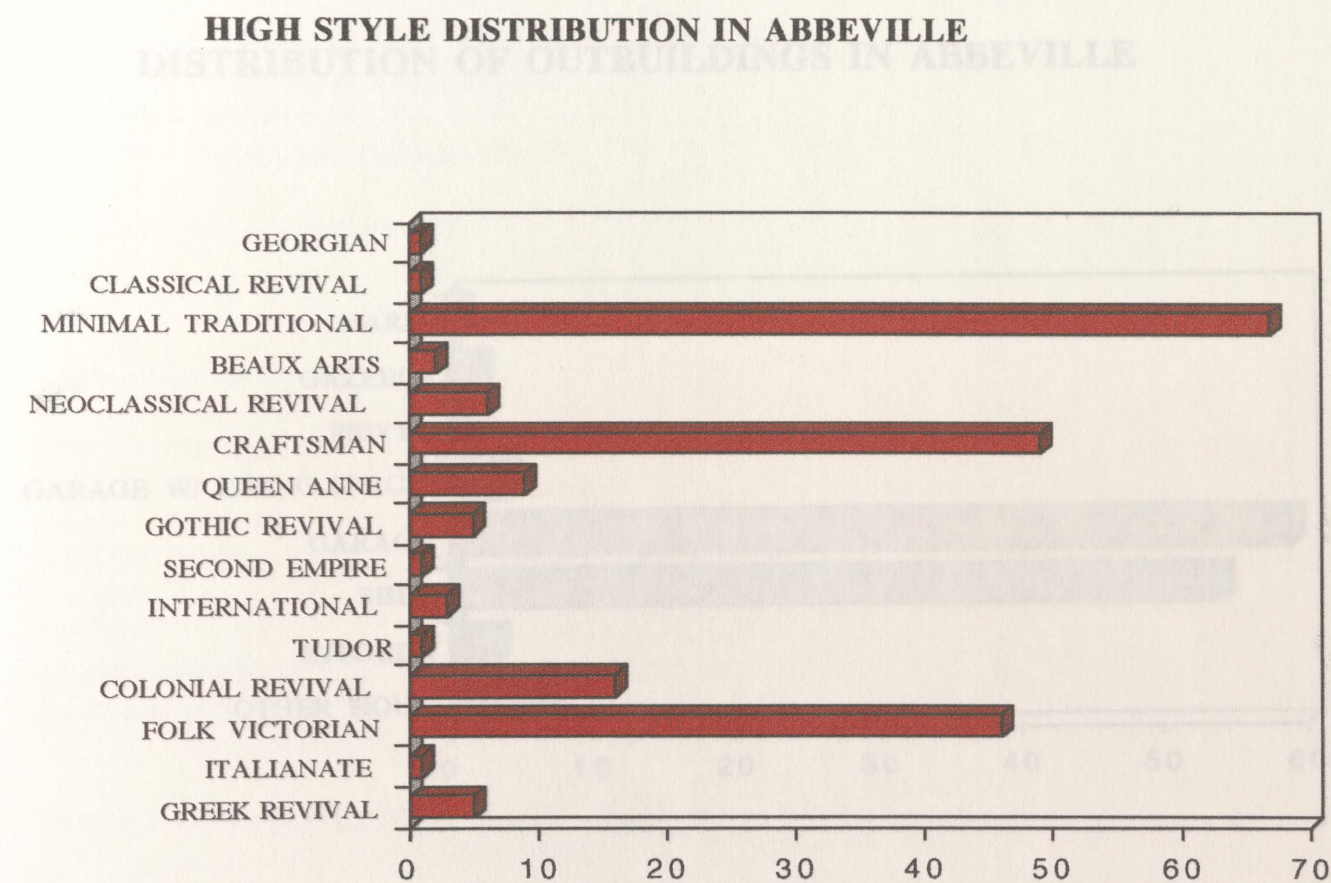
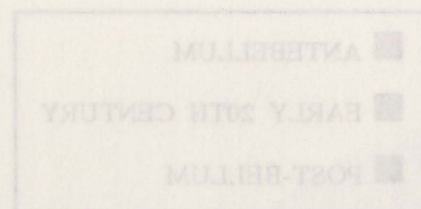
VERNACULAR  
71%



ESTIMATED DATES OF HISTORIC RESOURCES

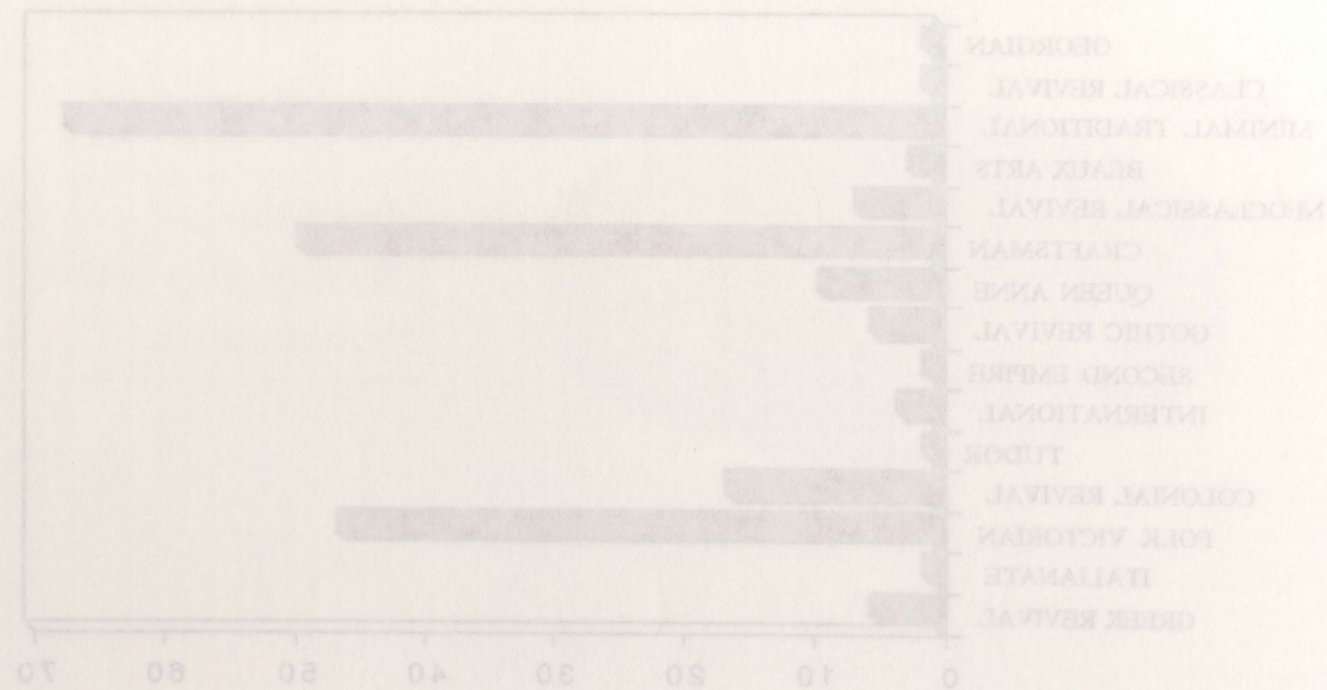




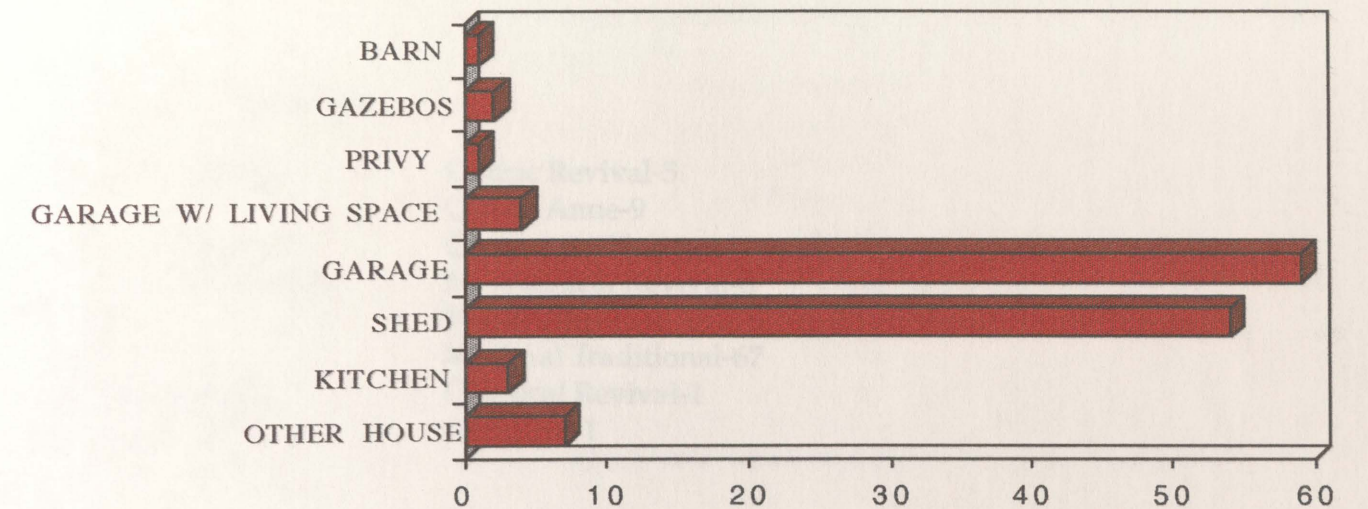




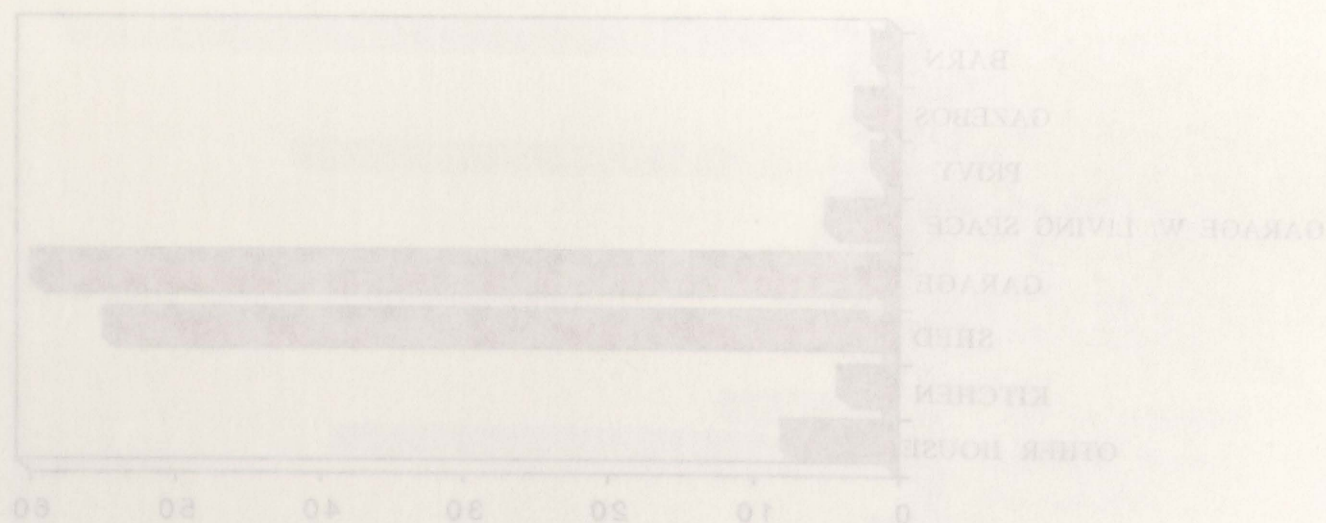
# HIGH STYLE DISTRIBUTION IN ABBEVILLE



# DISTRIBUTION OF OUTBUILDINGS IN ABBEVILLE







## Survey Analysis

Upon completion of the intensive historic resources survey, information accumulated on the forms was analyzed. Attention was focused on specific categories on the form, namely architectural style, condition of building, and existence of outbuildings. The findings of the analysis assisted in the creation of historic resource maps illustrating number and location of building styles, as well as formulating recommended local historic districts. A detailed depiction of the data follows:

Number of Vernacular Structures-520  
 Number of High Style Structures-217  
 Number of Houses-737  
 Number of Commercial Structures-171

### Total Historic Structures-908

#### High Style Structures

Greek Revival-5	Gothic Revival-5
Italianate-1	Queen Anne-9
Folk Victorian-45	Craftsman-49
Colonial Revival-16	Neoclassical Revival-6
Tudor-1	Beaux Arts-2
Prairie-1	Minimal Traditional-67
International-3	Classical Revival-1
Second Empire-1	Georgian-1

#### Elements of Vernacular Structures

Greek Revival-9	Gothic Revival-7
Italianate-2	Queen Anne-5
Folk Victorian-73	Craftsman-223
Colonial Revival-30	Neoclassical Revival-3
Tudor-4	Prairie-5
Minimal Traditional-19	International-1
Art Deco-1	Second Empire-1
Queen Anne Cottage-1	Free Classic-1
Italian Renaissance-1	No Style-97



Condition of High Style Structures

Excellent-9  
Good-53  
Fair-40  
Poor-5  
Ruin-0  
Derelict-0

Condition of Vernacular Structures

Excellent-5  
Good-102  
Fair-129  
Poor-47  
Ruin-0  
Derelict-9

Types of Outbuildings

Other house-7  
Kitchen-3  
Shed-54  
Garage-59  
Garage w/Living Space-4  
Privy-1  
Gazebos-2  
Barn-1

Commercial Buildings

Tapestry-36	Classical-7
Beaux Arts-2	Gothic Revival-1
Italianate-15	No Style-12
Art Deco-2	Craftsman-1
Queen Anne-1	Romanesque-3
Warehouse-2	

Other

Gothic Revival Church-2  
Hospital-1  
Hanger-1

Condition of Non-Residential Structures

Excellent-8  
Good-15  
Fair-44  
Ruin-0  
Derelict-3

Based on the analysis of the survey data, eight areas are recommended for designation as local historic districts. Each of these recommended areas possesses characteristics which help to define the district, including cohesiveness of area, period of development, and architectural styles found within area. The eight recommended areas for local designation are:

1) North Main Street - to include the area located on North Main Street, from the intersection with Greenville Street north to the intersection with Miller Street.

2) Greenville Street - to include the area located on Greenville Street, from the intersection with North Main Street up to and including Greenville Street Elementary School.

3) Magazine and Secession Streets - to include the area located on Magazine Street, Marshall Court, Sondley Circle, and the area located on Secession Street from the intersection with Magazine Street to the intersection with the Poplar Street Extension.

4) Parker and Chestnut Streets - to include the area located on Chestnut Street from the intersection with Greenville Street to the intersection with Washington Street, and all of Parker Street.

5) Cherry and Henry Turner Streets - to include Cherry Street and Henry Turner Street as well as the area on Secession Street between the intersection with Branch Street and Henry Turner Street.



Condition of Non-Residential Buildings

Excellent-8	Excellent-8
Good-15	Good-15
Fair-44	Fair-44
Poor-5	Poor-5
Ruin-0	Ruin-0
Derelict-9	Derelict-9

Condition of Vernacular Buildings

Excellent-5
Good-102
Fair-129
Poor-47
Ruin-0
Derelict-9

Types of Outbuildings

Other house-7
Kitchen-3
Shed-54
Garage-59
Garage w/Living Space-4
Privy-1
Gazebo-2
Barn-1

Commercial Buildings

Impresso-36	Classical-7
Beaux Arts-2	Gothic Revival-1
Italianate-15	No Style-12
Art Deco-2	Craftsman-1
Queen Anne-1	Romanesque-3
Warehouse-2	

Other

Gothic Revival Church-2
Hospital-1
Hanger-1

Recommended Local Historic Districts

A locally designated historic district provides a significant measure of protection against demolition and demolition by neglect for those buildings located within the district. While properties adjacent to Abbeville's town square are listed on the National Register of Historic Places as a historic district, local designation ensures a greater amount of legal protection for Abbeville's historic resources.

