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Abbeville, South Carolina


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Using Grant-in-Aid Funds for Rehabilitation Planning and Project Work in the Commercial Town Square





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Preservation
Case Studies

Abbeville, South Carolina

Using Grant-in-Aid Funds for Rehabilitation Planning and Project Work in the Commercial Town Square

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Architects
Columbia, South Carolina

Heritage Conservation and Recreation Service
Technical Preservation Services Division

U.S. Department of the Interior
Washington, D.C.

1979

As the Nation's principal conservation agency, the Department of the Interior has basic responsibilities to protect and conserve our land and water, energy and minerals, fish and wildlife, parks and recreation areas, and to insure the wise use of all these resources. The Department also has the major responsibility for American Indian reservation communities and for people who live in Island Territories under U. S. Administration.

U. S. Department of the Interior
Cecil D. Andrus, Secretary
Robert L. Herbst, Assistant Secretary

The Heritage Conservation and Recreation Service, a non-land managing agency within the Department, is responsible for assuring the identification, protection, and beneficial use of our important cultural, natural, and recreational resources. The Service offers grant assistance, technical information, and guidance to those in the public and private sectors involved in conservation or recreation projects.

Heritage Conservation and Recreation Service
Chris T. Delaporte, Director

HCRS Publication No. 23

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Foreword

The Heritage Conservation and Recreation Service (HCRS) Historic Preservation Fund Grant-in-Aid Program is jointly administered with the States and Territories, the District of Columbia, and the National Trust for Historic Preservation for survey and planning and for the acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction of properties listed in the National Register of Historic Places.

Matching grants of up to 50-percent are provided by HCRS for the preparation of comprehensive statewide surveys and for the acquisition and development of registered properties. Administration of individual grant projects and supervision of project work are the responsibilities of the State Historic Preservation Officer (SHPO) who is appointed by the Governor. The SHPO may transfer funds to local governments, private organizations, and individuals. When grant funds are transferred, the public interest must be protected—through provisions for continued maintenance of the property and public access—for a limited period of time. In addition, project completion reports are required of all grant recipients to show how Federal funds have been used, from the planning component to the recording of each area of project work.

Technical Preservation Services, a division of HCRS, reviews and evaluates all grant-assisted acquisition and development projects and project completion reports submitted by the State Historic Preservation offices to assure conformance with the Secretary of the Interior's Standards for Historic Preservation Projects. The division also provides technical assistance to the States and Territories through the onsite monitoring of proposed, ongoing, and completed project work.

As part of the jointly administered program, Technical Preservation Services publishes and distributes the historical and technical information contained in representative completion reports as "preservation case studies" in order to demonstrate the specific processes used to document each of seven eligible project work treatments defined by the Secretary's standards—acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction.

In general we find there is a similarity between successful projects of varying complexity, and that is the thoroughness of planning for actual project work. A well thought out plan establishes a reasonable scope of work to best utilize often limited grant funds; and creates a responsible approach to the project work based on historical, architectural, and archaeological documentation. The Abbeville, South Carolina, plan for rehabilitating the town square facades is precisely such a carefully organized,

well-presented plan for project work and it is this responsible planning process that we wish to emphasize in this publication.

Part 1 of the plan consists of a brief history of Abbeville, focusing on the evolution of the commercial town square. It serves to create an awareness of the setting that puts the specific architectural proposals presented in Part 2 into context.

Part 2, the core of the plan, is particularly successful in its enthusiastic inclusiveness or "holistic" approach to city planning. *Each* building in the commercial square is identified and analyzed—not just the key 19th century buildings, although it is their presence that constitutes the essence of the square setting—and drawings of *all* of the buildings are provided along with clear-cut recommendations to property owners for rehabilitation project work. Part 3 identifies existing problems in the urban setting itself and rather modest recommendations are made that can serve to make the commercial area more attractive to shoppers.