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- 1) **North Main Street** - to include the area located on North Main Street, from the intersection with Greenville Street north to the intersection with Miller Street.
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- 3) **Magazine and Secession Streets** - to include the area located on Magazine Street, Marshall Court, Sondley Circle, and the area located on Secession Street from the intersection with Magazine Street to the intersection with the Poplar Street Extension.
- 4) **Parker and Chesnut Streets** - to include the area located on Chestnut Street from the intersection with Greenville Street to the intersection with Washington Street, and all of Parker Street.
- 5) **Cherry and Henry Turner Streets** - to include Cherry Street and Henry Turner Street as well as the area on Secession Street between the intersection with Branch Street and Henry Turner Street.



6) **Abbeville Milliken Mill Village** - to include Mill Street, Seaboard Street, Cross Street, Maple Street, Barnwell Street, Brooks Street, Cox Street, Langley Street, and the area on South Main Street from the railroad overpass to the intersection with Perry Street.

7) **Church Street** - to include Church Street, from West Pinckney Street to the intersection with Walnut Street.

8) **Town Square Commercial** - to include areas immediately adjacent to the town square, including Trinity Street, Pickens Street, and those sections of North and South Main Street immediately adjacent to the square.

## Local Landmarks

\* indicates properties on the National Register of Historic Places.

## Residential Resources

• **Brown-Calvert-Kerr-Henry House**- 312 Greenville Street. This house was built in 1893 originally as a one story frame house. The upper stories were added in 1920 and show elements of Colonial Revival.

• **Brown-Neuffer-Ford House**- 415 North Main. This house was built in 1900 in the Queen Anne style of architecture. The massive oaks in the front yard were planted the same year the house was built.

• **Burt-Stark House\***- 306 North Main Street. This designated National Historic Landmark, was built in the 1840's by David Lesley, planter, lawyer, and Abbeville District Judge in the Greek Revival style.

• **Calhoun-Smith-Wilson House**- 400 North Main Street. This house was built ca. 1860 in the Greek Revival style. As was popular in the nineteenth century, a boxwood parterre garden, designed with intricate patterns was laid out in the front yard.

• **Charles Dendy House**- This two story frame residence was originally built in 1815 on the southeast corner of the public square. It was moved from its original location to its present site around 1893.

• **Dupre-Latimer-Sondley House**- 405 Sondley Avenue. This house built c. 1885 shows elements of Gothic Revival style architecture.

• **Gary-Aiken House**- 306 Greenville Street. This Folk Victorian house was built in 1881 as a private residence. A small weatherboarded playhouse is located in the side yard near the house.

• **Gary-Little-Dupre House**- 408 Greenville Street. Built in 1905, it is an example of the Neo-Classical Revival style of architecture.



•Harris House- 200 South Main Street. Built in 1896-1901 in the Queen Anne style, this large residence is still owned and occupied by descendants of the original owner. The house was designed by Atlanta architectural firm of Bruce and Morgan for John A. Harris, president of the Abbeville Cotton Mills.

•Thomas Dry Howie House- This is the boyhood home of the Major of St. Lo, Thomas Dry Howie. A graduate of the Citadel, he went on to become a teacher at Staunton Military Academy, Virginia and then on to active military service.

•Kerr-Bowie House- 313 Greenville Street. This house built c. 1919 is a good example of Dutch Colonial architecture.

•Lee-Wright-Reid House- 411 North Main Street. This is Abbeville's most outstanding example of Second Empire architecture which is exhibited through its mansard roof form. It was built in 1885.

•Lythgoe-Barnwell House- 308 Greenville Street. Built in the early 1880's near the present Presbyterian Church, it was moved in 1887 to its present location. In the early twentieth century it underwent extensive renovation.

•McGowan-Barksdale House- 211 North Main Street. Designed by Atlanta architect G.L. Norman in the Queen Anne style, the house was constructed in 1888. It was the home of General Samuel McGowan, organizer of McGowan's Brigade in Abbeville during the Civil War. The house was donated in 1989 to the Abbeville Historical Society who will restore the structure for use as their headquarters.

•McGowan-Gary-Hagan House- 311 Greenville Street. This house was built ca. 1887 and was the home of Eugene B. Gary, Chief Justice of the S.C. Supreme Court from 1912 to 1926.

•Amos B. Morse House- 406 North Main Street. This structure was built in 1884.

•Dr. Neuffer House- 312 North Main Street. This house, built for Dr. Gottlieb A. Neuffer, a prominent early

Abbeville physician, is in the Queen Anne style of architecture.

•Parker-Greene-Freese House- 402 Greenville Street. Built in 1859, it is the oldest house standing in its neighborhood.

•Perrin House- 416 North Main Street. This large red-brick house, built in 1912 was the first "modern" house built on the block. It shows elements of the Prairie style of architecture.

•Quay-Wardlaw House- 104 South Church Street. This is the oldest extant building in the city, displaying several phases of construction. The original log cabin was built in the 1780's by John Quay who operated a tavern for stage coach travelers. It was later purchased by James Wardlaw who made additions creating the present house.

•Robertson-Hutchinson House- 419 North Main Street. Built in 1881 in the Italianate style, the house sits on the site of an earlier structure that was destroyed by fire. The redwood tree in the front is the oldest and largest redwood tree in South Carolina.

•Simpson-Power House- 412 North Main Street. Built in 1907-08, this unusual example of architecture shows elements of the Shingle Style. The stone porte-cochere on the left was used to protect passengers as they got in and out of their buggies and early automobiles.

•Smith-Visanska House- Built in 1802, the house was designed in the Gothic Revival style. It is now missing the widow's walk on the roof top which defined the structures character.

•White-Smith House- 305 North Main Street. Built in 1882, it is Abbeville's finest example of residential Gothic Revival architecture. The house boasts tall roofs and sawn wood trim along the eaves.

#### **Institutional Resources**

•Abbeville County Library- Corner of South Main Street and Cherry Street. The Library, designed by James Knox Taylor, was built in 1912 as the original Abbeville branch of the United States Post Office. It operated as a post



office until 1966.

- Belmont Inn-1902-03- Court Square. Originally named the Eureka Inn, this Craftsman style hotel was built in 1902-1903. The hotel closed in 1972 and remained vacant until 1983 when it was restored and reopened.

- County Courthouse\*- Court Square. This structure is part of the two-building complex built in 1908. It is the town's fifth court house and was designed in the Beaux Arts style by the Atlanta firm of Edwards and Walter.

- Old Abbeville County Jail- Corner of Poplar and Cherry Streets. This building, thought to be designed by Robert Mills, was built in 1854. The three story stucco building housed criminals and officers until 1948. The building now serves as the Abbeville County Museum.

- Old Abbeville Fire Department- 111, 113 South Main Street. This Art Deco building was constructed in 1924.

- The Opera House\*- Court Square. This structure was dedicated along with the County Courthouse on October 1, 1908 as part of a two-building complex. These two structures completed the development of the town square.

#### Religious Resources

- Abbeville Presbyterian Church- Corner of North Main and West Pinckney Streets. This congregation was founded in 1853. The current structure was built in 1888 in the Gothic Revival style.

- Abbeville Associate Reformed Presbyterian Church- The Congregation was established in 1889 and first worshipped in the Abbeville County Courthouse. The Gothic Revival Church was built in 1891 and continues to serve the congregation. Its interior features a stained wood, open scissors-truss support system and a pipe organ. The walls are stuccoed and have paneled wainscoting.

- First Baptist Church- Corner of North Main Street and Ellis Avenue. Built in 1871, it was designed in the Greek Revival style of architecture. Previous to the construction of their permanent church building, members worshipped in Lawson Hall on Pinckney Street.

- Sacred Heart Roman Catholic Church, Corner of North Main and East Pinckney Streets - Built in 1885, this Gothic Revival church was designed by E. Foggette of Spartanburg, S.C. The building was badly damaged by fire in 1985 and has since undergone extensive renovation. The church is noted for its interior woodwork and stained glass windows.

- St. James African Methodist Episcopal Church, 305 Cherry Street- The St. James AME Church was established shortly after the Civil War. Its first building was constructed in 1867 and continued to be used until the new structure was built in 1899. The congregation began renovations several years ago on this historic, Gothic Revival Church.

- Trinity Episcopal Church\*- 101 Church Street. Built in 1860, it was designed by George E. Walker of Columbia in the Gothic Revival Style. It underwent restoration in 1975-1976.

- Trinity Cemetery\*- The cemetery was laid out some distance behind the church in 1860. There are approximately 75 graves located there including Armistead Burt and soldiers of the Confederate States Army. This is also the site of the California redwood tree brought back by Colonel J. Foster Marshall.

- United Methodist Church- Corner of North Main and East Pinckney Streets. This is the oldest organized church within the city limits of Abbeville, having been established in 1826. The present Gothic Revival structure was the third church built by the congregation and was dedicated March 11, 1888.

#### Historic District

- Abbeville Historic District \*- Designated in December, 1983, the district is comprised of a large portion of the city of Abbeville. The focal point of the district is the Court Square; located here are the County Courthouse, Opera House, and a collection of well-preserved nineteenth century commercial buildings. The district also includes the older residential sections of the city, several early churches, two school buildings, and three buildings associ-



ated with the city's railroad history. Most of the properties within the district reflect the city's nineteenth and early twentieth century history, displaying a wide variety of architectural styles.

#### **Industrial Resources**

- Milliken Mill- Established in 1895, the original mill structure which was a three story structure, 102 feet x 244 feet with a 150 feet tall smokestack was designed by Boston architects Lockwood and Greene. Over the years, the mill has been added on to several times.

- Southern Railroad Depot- 110 Chestnut Street. This Craftsman style depot was built between 1901-1906.

#### **Rural and Cultural Resources**

- Fort Pickens- The Revolutionary War fort of General Andrew Pickens. Constructed in 1768, the Fort was intended to protect Pickens and his neighbors from Indian attacks. During the Revolutionary War, the fort served as headquarters for the General.

- Old Spring- Off Poplar Street near Spring Street. The site of the spring was reserved by General Andrew Pickens in the late 1700's for public use. Since the land adjacent to the Spring was hilly, the main part of town was built on more level ground near the square.

- Secession Hill- On Secession Avenue between Branch and Magazine Streets. This wooded hillside was known as Magazine Hill prior to 1860 because of its proximity to the old powder magazine. It was renamed Secession Hill after the meeting held on November 22, 1860 resolved to support the secession of South Carolina from the Union.

#### **Commercial Resources**

- Cooperative Grocery- 103, 105, 107 West Pickens Street. This downtown structure was built in 1908.

- Edith's- 101 West Pickens Street- Built in 1865, it was one of three buildings to survive the devastating fires of 1872.

- Farmer's Warehouse- 321 Washington Street. Built in

1901, it continued to be added on to until 1930. It was originally used to store cotton and had railroad siding running along the rear of the building.

- NCNB Building- Court Square. This building was constructed ca. 1860 and now contains five paintings by Wilbur Kurtz depicting the history of Abbeville from 1756 to Reconstruction.

- Press and Banner- 109 West Pickens. Originally built as a Post Office in 1906, this building now serves the Press and Banner. It was built in the Romanesque style of architecture.



## HISTORIC LANDSCAPE ANALYSIS

1901 it contained to be added on to 1881 1901. It was originally used to store cotton and had railroad siding running along the rear of the building.

•**WCB Building-Court Square.** This building was constructed ca. 1860 and now contains five paintings by William Kays depicting the history of Abbeville from 1785 to Reconstruction. The building was a two-story structure with a central entrance and a small porch. It was built in the Romanesque style of architect Banner. It was built in the Romanesque style of architect Banner. It was built in the Romanesque style of architect Banner.

### Rural and Cultural Resources

•**Fort Pickens-** The Revolutionary War site of Andrew Pickens. Construction of the fort was intended to protect Pickens from British attacks. During the Revolutionary War it was headquarters for the General.

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### Commercial Resources

•**Cooperative Grocery-** 108, 110, 112 West Pickens Street. This downtown structure was built in 1904.

•**Edith's-** 101 West Pickens Street. Built in 1901. It was one of three buildings to survive the devastating fire of 1922.

•**Farmer's Warehouse-** 101 West Poplar Street. Built in 1901.



ABBEVILLE



## History of Gardens and Landscape Features

### Gardens

Abbeville has a rich heritage of gardens and landscapes, extending back to the late eighteenth century when the midlands and upcountry of South Carolina began to rival the lowcountry economically. Previously, wealth had been concentrated on the coast due to the cash crops of indigo, rice, and sugar cane, but with the invention of the cotton gin in 1793, South Carolina became one of the major cotton producing states. Many farmers and planters in the interior made fortunes in cotton and were able to create gardens that reflected their new prosperity. One interesting feature of these ornamental gardens was the frequent use of boxwood planted in formal patterns or parterres, ranging from geometric shapes to intricate scrollwork. Boxwood had been popular in the formal lowcountry gardens of the early eighteenth century, and it was even better adapted to the cooler temperatures and soils of the piedmont, with trees, shrubs, and bulbs usually placed symmetrically within the pattern.

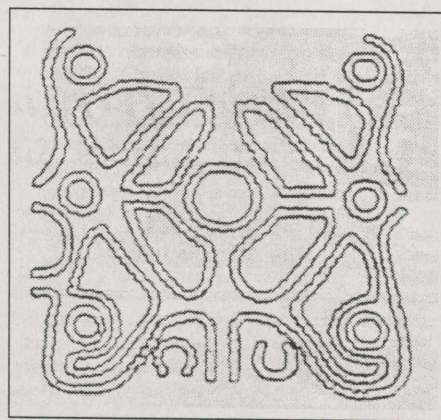
Nineteenth century southern ornamental gardens tended to be less influenced by Andrew Jackson Downing's style than the rest of the country. Downing, the popular American landscape gardener, promoted the use of Gothic architecture and picturesque evergreens in an informal style. In the South, where houses were being built in the classical style, the English horticulturist John Claudius Loudon's gardenesque influence was stronger. Southerners often continued to lay out their gardens symmetrically with boxwood edging.

The Victorian period of 1860-1900 has been called the golden age of gardening in America. Plant expeditions to the Orient and to the American frontier resulted in a broadening of the plant palette available to the southern gardener. It was during this period that many of Abbeville's finest gardens were formed. In April 1859, the *Independent Press* made the following observation: "The private residences of our village present many objects of attraction to the eye of a stranger with their surroundings of fine shrubbery and beautiful flower gardens" (Ware, 60).

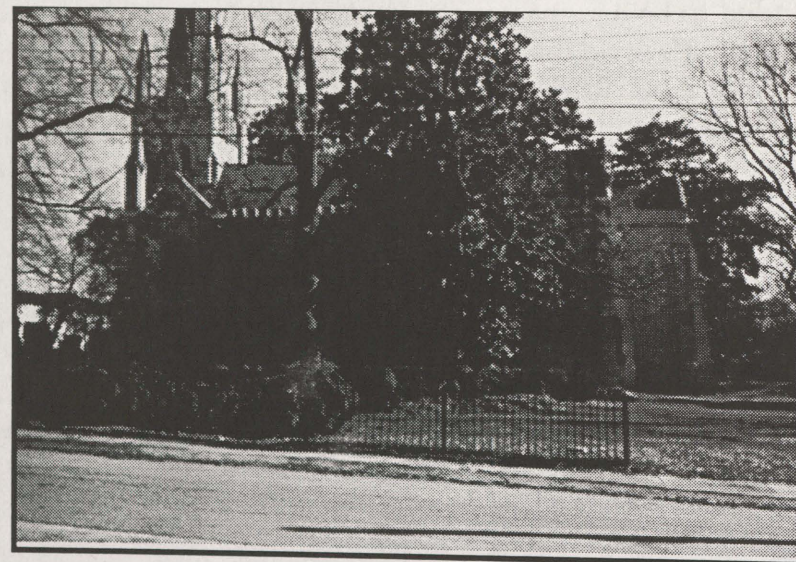




Reverend Benjamin Johnson, rector of Trinity Episcopal Church from 1855-1867, is credited with the design of the boxwood garden that once fronted the parsonage and was to the side of the church. Johnson placed orders for plants from William Sumner's Pomaria Nurseries in Newberry County, which, from the 1840s to the 1880s, offered a wide range of plant material to customers across the nation. During this period Pomaria rivaled Birkman's Nursery in Augusta for the diversity of horticultural products available. Reverend Johnson's requests from Pomaria reflected the style of the day, including picturesque evergreen trees newly available from the Orient, other exotics such as Swedish juniper, as well as perennial favorites such as roses and boxwood. Historical accounts as early as 1868 reflected the beauty and charm of the garden, which was symmetrically laid out in a formal style, most likely with shrubs planted in the center of the design. Addition of a small lane at the turn of the century and the creation of a street in 1907 resulted in a portion of the boxwood pattern being destroyed. A master plan for the restoration of the garden was completed by Christy Snipes, historic garden consultant and landscape architect, in 1989.



*Boxwood border at Trinity Episcopal Church drawn by Christy Snipes, based on Sanborn Insurance map of Abbeville, 1889.*



*Trinity Episcopal Church Garden*

Abbeville historians have also cited Johnson's landscape efforts at the homes of Major Armistead Burt, Dr. J.W. Marshall, Colonel J. Foster Marshall, and General Samuel McGowan. The Colonel J. Foster Marshall grounds, today the property of Mr. And Mrs. Rufus Hutchinson, were described in 1932 by historian Lewis Perrin as containing many unusual varieties of shrubs, magnificent magnolias, and stately cedar trees. Both Perrin and Mary Hemphill Greene cite Johnson's contribution to the property, although there is little primary documentation of this effort. Orders to Pomaria were placed in 1860 and were listed directly under those of Reverend Johnson. Today the property contains remnants of the past landscape, the magnificent California redwood, brought home by Colonel Foster following his service in the Mexican War in 1848, still surviving, but is threatened due to a deterioration in the historic character of the surrounding neighborhood.

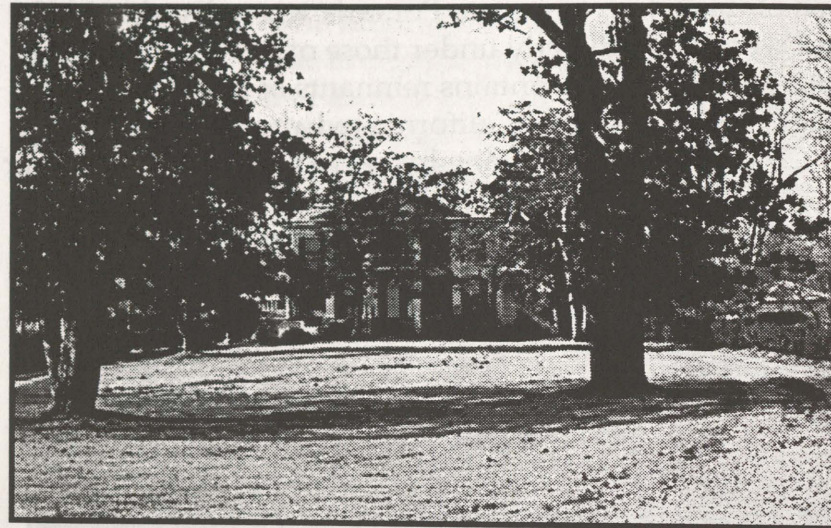


*Colonel J. Foster Marshall Garden, located at 419 North Main*

Receipt books from Pomaria Nurseries showed that Armistead Burt placed an order in 1863, requesting hollies, magnolias, nandina, mahonia, and eleagnus. Floride Clemson, granddaughter of John C. Calhoun and cousin of Mrs. Burt, wrote in her diary in March, 1866: "Cousin Martha has the handsomest garden I ever saw . . . and



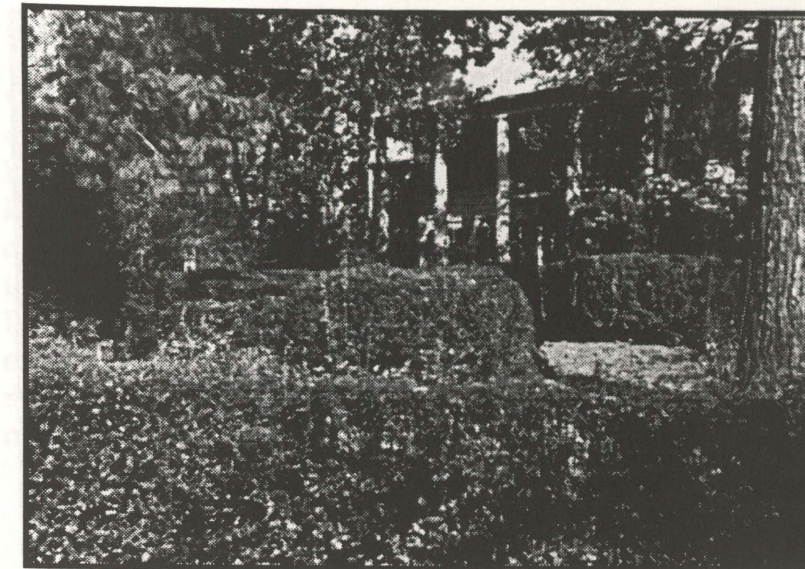
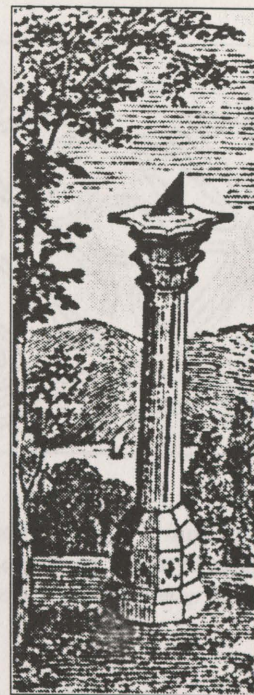
many of the early hyacinths were out in it on the first of February" (Christy Snipes, presentation to Abbeville Historical Society). An 1881 description mentions beautiful flowers in the yard and picturesque and lovely grounds.



*The Major Armistead Burt Garden at 306 North Main Street*

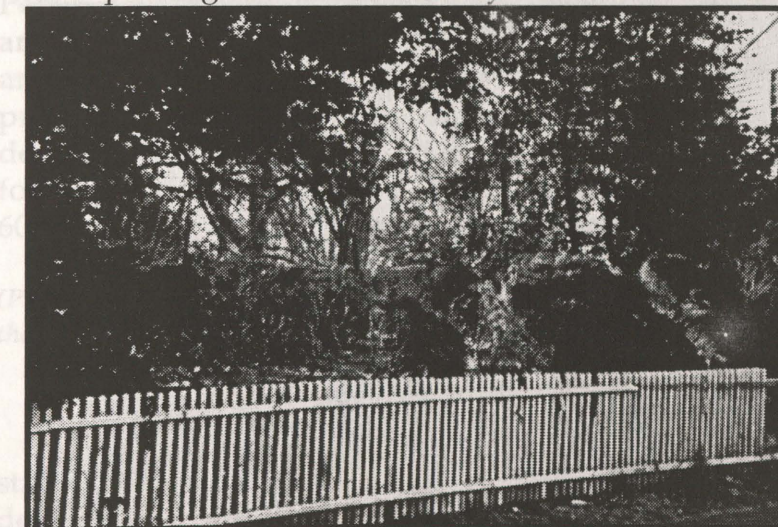
Records from Pomaria also show an extensive order in 1863 for the J.W. Marshall landscape on Magazine Street. Miss Fanny Dupre, granddaughter of Dr. Marshall, remembers a carriage drive bordered by crape myrtle leading up to a straight walkway, then a circular walkway surrounded by boxwood with flowers planted within the circle.

Another surviving boxwood garden is the Calhoun-Smith-Wilson property on N. Main Street. The house was built in the 1850s by James C. Calhoun. His orders to Pomaria for the garden are some of the most sophisticated and lengthy in the book. Today the garden retains its box plantings and patterns, with flowering shrubs arranged in the center of the patterns, along with heritage roses, bulbs, and flowers, representative of a southern Victorian-era garden.



*Calhoun-Smith-Wilson Garden at 400 North Main*

From past newspaper accounts, the landscape at the Shillito-Townsend house may be the oldest surviving garden in the city. Also known as the Frances-Mahala garden, it was described by Mary Hemphill Greene in 1935 as being over one-hundred years old. In this garden, Mahala Shillito and her daughter, Frances Jane Lawson, tended boxwood laid out in round and hexagonal shapes, along with crape myrtle of every color, magnolias, daffodils, and pecan trees. Mrs. W.D. Wilson carried on the tradition of her grandmother and mother by adding a rose garden, rockery, and lily pool, creating the effect of several charming garden rooms. On January 25, 1995, a carpet of lenten roses and daphne, quince, and camellias were in bloom. Today encroaching development has threatened this exquisite garden with its many hidden treasures.

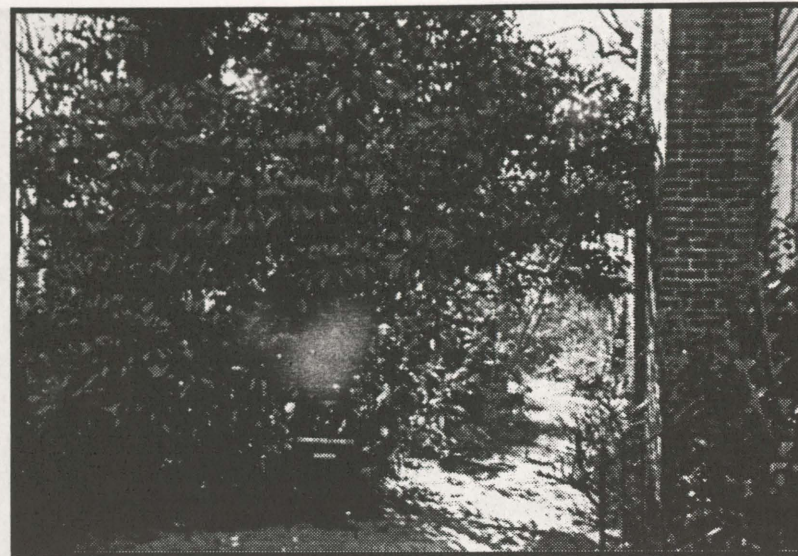


*The Frances-Mahala Garden at the Shillito-Townsend House located at 204 South Main Street*

*They walked over the crackling leaves in the garden, between the lines of Box, breathing its fragrance of eternity; for this is one of the odors which carries out of time into the abysses of the unbeginning past; if we ever lived on another ball of stone than this, it must be that there was Box growing on it.*

--Elise Veneer,  
Oliver Wendell Holmes, 1861





*The Frances-Mahala Garden at the Shillito-Townsend House located at 204 South Main Street*

The garden of the Robert Hill house on Secession Street is associated with the garden of the Shillito-Townsend house. According to Ella Cox, this late nineteenth century landscape was created by Mamie Lawson, Mrs. W.D. Wilson's sister, using box cuttings from the patterns at the Main Street garden. The plant materials in these two gardens are quite similar, both abundant in vegetation. Nandina, cherry laurel, winter honeysuckle, yucca, camellias, American holly, aucuba, flowering cherry, youpon, quince, wisteria, and crape myrtle are a few of the woody ornamentals that were seen here in January, 1995. Fortunately, this property was recently acquired and seems to be in no danger of deterioration.



*The Robert Hill House Garden at 307 Secession Street*

The landscape of the McGowan-Barksdale house was begun when General Samuel McGowan built an elaborate Queen Anne Style house to replace the Gothic house, owned by J.M. Perrin, that burned in 1887. The landscape reflected the favored Victorian-era style and complemented the elegance of the structure, extending into the twentieth century with its later inhabitants, the Longs and the Barksdales. Christy Snipes has conducted extensive research on the landscape, documenting the remnants of this Victorian-era garden in order to prepare a master plan for its restoration.



*General Samuel McGowan Garden at 211 North Main Street*

One of the most outstanding gardens in Abbeville's history was destroyed by fire in 1877. The Colonel Thomas Perrin garden was described as a real showplace in its day, and the *Press and Banner* described the property on February 14, 1877 in its report of the fire: "This ornament and pride of the village, surrounded by the most superb gardens of choice evergreens and trained shrubbery to be found anywhere in the state," was consumed by fire (Ware, 60).

*(Principal source for this section was a copy of Christy Snipe's presentation to the Abbeville County Historical Society in 1990 supplied by the author).*

Many of the gardens just described are located on streets that radiate from the public square that anchors the downtown commercial district. Centered around the 1906 Confederate Monument, the Square was once an open lot



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*Too old to plant trees for my own gratification I shall do it for posterity.*

*--Thomas Jefferson*

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where horses and buggies were tied up while farmers sold their goods. The flower urns at the each end of the Square were given to the town in 1900 in memory of a railroad worker's wife who died in childbirth. The double clapper bell was originally atop the Court House and was used to summon citizens to the Square for special announcements. It hung for many years in the breezeway between the Court House and the Opera House until it was put on display in the Square. The fountain, once a watering trough for animals brought into town, was given to the town in 1910 by the National Human Alliance, forerunner of the National Humane Society. In 1919 the Square was bricked in.



*Abbeville Town Square circa 1906*

Three great fires in the 1870s destroyed much of the commercial district, however most of what was rebuilt remains today. The Square's visual cohesiveness is based in part on the vistas created by North and South Main, Trinity, and Pickens Streets as they radiate from it, as well as by the row-building pattern of the Square's Victorian-era commercial buildings, many of which were rehabilitated in the 1980s. Today the Abbeville Beautification Committee plants bulbs, pansies, and geraniums in various areas of the Square.

Abbeville is not just a place of Victorian-era box-wood gardens. Vernacular landscapes with less formal plantings abound, and there are several classic African-American swept yards. The design of these "yards" reflects the evolution of generations of making do and

making art out of what others call junk. A garden to these designers is a place to grow vegetables; a yard is for flowers and shrubs. According to Richard Westmacott, whose book *African-American Gardens and Yards in the Rural South* was published in 1992, there is a kind of playful inventiveness in African-American yards that parallels their improvisation in music and the decorative arts.



*Vernacular landscape*

### **Walls, Fences, and Outbuildings**

Many of Abbeville's landscapes are enclosed by historic fences and walls. There are several wonderful examples of surviving picket fences, as Victorian-era gardens were usually defined very clearly with fences. The historic postcard view below of Magazine Street shows the dominance of the picket fence at this time. Surviving examples are found at the Shillito-Townsend and Robert Hill gardens, as well as a wonderful Gothic motif fence at 309 Magazine Street. Concrete and stone retaining walls front many of the later twentieth century landscapes. Nineteenth century outbuildings such as the Gothic dependencies at the McGowan-Barksdale house and the playhouse of the Gary-Aiken house deserve protection in their own right. There are also several historic twentieth century garages that survive.

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*There is always something new out of Africa.*

*--Pliny the Elder*

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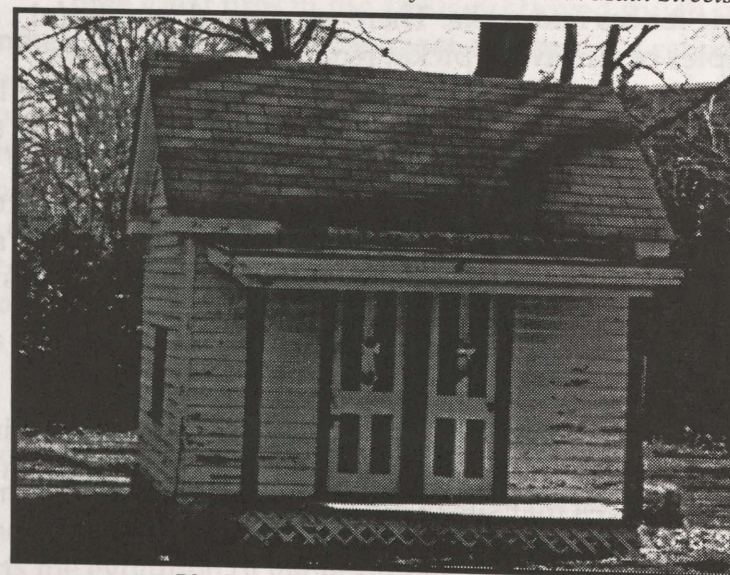




*Magazine Street circa 1907*



*Picket Fence located at the Corner of Lee and North Main Streets*



*Playhouse at the Gary-Aiken House*

## Open Space

The Abbeville County Educational Garden is located on Henry M. Turner Street at the site of the Conservation Cabin. The garden contains plants native to the area and was established in 1979 by the late Mary McPhail. The city of Abbeville maintains two city parks, one very small one on First Street and another one on Greenville Street. The city also owns the Old Spring, donated by General Andrew Pickens for public use in the late 1700s. Pickens at that time owned much of what is now the city of Abbeville, and the proximity of the spring has been cited as a reason for the selection of the present-day square as the site of the new court house in 1785.



*Abbeville County Educational Garden on Henry M. Turner Street*



## Recommendations

1. It is recommended that an equal amount of effort should be spent in preserving Abbeville's historic gardens as has been spent preserving its historic houses. Organizations such as the Garden Conservancy provide technical assistance and advice in this area. Landscapes can also be nominated to the National Register of Historic Places.

2. It is recommended that the landscape of the Square be returned to a more accurate interpretation than is presently being offered. False historicism should be avoided, as this kind of treatment can be misleading. Examples of inappropriate work include the introduction of historic-looking benches that are actually a new design, placement of garden structures that were not part of an historical evolution of the site, and removal of site furnishings that were part of the historical evolution.

3. It is recommended that appropriate zoning be adopted in areas where development and infill threaten historic landscapes.

4. It is recommended that a tree ordinance be adopted to protect Abbeville's many heritage trees.

5. It is recommended that Abbeville's streetscape be improved by planting more trees and developing parking areas buffered with plant materials. Several different drought-resistant selections, concentrating on material native to South Carolina, would provide for greater variety and ensure that a problem with one species would not affect all trees and shrubs planted.

## THREATS TO HISTORIC RESOURCES



ABBEVILLE



## Threats To Historic Resources

If historic preservation efforts are to be successful in Abbeville, the community must take a proactive approach. The ability to recognize potential threats to historic resources which might jeopardize the quality of life and sense of place is the first step in this approach. Only when the threats to Abbeville's historic resources are realized can a plan for future action be implemented with the necessary safeguards to protect resources and prevent demolition. There are many tools available to individuals, organizations, and government that will be instrumental in creating an effective preservation program.

### Lack of Preservation Education and Awareness

One of the greatest risks to historic resources is a lack of awareness in the community of the value of these resources. This problem is best addressed through heritage education. The Burt-Stark mansion is an excellent example for showing the benefit of heritage education for both the community and for tourists. Heritage education can also take the form of local festivals, town history celebrations, and neighborhood, house, and garden tours. It is important to remember that heritage education should address the history of all Abbeville's citizens, from the wealthiest to the poorest, from the founding of Abbeville to the recent past.



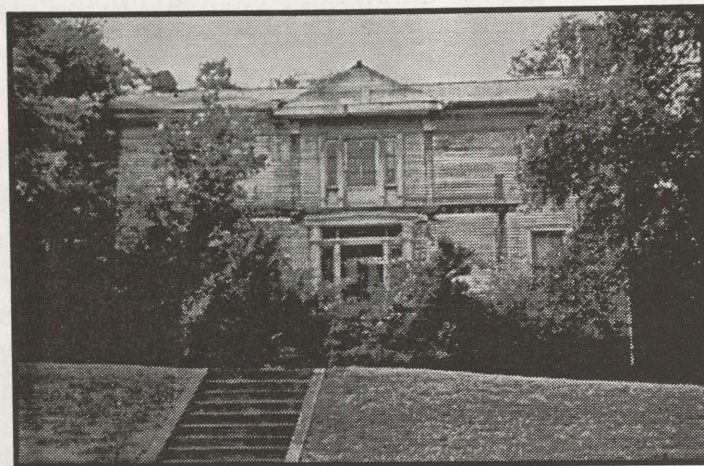
### Lack of Preservation Policy

Without proper local preservation policies and guidelines, even the most recognized and appreciated historic resources can fall prey to insensitive changes and even demolition. The most powerful protection for historic resources stems from a local preservation ordinance. Without this and other legal tools, historic resources can be demolished or altered beyond recognition.



### Demolition by Neglect

Demolition by neglect occurs when the owner of a historic property willingly allows it to fall into a state of disrepair in order to justify destroying the building. Once a building has deteriorated beyond repair, it usually results in a condemnation and ultimately ends with demolition. A preservation ordinance can be equipped with safeguards against this blatant disregard for the historic integrity of Abbeville's resources.



*An example of demolition by neglect*

### Fire and Natural Disasters

Fire is a hazard to any structure, but the loss can be so much greater when it is an historic resource that is destroyed. Fire, caused by lightening, outdated wiring, or poorly maintained fireplaces can be avoided with proper safeguards and by bringing the structure up to modern standards.

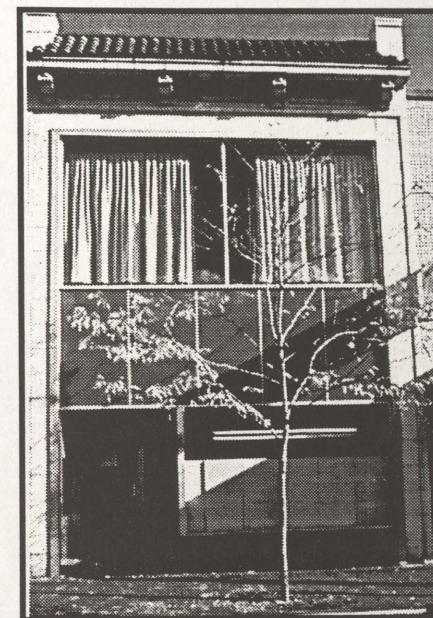
Natural disasters such as hurricanes, tornados, falling trees, and floods are other possible threats to historic resources. While it is impossible to control nature, it is possible to prepare a building for the worst through proper maintenance and repair of damaged portions of the structure.

### Relocation of Historic Structures

Removing a historic building from its original site and environment destroys the integrity of the structure. The original context is lost, destroying the significance of the property. If the structure is moved out of a historic district the loss is of greater significance since it affects the character of an entire neighborhood.

### Remuddling

This term was coined by The Old House Journal and describes the practice of altering the original appearance of an historic building in a way which is totally out of character and not compatible with the original design. This is a form of remodeling which completely ignores, and sometimes completely obscures the historic character of the building. Such changes can include insensitive exterior additions, efforts to modernize, the removal of historic details and ornament, or the addition of incompatible modern materials.



*A commercial building that has been remuddled. The modern storefront windows and aluminum siding destroy the historic integrity of the building's original design.*

### Demolition

Demolition occurs for several reasons; to make room for new construction, to remove unsightly or condemned structures, or to create room for highway expansion. In most cases demolition is not the only alternative. In most cases rehabilitation of structures and adaptive reuse has been found to be more cost effective than demolition and new construction.



## TOOLS FOR PRESERVATION ACTION



ABBEVILLE



## Tools For Preservation Action

### Local Historic Preservation Ordinance

The strongest protection for a community's historic resources occurs through local initiative, such as a local preservation ordinance. The benefits of a local ordinance are numerous and include the following:

- provides a municipal policy for the protection of historic properties,
- establishes an objective and democratic process for designating historic properties,
- protects the integrity of designated historic properties by requiring design review,
- authorizes design guidelines for new development within historic districts to ensure that it is not destructive to the area's historic character,
- stabilizes declining neighborhoods and protects and enhances property values.

It is sometimes assumed that a preservation ordinance will interfere with what homeowners can or can not do to their homes. This is simply not true. The following is a list of what a preservation ordinance does not do:

- require permission to paint your house or review color selection,
- require that historic properties be opened for tours,
- restrict sale of property,
- require improvements, changes or restoration of your property,
- require approval of interior changes or alterations,
- prevent new construction within historic districts,
- require approval of ordinary repair or maintenance.

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*Local historic preservation ordinances are like old buildings. No two of them are alike, Nor should they be....It takes some old fashioned craftsmanship and twentieth century ingenuity to create a local preservation ordinance that fits the needs and aspirations of a particular...community.*

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--Richard J. Roddewig

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## Local Historic Districts

Local governments can adopt, as part of their historic preservation ordinance, a clause which enables them to designate properties of historical or architectural significance at the local level. This is different from a National Register nomination in that the designated properties would come under the jurisdiction of the local preservation ordinance, and therefore be protected through local recognition, a design review process, and community planning.

It is important to determine the basis of local criteria and local procedures for designation of historic properties. One issue that must be addressed is who may nominate properties or districts and the appropriate role of the owner of a nominated property.

## Certified Local Government

Local governments can be designated as Certified Local Governments (CLGs) if they comply with federal regulations as prescribed in the National Historic Preservation Act. The following five criteria must be met before a government may become a Certified Local Government:

- a local preservation ordinance must be passed,
- a historic preservation commission must be formed to review design decisions for individual structures and structures in designated districts,
- a system for survey and inventory of historic properties that furthers the purpose of the National Historic Preservation Act must be maintained,
- adequate public participation in the local historic preservation program must be provided for,
- responsibilities delegated to the CLG under the National Historic Preservation Act must be satisfactorily performed.

The benefits of becoming a CLG include:

- eligibility to apply for federal historic preservation grants and money available only to CLGs,
- direct participation in the National Register of Historic Places program through review of local nomination prior to their consideration by the South Carolina National Register Review Board,
- the opportunity to receive technical assistance in historic preservation procedures through workshops, informational material, statewide meetings, training sessions, and conferences,
- improved communication and coordination with local and state preservation activities.

## Adaptive Use

Adaptive use is the recycling of an old building for a use other than that for which it was originally built. Such conversions are accomplished with varying alterations to the building, however, it is best to retain as much of the historic fabric as possible. The Secretary of the Interior provides a list of standards for appropriate rehabilitation techniques. The benefits of adaptive use are numerous, including:

- financial benefits for property owners in the form of tax incentives,
- financial benefits for the city in the form of increased tax revenue incurred by bringing more viable properties on to the tax rolls,
- the increase in businesses will be followed by an increase in tourism.

*Increasingly historic districts are collections of buildings, few of which may be individually of outstanding significance but the group of which have a distinctive ambience that is worth maintaining.*

*--Stephan N. Dennis*



## Zoning

Zoning is the most commonly used local device for regulating the use of land. It is used to regulate the use of land and structures in a given area, as well as determining dimensional characteristics such as minimum lot sizes, the placement of structures on lots, the density of development, and the maximum height of buildings. In addition, zoning ordinances increasingly regulate nondimensional aspects of development such as landscaping, architectural design and features, and signage.

A zoning technique that is used for historic districts is overlay zoning. Overlay zones often permit the uses and densities permitted in the underlying zone, but require that structures within the historic district be built or maintained in conformance with regulations to ensure historic compatibility.

## Easements

An easement is a legal agreement between a property owner a charitable, nonprofit organization which holds on to the right to govern the present and future use of a property. A preservation easement program enables a tax-exempt organization to protect buildings or land against potential adverse development or changes by acquiring partial interests in such properties. The property remains in private hands, with the owner enjoying full use of the property, subject only to the restrictions of the easement. In return, the owner of the property is allowed a one-time-only charitable contribution deduction on his/her income tax.

Preservation easements are generally one of three types:

- A facade easement protects the exterior features of the building by controlling alterations to the exterior and requiring proper maintenance. It also prevents the demolition of the structure.
- An interior easement protects all or part of the interior of a building. This type of easement is not common due to the difficulty of reviewing interior spaces in residential or other privately used buildings.

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*The basic purpose of preservation is not to arrest time but to mediate sensitively with the forces of change. It is to understand the present as a product of the past and a modifier of the future.*

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--John W. Lawrence

- A conservation easement protects open spaces, historic and scenic views, the land surrounding significant structures and ecologically important land.

## Covenants and Reverter Clauses

Nonprofit organizations who participate in real estate transactions often use covenants and reverter clauses as a method of preserving historic resources. Covenants, also called deed restrictions, pertain to restrictions imposed on subsequent owners when a property is transferred, as opposed to easements which can be created without transfer of the fee title. Penalties for failure to adhere to restrictions may also be included within the covenant. A reverter clause is a stipulation within a deed which states that unless specified conditions are met, ownership of the property will revert to the conveyor or a designated third party. For organizations, covenants operate in the same fashion as easements and are commonly used with limited development and revolving funds.

## Sign Ordinances

Sign ordinances enacted by local governments can be used to protect the historic character of the central business district as well as other historic corridors that may be affected by inappropriate or oversized signage. Sign ordinances can regulate size, placement, materials and appearance of signs.

## Tree Ordinances

Local tree protection ordinances can be used to preserve specific yard and street trees in the midst of development.

## Revolving Funds

Establishing a preservation revolving fund, accumulated from fund-raising, charitable gifts, and project proceeds, can be used to fund preservation activity. Most commonly, revolving funds are used for issuing short-term

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*The great potential contribution of preservation to American life is not in the saving of structures perse but in the transformation of the values by which we live.*

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--Roderick S. French



loans for preservation activity or for the purchase of endangered historic properties which can then be sold to buyers who are subject to appropriate easements or maintenance agreements. Resale of properties and return on loans is put back into the organization's funds and allows the money to be revolved to new projects.

### National Register of Historic Places

The National Register of Historic Places can be called the "national record of cultural resources worthy of preservation." Administered by the National Park Service within the U.S. Department of the Interior, the National Register recognizes historic districts, buildings, structures, sites, objects as valuable resources. National Register listing provides recognition of a property's architectural, historical or archeological significance and offers a minimal amount of protection for the historic resource. Section 106 of the National Historic Preservation Act requires that all federally funded projects having an adverse impact on property listed on the National Register and all property eligible for designation must be reviewed by the Advisory Council on Historic Preservation, an independent federal agency charged with advising the president and Congress on historic preservation matters.

### The Main Street Program

The National Main Street Center serves as a clearinghouse for information, technical assistance, research, and advocacy for historic preservation and revitalization efforts in Main Street towns. The Main Street approach is based on four-points that are tailored to the local needs of each community. The four points are:

- *Design:* The physical appearance of a town's commercial district is enhanced by the rehabilitation of historic buildings and the encouraging of new construction that is sympathetic to nearby historic resources.
- *Organization:* The program seeks to build consensus and cooperation among the many groups and individuals that play a role in the revitalization process.

- *Promotion:* The traditional commercial district's assets are marketed to customers, potential investors, new businesses, local citizens, and visitors.
- *Economic Restructuring:* The program seeks to strengthen the commercial district's existing economic base while finding ways to expand it to new business opportunities.

In South Carolina, information and resources from the National Main Street Center is channeled through the South Carolina Downtown Development Association (SCDDA), located in Columbia South Carolina

### Heritage Tourism

Historic attractions, as well as natural and cultural attractions within a community are included within the realm of heritage tourism. In Abbeville, tourism is considered to be an important component of the economic base. It is recognized that the preservation of historic homes and the revitalization of the downtown commercial district has been key to drawing tourists from around South Carolina and other neighboring states.

### Heritage Education

Heritage education is used to disseminate historical information to the community, both adults and children. Through heritage education, the citizens of Abbeville will learn to recognize the abundance of sites and objects in their community that document their history and link them to their region, nation, and world. As citizens become aware of the important resources around them, they will develop a preservation ethic and encourage conservation of the community's natural, historic, and cultural resources. Heritage education can be achieved through local programs such as walking tours, museum activities, and school programs geared toward history of Abbeville. Living History Days is an excellent example of heritage education.

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*A primary step in the Preservation of landmarks is public awareness of their existence and understanding of their importance.*

*--Henry Hope Reed*

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*Much of the structure of today's preservation movement has come down from the top-Federal government, the National Trust and national organizations--but preservation always has advanced from the bottom up. Many of the most exciting preservation advances have percolated from grass roots.*

*--Louise McAllister Merritt*

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# ABBEVILLE



## Financial Incentives

Financial incentives for preservation projects are offered in the form of tax credits, grants, loans, and mortgages, from various public agencies and private foundations. The focus of assistance ranges widely, as funding can be used for a number of projects: rehabilitation, restoration, planning, community development, preservation consulting, and preservation education. Funding sources are a particularly important aspect of preservation activity, as in many cases they are the catalyst (and sole financial support) for preservation projects.

In exploring funding for preservation, it is critical for the applicant to: 1) clearly define the project, and 2) approach the funding sources whose interests match with his/her project.

The following is a broad overview of available financial incentives designed to further historic preservation efforts in South Carolina. While this list is certainly not inclusive, it does provide a good basis for further exploration. For more information concerning financial incentives in general, as well as the following programs, one should contact the State Historic Preservation Office.

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### Federal Tax Incentives:

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#### *Federal Income Tax Credit (FITC)*

The Economic Recovery Tax Act of 1981 established a tax credit for rehabilitating historic buildings, based on a three-tiered system. In 1986 this act was amended to accommodate a two-tiered system:

The federal income tax credit is equal to:

- 20 per cent of the cost of rehabilitating historic buildings (50 years or older)
- 10 per cent the cost of rehabilitating nonhistoric buildings constructed before 1936

Only properties used for industrial, commercial or rental residential purposes qualify for the FITC.



### *Charitable Contribution Deduction*

The charitable contribution deduction, taken in the form of a conservation easement, enables property owners to receive a one-time tax deduction. This conservation easement, which usually involves preservation of a building's facade by restricting alterations, protects the integrity of the building, while allowing the property owner to benefit from a tax deduction.

Available to owners of income-producing properties and private residences.

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### **State Tax Incentives:**

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#### *South Carolina State Tax Freeze*

The tax freeze program in South Carolina, enacted in 1990, requires property owners to complete a "substantial rehabilitation" of their property within two years of the application. Substantial rehabilitation means that residential property owners must spend at least 50 per cent of the appraised value of the building; for income producing properties, the amount spent must exceed the building's appraised value.

The owners have the assessed value of their property frozen at pre-habilitation levels if the work is completed within two years. The property then qualifies for a reduced assessment for an additional eight years, during which time it will be taxed at either 40 per cent of the post-rehabilitation rate or 100 per cent of the pre-rehabilitation assessments, whichever amount to more taxes.

Tax freeze applicable to National Register properties, properties 50 years old and designated by the local government as landmarks, and properties in locally designated historic districts.

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### **Local Tax Incentives:**

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Although Abbeville does not currently offer local tax incentives, opportunities do exist for such action. South Carolina law allows local governments to encourage historic preservation by passing ordinances which establish local historic preservation tax incentives.

The State Historic Preservation Tax Incentive Act of 1990 enables cities and counties across the state to freeze property taxes for two years on a historic property undergoing substantial rehabilitation. The work must be completed during a two year period. For the next eight years, the property will be taxed at 40 per cent the post rehabilitation assessment or 100 per cent the pre-rehabilitation rate, whichever is greater.

(See "Model Ordinance for Local Governments Historic Preservation Tax Incentives," Preservation Information Manual)

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### **Revolving Funds**

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#### *The Palmetto Trust for Historic Preservation Revolving Fund*

The Palmetto Trust for Historic Preservation, a statewide nonprofit organization in Columbia, operates a revolving fund as part of its mission of preserving South Carolina's heritage. Revolving funds are used to purchase historic properties which are then sold to buyers who agree to manage, develop, or restore the properties in accordance with deed restrictions. Resale of the properties replaces the funds, which are then "revolved" to purchase other properties.

### **Funding Sources for:**

- Technical Assistance
- Preservation Planning
- Preservation Projects

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### **Federal Funding:**

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Federal Grants

#### South Carolina State Historic Preservation Office (SHPO)

The South Carolina State Historic Preservation Office administers both federal and state grant programs that support preservation efforts of individuals, organizations, institutions, and local governments.



### *Survey and Planning (S&P) Projects*

Funds from Survey and Planning grants help subsidize preservation of South Carolina's historic resources through various projects, including:

- surveys to identify and record historic properties
- preparation of National Register nominations
- preservation planning
- preparation and planning to qualify a town or county as a Certified Local Government
- feasibility studies for adaptive reuse of historic structures
- property documentation
- start-up costs for Main Street/Small town revitalization programs
- preservation education

S & P Grants are matching grants (50/50) available to individuals, organizations, institutions, state and local governments, and Certified Local Governments.

### *Development Projects*

Federal Development grants provide financial support for preservation work on structures and archaeological sites that are listed on the National Register of Historic Places. Eligible projects include:

- stabilization and weatherization of historic structures
- rehabilitation and restoration of historic structures
- protection and excavation of archaeological sites

Development projects, also matching grants, are available for Certified Local Governments.

### National Trust for Historic Preservation

The National Trust for Historic Preservation, a quasi-governmental entity, offers financial assistance through several loan and grant programs:

#### *National Preservation Loan Fund*

The National Preservation Loan Fund provides below-market rate loans to nonprofit organizations and

public agencies to help preserve properties listed in or eligible for the National Register. Funds may be used to create or expand local and statewide preservation funds, for site acquisition, or rehabilitation work.

### *Preservation Services Fund*

The Preservation Services Fund offers small matching grants to nonprofit organizations, universities, and public agencies to initiate preservation projects. Funds may be used for heritage education or for consultants projects: preservation plans, historic structures reports, and feasibility studies.

### Department of Housing and Urban Development

#### *Community Development Block Grant (CDBG) /Small Cities Program*

The CDBG program provides annual grants on a formula basis to entitled communities to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services.

Funds may be used by communities for acquisition, rehabilitation, construction, code enforcement, etc.

#### *Restoration/Rehabilitation Financing—203 (k) Funding*

The Federal Housing Administration has established the 203(k) program for the rehabilitation and repair of single family properties. The objective of the program is to promote and facilitate the restoration and preservation of the nation's existing housing. This program provides not only permanent financing for the property, but allows the borrower to receive funds for rehabilitation at the same time and interest rate.

### Department of Agriculture

#### *Rural Housing Preservation Grants*

These grants assist low- and moderate- income rural homeowners in obtaining adequate housing to meet their needs by providing the necessary assistance to repair or rehabilitate their housing.



This program is designed to make use of and leverage any other available housing programs which provide resources to very low- and low-income rural residents to bring their homes up to code standards. In most cases, grantees that are currently active in home repair and rehabilitation were selected, and were able to leverage their existing programs with new HPG funds.

#### *Very Low to Moderate Income Housing Loans*

This program is intended to assist lower-income families to buy, build, rehabilitate, or improve dwellings and related facilities for use by the applicant as a permanent residence.

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#### **State Funding:**

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##### State Grants

##### South Carolina Department of Transportation

#### *Transportation Enhancement Activities Program (TEA)*

In 1991 the Intermodal Surface Transportation Efficiency Act, sometimes referred to as "ISTEA," was signed into law. The objective of the program is to offer funding for transportation enhancement, which results in overall upgrading of community and environment. As a result, it provides for a host of non-traditional transportation programs, many of which directly fund preservation projects, including the South Carolina Heritage Corridor project, which first initiated by the city of Abbeville's tourism committee. Other opportunities for financial sponsorship include: beautification, scenic easements, and historic preservation.

##### South Carolina State Historic Preservation Office (SHPO)

#### *Development Projects*

Funds from State Development grants assist preservation work on historic structures. Often referred to as "bricks and mortar" grants, these assist homeowners in:

- stabilization and weatherization of historic structures
- exterior rehabilitation
- acquisition and protection of archaeological sites
- stabilization and excavation of archaeological sites

Applicants for this grant must be owners of properties that are listed or determined eligible for the National Register of Historic Places. State development grants are reimbursable, 50/50 matching grants.

#### *Planning Projects*

State Planning grants encourage sound planning when potential State Development grant projects are in an early stage. The product of a State Planning grant must provide guidance for a potential State Development grant project. The award of a State Planning grant, however, neither ensures nor is a prerequisite for a State Development grant. Eligibility and application guidelines for the State Planning project follow that of the State Development project.



## RECOMMENDATIONS



# ABBEVILLE



## Recommendations

### Education

- Advocacy Packet-Abbeville Historic Resources Manual

It is recommended the Chamber of Commerce publicize the availability of the Abbeville Historic Resources Manual located in the offices of the Greater Abbeville Chamber of Commerce. This advocacy tool should be available to any individual, group, or organization seeking information pertaining to Abbeville's historic resources. Included in this manual is a slide presentation and script, as well as fact sheets covering topics such as architectural styles, funding, preservation ordinances, and benefits of preservation.

- Preservation Awareness

It is recommended the City Council and Abbeville's preservation organizations coordinate programs to garner support for important preservation issues, such as the adoption of a local preservation ordinance. A local ordinance enables the city to designate historic landmarks, districts, and sites, and also establish a local preservation commission. It is also suggested the town of Abbeville conduct a visual preference assessment exercise. This allows Abbeville's residents to prioritize characteristics of the natural and built environment, which hold visual and associative importance within the community. By using slides or print photographs of assorted historic and natural resources, as well as scenic viewsheds and corridors, residents become more aware of what they consider to be important aspects of the community.

- Coordinating Preservation Efforts

It is recommended the various organizations with an interest in Abbeville's historic resources combine their efforts to achieve the community's preservation goals. By presenting a united front these organizations will draw a larger following and avoid duplicating efforts.

- Community Heritage Education

It is recommended community heritage education programs expand to include a broader interpretation of Abbeville's history. These education efforts should reach into the schools and the community to increase



awareness and appreciation of Abbeville's heritage and historic resources. Methods for facilitating heritage education include lectures, seminars, hands-on workshops, newspaper articles, preservation curriculum in the schools, and exhibits in the libraries and schools. In addition to these suggestions, Abbeville organizations should also continue their already established heritage education programs, such as the house tours, seasonal festivals, and living history days.

#### • Unrecognized Resources

It is recommended Abbeville begin to explore previously unrecognized resources within the town. These forgotten assets, such as the mill village, vernacular structures, formal and vernacular landscapes, outbuildings, and cemeteries, need to be identified and protected. Regardless of their condition these resources are still valuable to the community. Already identified in the 1995 historic resources survey, Abbeville now needs to implement policies which will protect and preserve these resources. Methods to protect these resources would include further documentation, inclusion within historic districts, landmark status, and inclusion on walking tours. Means to achieve the preservation of these resources include the development and implementation of landscape restoration master plans, the pursuance of federal and state grants, and the creation of technical assistance programs.

#### • African-American Resources

It is recommended the resources and contributions of African-Americans in Abbeville be recognized as an essential component of the town's development. This element of Abbeville's history has largely been neglected and can be recognized through the identification of significant African-American buildings, sites, and districts. Attention should also be directed towards the accomplishments of individual African-Americans and the culturally diverse community of Abbeville. Recognition of cultural diversity promotes a greater understanding of the development of Abbeville and places it in a broader context.

#### • Landscapes

It is recommended that an effort be made to document and preserve Abbeville's historic gardens. Historic landscapes as well as historic structures can be nomi-

nated to the National Register of Historic Places. In addition, it is suggested that the landscape of the Square be returned to a more historically accurate interpretation, as false historicism can be misleading. Where historic landscapes are threatened it is recommended appropriate zoning be adopted. A tree ordinance is also encouraged, along with the recommendation to improve Abbeville's streetscapes with more trees and parking areas buffered with drought-resistant vegetation.

### Legal Considerations

#### • Adopt a Local Preservation Ordinance

It is recommended that a local preservation ordinance be adopted by the city of Abbeville. A local preservation ordinance provides the strongest legal protection of historic resources. A preservation ordinance establishes a preservation commission, who is responsible for implementing and administering the ordinance. The commission's first responsibility is to authorize a survey of historic properties in Abbeville. Following a review of the survey inventory the commission makes recommendations to the city council for designation of any building or a group of buildings as historic landmarks or as districts. In the designation process design guidelines specific to the proposed district should be developed; design guidelines are used to insure the integrity of the historic districts and individual structures. In conjunction with a preservation ordinance the sign regulation section of the zoning ordinance should be enforced more strictly. It is also suggested that a tree ordinance is adopted, which will regulate the destruction of Abbeville's trees.

#### • Obtain Certified Local Government Status

After adopting a local preservation ordinance it is recommended Abbeville become a Certified Local Government (CLG). The incentives offered by the CLG program can benefit Abbeville throughout the preservation planning process. Certified towns receive assistance from the CLG coordinator employed by the state of South Carolina. The CLG coordinator supplies communities with technical information and guidance regarding becoming a CLG, implementing ordinances, design review, and obtaining grant money for preservation activities.



- Zoning

It is recommended Abbeville continue strict enforcement of all articles established in the Zoning Ordinance. In addition to strict enforcement of the ordinance, Abbeville should also increase publication of section 404.2 under Article IV; this addresses uses in the core commercial district, such as the utilization of second-floor space as apartments and condominiums. The zoning ordinance should also be amended to include historic structures and land following the adoption of a historic preservation ordinance. Another key issue that should be addressed is the existence of non-conforming entities within designated zoning districts.

- Preservation Planner

It is recommended the town of Abbeville hire a professional preservation planner. A preservation planner would provide professional expertise in the field and would coordinate the town's preservation efforts; this person could work closely with organizations to identify preservation needs in the community and to target solicitation for funding.

- Preservation Plan

It is recommended the town of Abbeville have a comprehensive preservation plan prepared by a professional preservation planner. A preservation plan provides the basis for development of a preservation program, strengthens existing preservation programs, and helps to resolve existing and future conflicts between competing land-use goals.

- Americans with Disabilities Act(ADA)

It is recommended business owners and government agencies in Abbeville recognize the requirements of the Americans with Disabilities Act in order to better accommodate persons of all disabilities. This would be particularly advantageous to commercial businesses, churches, museums, or other historic landmarks open to the public.

## Community Development

- Tourism

It is recommended the town of Abbeville expand its tourism efforts to include a broader-based interpretation of its development and history. A wider interpretation of its history, which could include African-American history, Native American history, and Victorian-era development, will draw a more diverse tourist base. Abbeville has successfully promoted the natural and historic resources within their town. It is suggested the town and the tourism organizations continue to disseminate information. Abbeville should also continue its active involvement in the South Carolina National Heritage Corridor program, which establishes the town's connection with a broader context of the state's history.

- Recruit Clean and Green Industries

In order to continue to promote tourism and protect the town's sense of place, historic resources, and natural resources, Abbeville should pursue industries that do not jeopardize the town's environmental and historic integrity. Small cottage industries, restaurants, bed and breakfasts, and recreational outfitters are examples of a few non-threatening industries. Adaptive use of previously abandoned historic structures as fixed-income housing, apartments, or condominiums would also benefit Abbeville's economy.

- Second-Floor Development of Commercial Buildings/  
Adaptive Use of Historic  
Resources

It is recommended that the unoccupied second-floor spaces in the core commercial zoning district be utilized. The town's present zoning ordinance, allows for these spaces to be used as apartments and condominiums. This will not only increase the number of housing units in town and it will also increase twenty-four hour habitation of downtown. It is further suggested that abandoned historic resources, such as the old hospital and the old schools, be adaptively used as apartments and condominiums.



- Land Use Plan

It is recommended Abbeville County conducts an up-to-date land use survey in order to develop policies that are compatible with the preservation of the county's natural resources. An up-to-date land use plan would indicate what types of development are most appropriate for a particular area.

### Technical Preservation Assistance

- Design Guidelines

Once a local historic preservation ordinance is adopted and local historic districts are created design guidelines should be developed. These guidelines need to be tailored to the unique characteristics of each district. Design guidelines should be viewed as protective, not restrictive in nature. Design guidelines deal with various elements of design expression, such as street setbacks, massing, scale, and proportion, as well as ornament, materials, and style.

- Maintenance, Education, and Awareness

It is recommended Abbeville look into conducting seminars and hands-on workshops after it achieves Certified Local Government Status. Informative books and video tapes dealing with various preservation issues such as rehabilitation and preservation technology and methods are available from the State Historic Preservation Office, National Trust for Historic Preservation, and other preservation organizations.

- Database

It is recommended the South Carolina State Historic Preservation Office pursue efforts to implement a database which will enhance and supplement their historic resources survey process. It is suggested that once the state office establishes a database Abbeville also creates a database of their historic resources using the same system. A summer internship position could be created to enter the findings of the Abbeville survey into the database. A database will create an organized method of recording and accessing information regarding historic resources within Abbeville. A database can be easily updated and modified as new information becomes available.

## Implementation Of Recommendations

**Phase I-** This phase will concentrate on laying the ground work for preservation awareness within Abbeville. These activities are considered to be on-going projects that must be continued in order to successfully preserve and protect Abbeville's historic and natural resources, as well as its high quality of life.

- Establish a Preservation Awareness Program,
- Promote Heritage Education within the community,
- Coordinate preservation activities within the community,
- Increase awareness of unrecognized resources, African-American resources, and landscapes in Abbeville,
- Implement policies in accordance with the Americans with Disabilities Act.

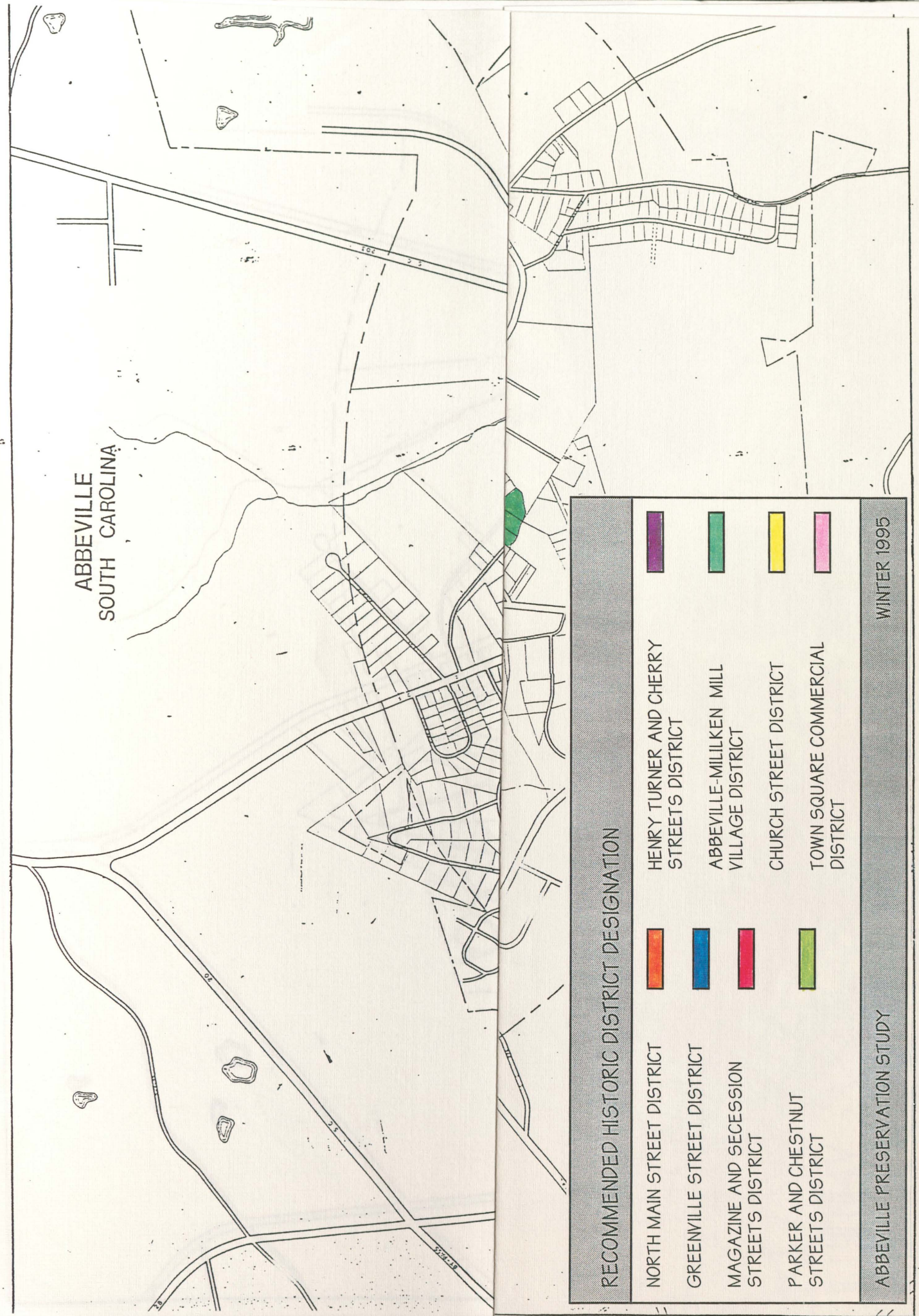
**Phase II-** In this phase Abbeville will move from recognizing their resources to actively protecting and preserving them. This phase is about putting preservation to work!

- Create and adopt a local preservation ordinance; including, a preservation commission, survey and inventory of historic resources, delineation of local historic districts, and the creation of design guidelines,
- Pursue Certified Local Government status and actively participate within the program,
- Continue zoning practices that encourage historic preservation, in particular the utilization of second-floor spaces in the Central Business District and the adaptive use of abandoned historic structures.



**Phase III-**During this phase successful preservation policies will continue. Now it is important to focus on the maintenance of natural and historic resources. Looking ahead to the future this will promote a high quality of life in Abbeville.

- Encourage maintenance of natural and historic resources through workshops, seminars, and other educational mediums,
- Continue to promote a nature- and heritage-based tourism industry,
- Hire a professional preservation planner/Produce a comprehensive preservation plan,
- Develop a current land use plan that is compatible with historic preservation and emphasizes the preservation of natural resources,
- Recruit clean and green industries,
- Create a database to record and organize information regarding historic resources.





ABBEVILLE  
SOUTH CAROLINA



RECOMMENDED HISTORIC DISTRICT DESIGNATION

NORTH MAIN STREET DISTRICT



HENRY TURNER AND CHERRY  
STREETS DISTRICT



GREENVILLE STREET DISTRICT



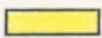
ABBEVILLE-MILILKEN MILL  
VILLAGE DISTRICT



MAGAZINE AND SECESSION  
STREETS DISTRICT



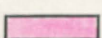
CHURCH STREET DISTRICT



PARKER AND CHESTNUT  
STREETS DISTRICT



TOWN SQUARE COMMERCIAL  
DISTRICT





ABBEVILLE  
SOUTH CAROLINA

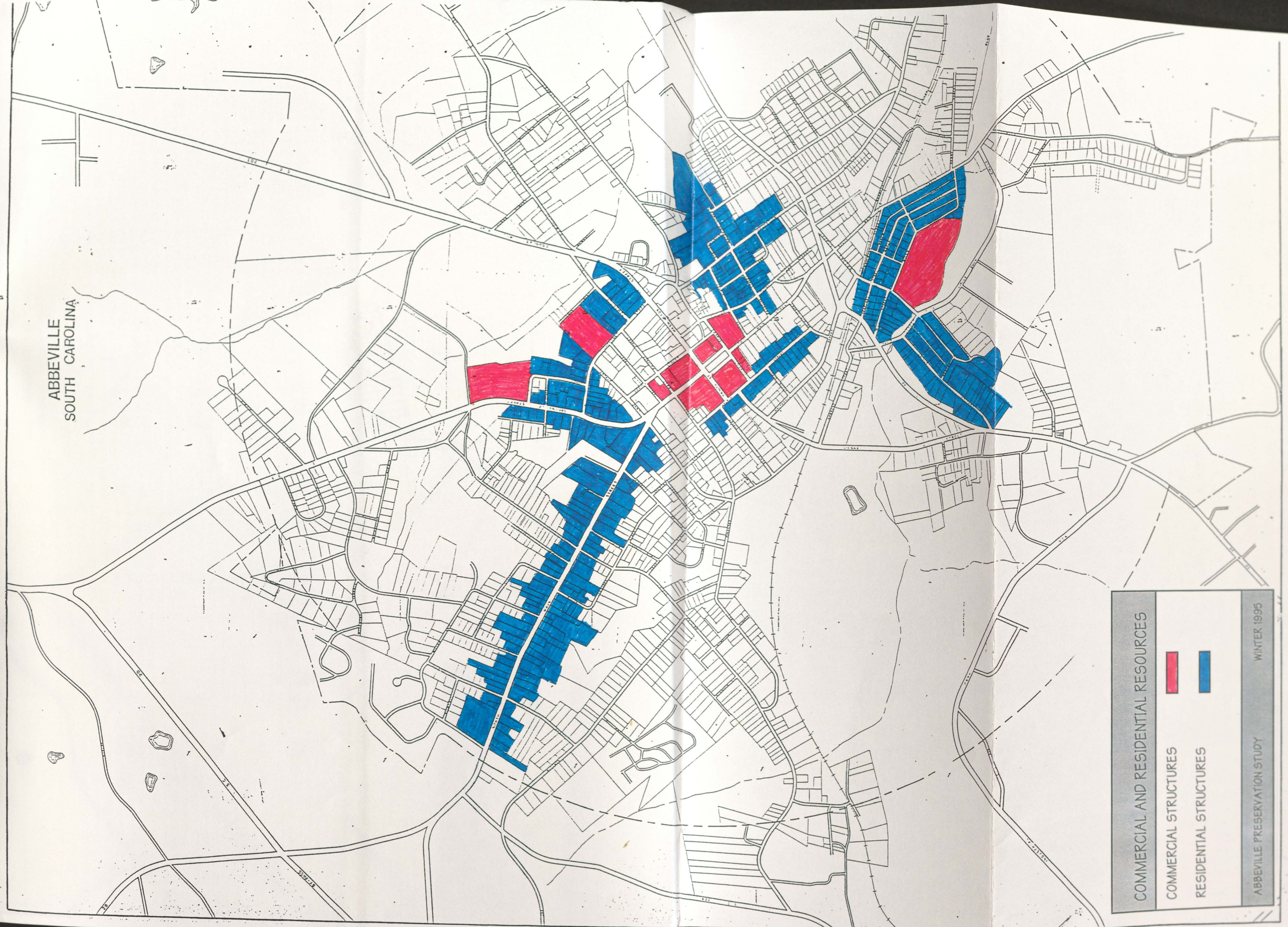
COMMERCIAL AND RESIDENTIAL RESOURCES

COMMERCIAL STRUCTURES

RESIDENTIAL STRUCTURES

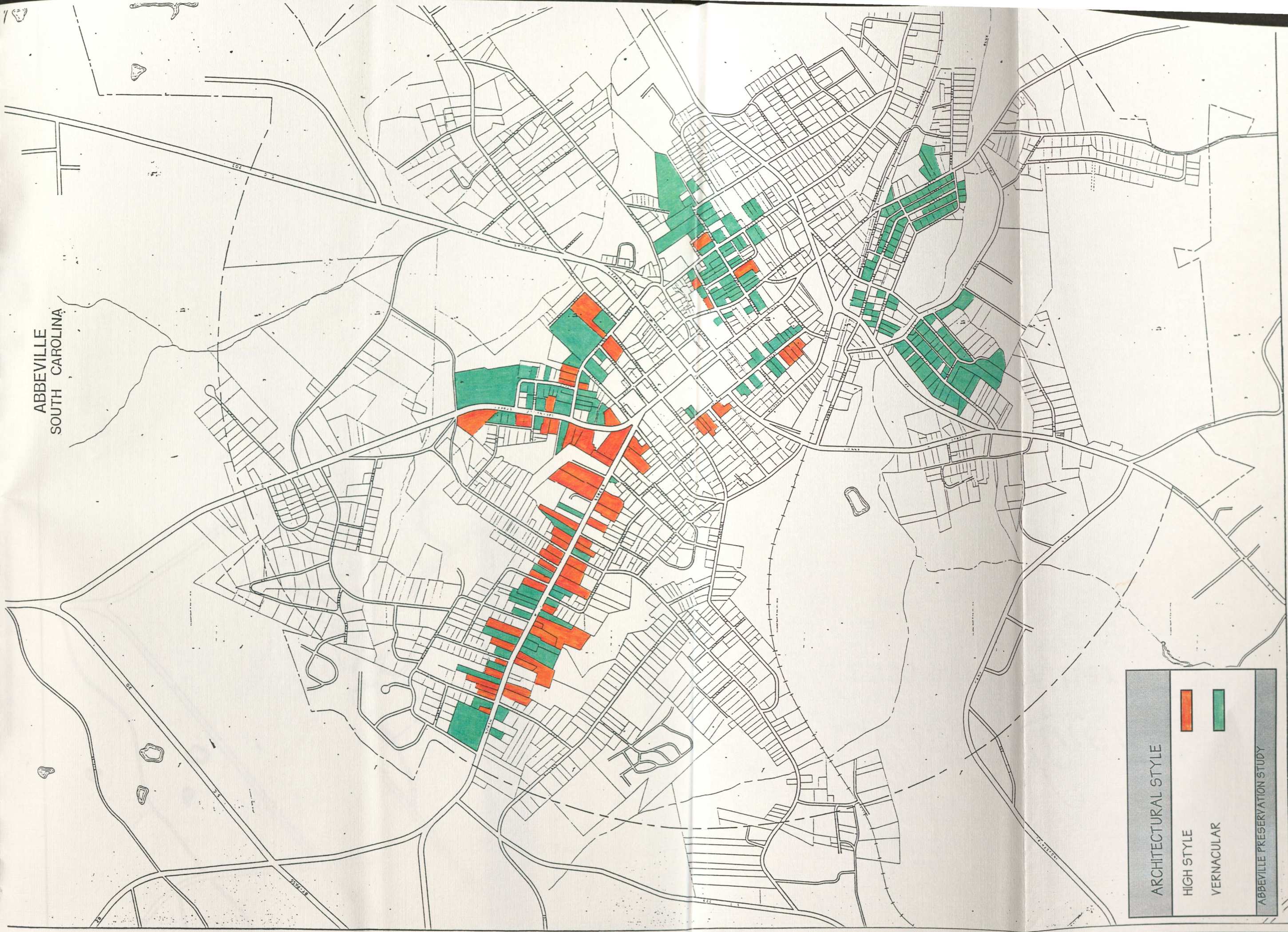
ABBEVILLE PRESERVATION STUDY



WINTER 1995





ABBEVILLE  
SOUTH CAROLINA



ARCHITECTURAL STYLE	
HIGH STYLE	VERNACULAR
	
ABBEVILLE PRESERVATION STUDY	



ABBEVILLE  
SOUTH CAROLINA

ESTIMATED DATES OF HISTORIC RESOURCES

ANTEBELLUM 1800-1865

POST-BELLUM/TURN-OF-THE-CENTURY 1865-1900

EARLY TWENTIETH CENTURY 1900-1945

ABBEVILLE PRESERVATION STUDY

WINTER 1995





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ABBEVILLE



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# GLOSSARY



## ABBEVILLE



## Glossary Of Architectural Terms

**Arcade** A series of arches supported on columns or square or rectangular piers; or a covered passageway whose sides are open arcades; and by extension, a covered way lined with shops even if no arches are used.

**Architrave** In Classical architecture, the lowest portion of the entablature that sits immediately upon the columns or pilasters (Originally, the architrave was the structural beam spanning the distance from column to column). Also, an ornamental molding covering the joints between the frame of a window or door opening and the surrounding wall surface.

**Archivolt** The group of moldings following the shape of an arched opening; a modified architrave, in curvilinear form rather than rectilinear.

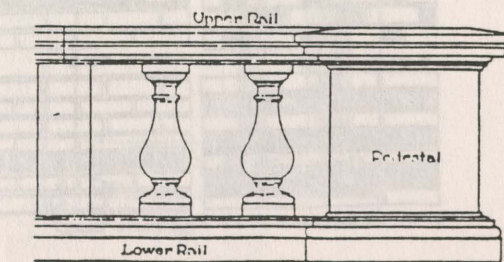
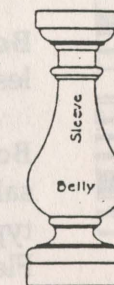
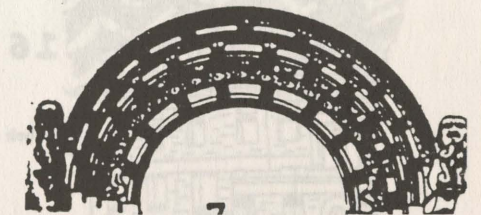
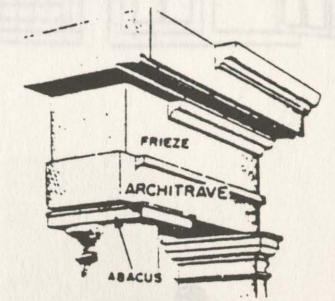
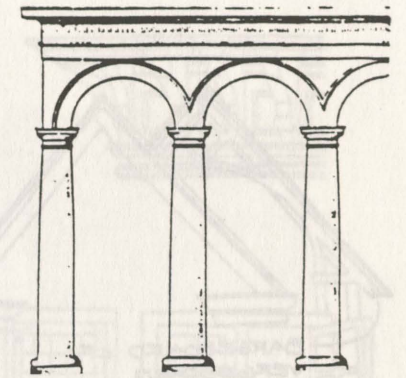
**Arcuated** A term applied to a building structurally dependent on the use of arches or the arch principle, in contrast to a trabeated building.

**Ashlar** A dressed or squared stone and the masonry built of such hewn stone. It may be coursed, with continuous horizontal joints, or random, with discontinuous joints.

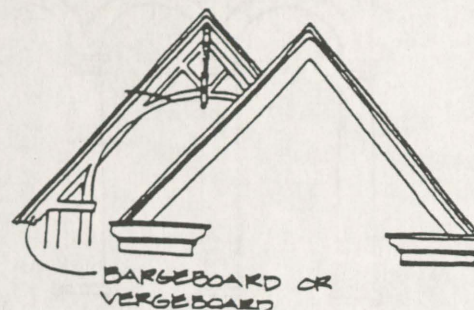
**Balloon frame** A type of wood-frame construction in which the weight-bearing vertical members (the studs) extend from the sill at the foundation to the top plate. Common during the nineteenth century, this form of construction has been largely replaced by the Western platform frame since 1900.

**Baluster** A turned or rectangular upright supporting a stair handrail or forming part of a balustrade

**Balustrade** An entire railing system including a top rail, its balusters, and often a bottom rail.







**Bargeboard** A board, often ornately curved, attached to the projecting edges of a gabled roof, sometimes referred to as Vergeboard. This feature was used throughout the Middle Ages as well as in the Gothic Revival of the 19th century.

**Battered** Of walls, having faces that slope inward toward the top.

**Bay** One unit of a building that consists of a series of similar units; commonly defined as the number of vertical divisions within a building's facade (e.g. window and door openings or the areas between columns or piers).

**Bead** A round, convex molding, often found on paneling, on doorway, and on window trim in handmade houses.

**Beam** The main horizontal structural member in the construction of a frame house.

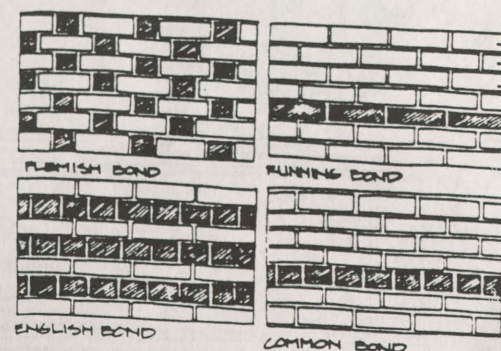
**Belt course** A narrow horizontal band projecting from the exterior walls of a building, usually defining the location of interior floor levels.

**Blind arch** An arch that is not an opening for a window or door, but is set against or indented within a wall.

**Board-and-batten** A method of siding in which vertical boards are nailed to the frame of a house and narrow boards (called "battens") are applied over the joints between the boards. Board-and-batten siding is common in Gothic Revival frame houses.

**Boards** Milled wood cut to a thickness of 1 inch or less.

**Bond** The pattern in which bricks are laid for the sake of solidity as well as design. The four basic types used in the eastern United States are English, Flemish, Running, and Common.



**Bracket** A projecting support used under cornices, eaves, balconies, or windows to provide structural or purely visual support. Also, a scroll at the end of a step on the string of a staircase.

**Capital** The uppermost part, or head, of a column or pilaster.

**Casement** A hinged window frame that opens horizontally like a door.

**Cast Iron** Iron, shaped in a mold, that is brittle, hard, and cannot be welded; in 19th century American commercial architecture, cast-iron units were used frequently to form entire facades.

**Chamfer** An approximately 45-degree bevel cut on a previously square-cut corner of a beam or other member.

**Chevron** A V-shaped decoration generally used as a continuous frieze or molding. This treatment is typical of the Art Deco style.

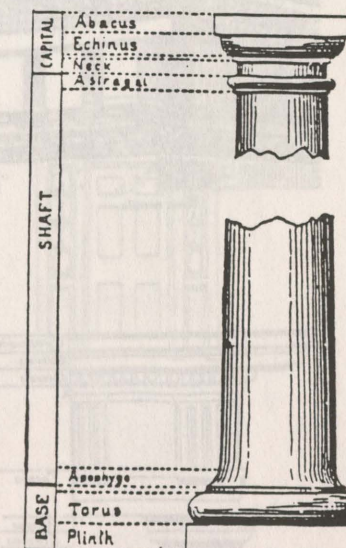
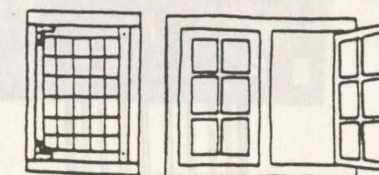
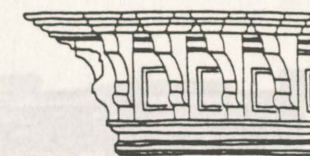
**Chicago Window** An oblong window with a wide central light containing a fixed pane of plate glass flanked by narrower lights with sashes.

**Clapboard** A long, narrow board with one edge thicker than the other, overlapped to cover the outer walls of frame structure; also known as weatherboard.

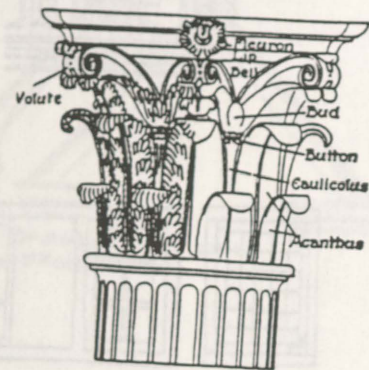
**Classical** Of, or pertaining to, the architecture of ancient Greece and Rome.

**Column** A vertical support or round section. In classical architecture the column consists of three parts: base (except in Doric), shaft, and capital.

**Coupled columns** Columns set as close pairs with a wider intercolumnation (the clear space) between the pairs.



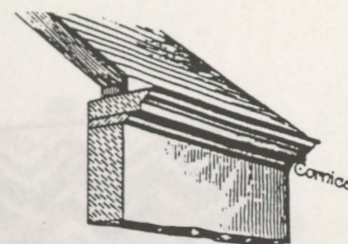




**Corbel** 1. In masonry, a projection or one of a series of projections, each stepped progressively farther forward with increasing height; anchored in a wall, story, column, or chimney. 2. A bracket or block projecting from the face of a wall that generally supports a cornice, beam, or arch.

**Corinthian Order** The most slender and ornate of the classical Greek orders of architecture, characterized by a slim fluted column with bell-shaped capital decorated with stylized acanthus leaves; variations of this order were used extensively by the Romans.

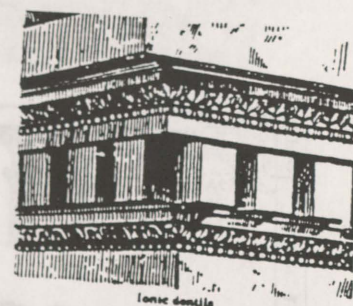
**Corner board** A vertical board at the corner of a house.



**Cornice** 1. a molding at the edge of a roof. 2. a molding that covers the angle formed by ceiling and wall; 3. the uppermost section of an entablature.

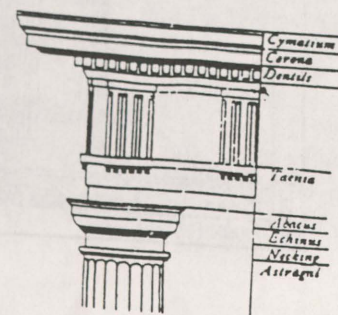
**Course** A horizontal row of stones or bricks in a wall.

**Cresting** An openwork ornament along a horizontal edge or ridge.



**Dentil** From Latin, *dens*, "tooth." A small rectangular block used in a series below the cornice in the Ionic, Corinthian, and Composite orders, and sometimes the Doric.

**Doric Order** A classical order most readily distinguished by its simple, unornamented capitals and tablets with vertical grooving, called triglyphs, set at regular intervals in the frieze. This order represents architecture of the "Golden Age" of Greece (4th and 5th centuries, B.C.) and was readily adapted in the American Greek Revival.



**Dormer Window** An upright window lighting the space in a roof. When it is in the same plane as the wall, it is called a wall dormer; when it rises from the slope of the roof, a roof dormer.

**Double-hung sash window** A window with two sashes, one above the other, arranged to slide vertically past one another.

**Double pile plan** A house plan in which the building is two rooms deep.

**Double portico** A projecting two-story porch with columns and a pediment.

**Elevation** An architectural drawing indicating how completed interior or exterior walls will look; the point of view is that of an observer looking from a horizontal vantage.

**Ell** An extension to a building at right angles to the main section.

**Engaged column** A column partially built into a wall, not freestanding. It may be purely decorative or it may serve as a buttress-like thickening of the wall.

**Entablature** The horizontal part of an architectural order, supported on columns, composed of architrave, frieze, and cornice.

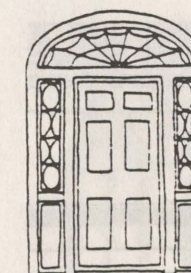
**Facade** The exterior face of a building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

**Fanlight** A window, often semi-circular, over a door, with radiating muntins suggestive of a fan. Used widely in several periods of architecture, including Georgian, Federal, and Colonial Revival.

**Fenestration** The arrangement and proportioning of the openings (windows and doors) in a building.

**Finial** A decorative detail at the uppermost point of a pinnacle or gable.

**Frame house** A house in which the structural parts are wood or depend upon a wood frame for support.





**Frieze** The middle horizontal member of a classical entablature, above the architrave and below the cornice. It may contain relief carving.

**Gable** The vertical triangular shape at the end of a building formed by a double sloping roof.

**Gable roof** A roof with two roofing planes, joined at the ridge, that pitch evenly to opposite sides of the building.

**Gambrel roof** A variation on the gable roof: the plane on each side of the ridge is broken roughly halfway down, and the lower half falls steeply to the eave. While it was first found in America in New England in about 1650, the gambrel roof was probably most popular in the early years of the twentieth century in the Dutch Colonial Revival house.

**Gingerbread** Decorative elements of intricately turned or sawn wood applied to the exterior trim. Especially popular during the Victorian era.

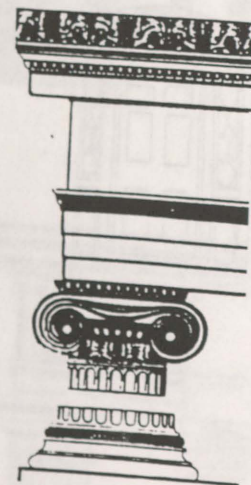
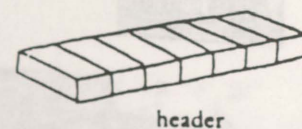
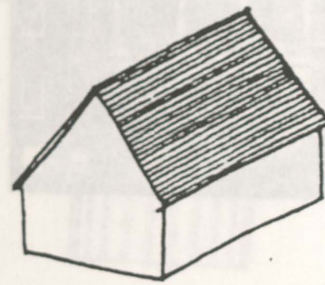
**Half-timbered** A medieval building style identified by its exterior walls, which consist of an exposed frame of horizontal and vertical timbers with an infill of masonry, stucco, or wattle-and-daub.

**Header** The end of a brick, sometimes glazed. Usually bricks are laid end out in order to tie two or more adjacent widths of brick together; a bondstone; a bonder.

**Hip roof** A gable roof with the ends shortened to form triangular surfaces.

**Ionic order** A classical order distinguished by a capital with spiral scrolls, called volutes and generally dentil courses. This order is more elaborate than the Doric but less so than the Corinthian.

**Jamb** The lining at the side or head of a window, door, or other opening.



**Keystone** The central voussoir of an arch shaped in a wedge form. Until the keystone is in place, no true arch action is incurred.

**Knee brace** A non-structural diagonal member used as exterior ornamentation, extending from the facade to the eave of a building. This element is characteristic of the Craftsman style of American architecture.

**Light** A section of a window, a pane of glass.

**Lintel** A horizontal structural or ornamental member over an opening which generally carries the weight of the wall above it; often of stone or wood.

**Lunette** A half-moon window, or wall space beneath an arch or vault.

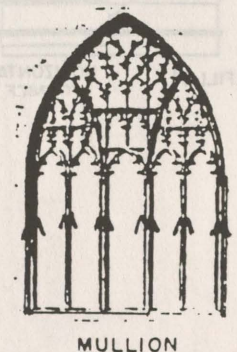
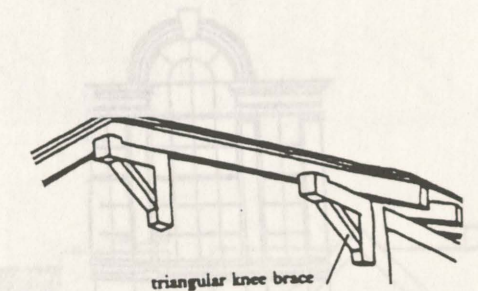
**Mansard roof** A roof with two distinct pitches on all sides, the lower slope being sharply steeper than the upper one. The name comes from the seventeenth-century French architect Francois Mansard.

**Masonry** Brick, concrete, stone, or other materials bonded together with mortar to form walls, piers, buttresses, or other masses.

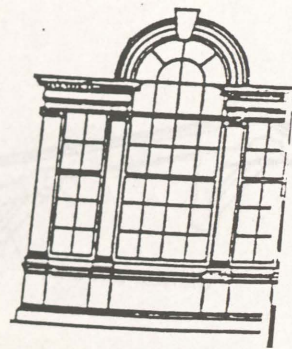
**Molding** A strip of wood used for finish or decorative purposes with regular channels or projections which provide a transition from one surface or material to another.

**Mullion** A vertical member separating (and often supporting) windows, doors, or panels set in a series.

**Muntin** 1. A secondary framing member to hold panes within a window, window wall, or glazed door. 2. An intermediate vertical member that divides the panels of a door.







**Order** A definite arrangement of column, capital, and entablature, each having its own set of rules and ornamental features. The five classical orders, in chronological sequence are as follows: Tuscan, Doric, Ionic, Corinthian and Composite.

**Oriel Window** 1. A bay window, especially one projecting from an upper story. 2. In medieval European structures and derivatives, a subsidiary bay, or a corbeled, enclosed feature, exterior or interior.

**Palladian Window** A window of large size, characteristic of neoclassic styles, divided into three lights by columns or piers. The middle one of which is wider and taller than the others, is roundheaded.

**Parapet** 1. A wall section rising above the roofline. 2. A low wall, sometimes battlemented, placed to protect any spot where there is a sudden drop, for example, at the edge of a bridge or house-top.

**Pavilion** A wing or central unit which projects from a larger architectural unit and is usually accented by special decorative treatment.

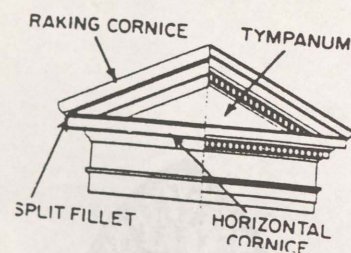
**Pediment** 1. In classical architecture, the triangular gable end of the roof above the horizontal cornice, often filled with sculpture. 2. In later work, a surface use ornamentally over doors or windows; usually rectangular but may be curved.

**Picture Window** In the nineteenth century, a window assembled of pieces of stained glass was often termed a "picture window." The large, single-paned expanses of glass we refer to today as picture windows were introduced after World War II.

**Pilaster** A flat-faced representation of a column, projecting from a wall.

**Plat map** A top-view map of an area indicating locations and boundaries of individual properties, usually for tax purposes.

**Plot map** A top-view drawing that identifies the boundaries and other significant aspects of the land



on which a structure is built, as well as of the outline of the structure itself; also called a site plan.

**Portico** A porch or covered walk consisting of a low-pitched roof supported on classical columns and finished in front with an entablature and a pediment.

**Post and lintel** A structural system in which the main support is provided by vertical members, or posts, carrying horizontal members called lintels. This system of construction demonstrates the very essence of classical architecture.

**Porte cochere** A large covered entrance porch through which vehicles can pass. A feature used extensively in American architecture after 1875.

**Pressed metal** Thin sheets of metal molded into decorative designs and used to cover interior walls and ceilings. Also used on exteriors, especially in early 20th century commercial structures.

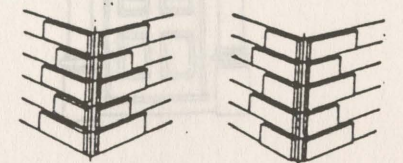
**Quoins** Heavy blocks, generally of stone or of wood, cut in emulation of stone and used at the corners of buildings to reinforce and ornament masonry walls, or in wood as a decorative feature only.

**Rafters** One of a series of inclined structural members that support the roof, running from, the exterior wall to the ridgepole.

**Ridgeboard or Ridgepole** The horizontal member at the peak of the roof to which the top ends of the rafters are attached.

**Rustification** From Latin, rusticus "of the country, rude, coarse". The treatment of stone masonry which deeply cuts back the joints between the blocks. The surfaces of the blocks may be smoothly dressed, textured, or extremely rough or quarry faced.

**Sash** A window frame that opens by sliding up or down.







**Side lights** A vertical line of small glass panes flanking a doorway. Used throughout American architecture beginning with the Greek Revival.

**Siding** The finished surface of an exterior wall, commonly clapboard or shingles.

**Sill** The lowermost member of a frame house, the sill is the large-dimension wooden element that rests directly on the foundation.

**Single-pile plan** An early plan in which the house was but one room deep.

**Soffit** The underside of an overhanging cornice.

**Stretcher** A brick laid with its long face to the weather.

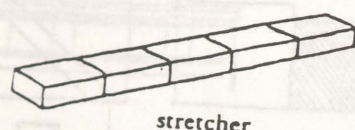
**Stringcourse** A projecting course of bricks, or some other material, forming a narrow horizontal strip (usually narrower than other courses in the facade) across the wall of a building.

**Tabernacle frame** A style of door surround composed of columns or pilasters surmounted by an entablature.

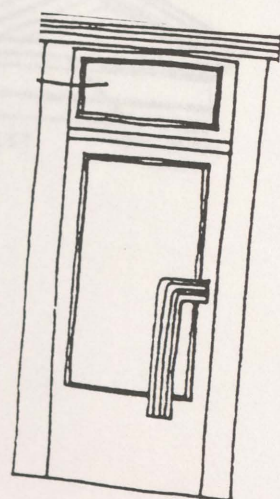
**Timber frame** A type of wood-frame construction in which the weight-bearing members are timbers. The rule until the mid-nineteenth century, the timber frame has now been largely replaced by stick-framing methods.

**Turret** A small slender tower usually at the corner of a building, often containing a circular stair. The Queen Anne Style employs the turret as one of its primary characteristics and is derived from Medieval castle construction.

**Transom** A light or window over a door or entranceway.

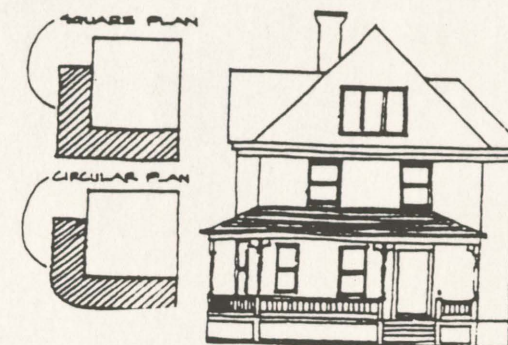


stretcher



**Verandah** A space alongside a house sheltered by a roof supported by posts, pillars, columns, or arches. An earlier name for it in America was piazza. The French colonists called it a galerie, the Dutch a stoep (Americanized as stoop), the Spanish portal, in Italy it is a loggia. Verandah comes from the Portuguese varanda and was first used by the British in India.

**Water table** A sloping horizontal surface, of brick or stone, on an exterior wall, usually at the foundation level. This feature was employed to repel water from the fountain.



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## Glossary of Preservation Terms

**Adaptive Use** The process of converting a building to a use other than that for which it was designed, e.g., changing a factory into housing. Such conversions are accomplished with varying alterations to the building.

**Amenity** A building, object, area or landscape feature that makes an aesthetic contribution to the environment, rather than one that is purely utilitarian.

**Amicus Curiae** Friend of the court [Latin]. A party that may be allowed to present a brief on an issue before a court, frequently one with relevant special expertise.

**Background Buildings** Buildings that may lack exemplary character or significance but are nonetheless essential to the maintenance of a sense of place.

**Certificate of Appropriateness** A document awarded by a preservation commission or architectural review board which allows an applicant to proceed with a proposed alteration, demolition or new construction in a designated area or site, following a determination of the proposal's suitability according to applicable criteria.

**Certified Historic Structure** For the purposes of federal preservation tax incentives, any structure subject to depreciation as defined by the Internal Revenue Code that is listed individually in the National Register of Historic Places or located in a registered historic district. A Certified Historic Structure must be certified by the Secretary of the Interior as being of historical significance to the district.

**Certified rehabilitation** Any rehabilitation of a certified historic structure that the Secretary of the Interior has determined to be consistent with the historical character of the property or the district in which the property is located.



**Code enforcement** Local regulation of building practices and enforcement of safety and housing code provisions. It is a principal tool used to ensure neighborhood upkeep.

**Cultural resource** A building, structure, district, site, object or document that is of significance in American history, architecture, archaeology or culture.

**Demolition by neglect** The destruction of a building through abandonment or lack of maintenance.

**Demolition delay** A temporary halt or stay in the planned razing of a property, usually resulting from a court injunction obtained by preservationists to allow a period of negotiation.

**Design guidelines** Criteria developed by preservation commissions and architectural review boards to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings and districts.

**Design review** The process of ascertaining whether modifications to historic and other structures, settings and districts meet standards of appropriateness established by a governing board or advisory review board.

**Dismantling** Taking apart a structure piece by piece, often with the intent of reconstructing it elsewhere.

**Displacement** The movement of individuals, businesses or industries from property or neighborhoods because of real estate activities.

**Easement** A less-than-fee interest in real property acquired through donation or purchase and carried as a deed restriction or covenant to protect important open spaces, building facades and interiors.

**Eminent domain** The power of a government to acquire private property for public benefit after payment of just compensation to the owner.

**Enabling legislation** Federal or state laws that authorize governing bodies to enact particular measures or delegate powers such as enactment of local landmarks and historic district ordinances, zoning and taxation within their jurisdictions.

**Extended use** Any process that increases the useful life of an old building, e.g. adaptive use or continued use.

**Fabric** The physical material of a building, structure, or city, connoting an interweaving of component parts.

**Facadism** The retention of only the facade of a historic building during conversion while the remainder is severely altered or destroyed to accept the new use.

**Found space** Old buildings or spaces within them that have been retrieved from near oblivion for rehabilitation or adaptive use after having been abandoned or "lost".

**Gentrification** British term for the process by which young professionals or "gentry" buy into inner-city areas as part of a neighborhood preservation trend.

**Historic district** A geographically definable area with a significant concentration of buildings, structures, sites, spaces or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness, or related historical and aesthetic associations. The significance of a district may be recognized through listing in a local, state, or national landmarks register and may be protected legally through enactment of a local historic district ordinance administered by a historic district board or commission.

**Homesteading** Programs under which abandoned buildings are made available at little or no cost in return for an agreement to rehabilitate and occupy them for a specified period of time. Similar programs to recycle commercial structures may be called shopsteading.



**House museum** A museum whose structure itself is of historical or architectural significance and whose interpretation relates primarily to the building's architecture, furnishings and history.

**Human scale** A combination of qualities in architecture or the landscape which provide an appropriate relationship to human size, enhancing rather than diminishing the importance of people.

**Landmark Register** A listing of buildings, districts and objects designated for historical, architectural, or other special significance that may carry protection for listed properties.

**Landscape** The totality of the built or human-influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings, or other structures and their patterns.

**Material Culture** Tangible objects used by people to cope with the physical world, such as utensils, structures and furnishings, all of which provide evidence of culturally determined behavior.

**Mixed Use** A variety of authorized activities in an area or a building, as distinguished from the isolated uses and planned separatism prescribed by many zoning ordinances.

**Outdoor museum** A restored, re-created or replica village site in which several or many structures have been restored, rebuilt or moved to, and whose purpose is to interpret a historical or cultural setting, period, or activity.

**Police power** The inherent right of a government to restrict individual conduct or use of property to protect the public health, safety and welfare; it must follow due processes of the law but, unlike eminent domain, police power does not carry the requirement of compensation of any alleged losses. Police power is the basis for such regulations as zoning, building codes and preservation ordinances.

**Preservation** Generally, saving from destruction or deterioration old and historic buildings, sites, structures and objects and providing for their continued use by means of restoration, rehabilitation or adaptive use. Specifically, "the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. Preservation may include stabilization work, where necessary, as well as ongoing maintenance of the historic building materials" (Secretary of the Interior's Standards).

**Preservation Commission** A generic term for an appointed municipal or county board that recommends the designation of and regulates changes to historic districts and landmarks. It may be called a historic district review board or commission, architectural or design review board or landmarks commission; the latter's authority may be limited to individual buildings.

**Reconstruction** "The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time" (Secretary of the Interior's Standards).

**Rehabilitation** "The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values" (Secretary of the Interior's Standards).

**Reinvestment** The channeling of public and private resources into declining neighborhoods in a coordinated manner to combat disinvestment.

**Renovation** "The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work" (Secretary of the Interior's Standards).



**Restoration** "The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work" (Secretary of the Interior's Standards).

**Revolving fund** A funding source that makes loans to accomplish some preservation purpose, e.g., purchase and rehabilitation of an endangered property. The loans are repaid to maintain the fund for other projects.

**Section 106** The provision of the National Preservation Act of 1966 that requires the head of a federal agency financing or licensing a project to make a determination of the effect of the project on property in or eligible for the National Register of Historic Places.

**Sense of Place** The sum of attributes of a locality, neighborhood, or property, that give it a unique and distinctive character.

**Stabilization** "The act or process of applying measures designed to re-establish a weather resistant enclosure and the structural stability of unsafe or deteriorated property while maintaining the essential form as it exists at present" (Secretary of the Interior's Standards).

**Street Furniture** Municipal equipment placed along streets, including light fixtures, fire hydrants, police and fire call boxes, signs, benches and kiosks.

**Streetscape** The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, and forms of surrounding buildings.

**Style** A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also, a general quality of distinctive character.

**Taking** The appropriation by government of private property, e.g., condemnation through eminent domain for public use with just compensation. A "takings issue" arises when the use of the police power appears to diminish the value of affected property, such as a decision under a preservation ordinance.

**Tax incentive** A tax reduction designed to encourage private investment in historic preservation and rehabilitation projects.

**Townscape** The relationship of buildings, shapes, spaces, and textures that gives a town or area its distinctive visual character or image.

**Visual pollution** Anything that, because of its placement or intrinsic nature, is offensive to the sense of sight, e.g., garbage dumps and billboards.



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