Finally, Part 4 of the plan suggests specific preservation activities that could become popular annual events in the area, and strongly recommends the establishment of a city landmarks commission that could provide continuous professional review of future development within the historic district.

In addition to the initial \$5,000 grant-in-aid awarded to the city of Abbeville in 1973 for a survey of the historic district and preparation of the preservation action plan, South Carolina's State Historic Preservation Officer, Mr. Charles E. Lee, has awarded \$77,500 in matching HCRS grant funds to Trinity Episcopal Church for interior and exterior restoration. Mr. Lee has also assigned HCRS grants-in-aid totaling \$25,000 for rehabilitation project work on 17 buildings in the commercial town square, including exterior painting, sign removal, installation of windows, pointing of brickwork, and masonry cleaning.

Technical Preservation Services staff members Kay D. Weeks, Technical Writer-Editor, and James A. Caufield, Historical Architect, under the direction of State Preservation Projects Branch Chief, Gary L. Hume, contributed substantially to the development of the original materials into this preservation case study.

Lee H. Nelson, AIA
Chief, Technical Preservation
Services Division

Acknowledgements

The study culminating in the publication of an action plan for the rehabilitation of the commercial town square was initiated in 1973 by the City of Abbeville, South Carolina. Officially recognizing the cultural and economic importance of its 19th century urban architectural heritage, the municipal government retained research and architectural consultants to inventory and evaluate the buildings comprising the commercial town square and to develop a plan for project work for those buildings. As part of the overall planning process, our team (including John W. Califf, Jr., Alex C. James, and Michael Haigler, all of the Triad Architectural Associates, Architects, Columbia, South Carolina) discussed the project goals with local merchants and property owners; researched the history of the town; analyzed the existing condition of the facades in the square; and studied land use and transportation patterns. Finally, we made our recommendations to the city officials by means of a written and illustrated text.

Our study and preparation of the plan was funded by the city with the assistance of a matching historic preservation grant-in-aid from the U. S. Department of the Interior. Grant funds were awarded to Abbeville by South Carolina's State Historic Preservation Officer, Charles E. Lee, as part of a statewide preservation program which he administers. We wish to thank Mr. Lee and two members of his staff in particular—Christie Z. Fant, Director for Historical Programs, and William Brabham (currently of the National Register Division, HCRS)—for their valuable guidance throughout the project.

We would also like to acknowledge both the research assistance and the enthusiastic support of the following individuals and groups:

City of Abbeville

The Honorable James W. Smith, Mayor

Old Abbeville District Historical Society

Phillip H. Rosenberg, President

Abbeville Bicentennial Committee

Michael Gullege, Chairman

Joy W. Bolen, Executive Secretary

George Settles, Station Manager, WJWJ TV

Legislative Delegation

Senator T. Ed Garrison, Anderson, South Carolina

Senator M. E. McDonald, Iva, South Carolina

Senator William Howard Ballenger, Walhalla, South Carolina

Senator Harris P. Smith, Easley, South Carolina

Representative Charles L. Powell, Abbeville, South Carolina

John M. Bryan, Ph. D.
Associate Professor
Chairman, Department of Art History
University of South Carolina
Columbia, South Carolina

Introduction

The town of Abbeville is indeed fortunate that its historic architectural resources are in relatively good condition (Figs. 1, 2, 3, 4, 5). Unlike many towns whose architecture is in a serious state of deterioration but where numerous historic preservation proposals have been developed over a period of time, Abbeville had been unable to generate sufficient organized interest to support a preservation/rehabilitation plan for its commercial area.

The plan presented in this case study provides that needed framework by which individual property owners can rehabilitate their buildings in keeping with a historically authentic scheme and by which city officials can regulate traffic, make street improvements, and enact zoning laws to insure compatible rehabilitation work. The long range goal of the plan is to boost Abbeville's economy—the means of achieving this goal is a planned process of integrating the existing historic architecture with essential modern design elements and improvements.

The plan begins with a history of Abbeville, stressing its importance to the surrounding agricultural district near the Savannah River and specifically its town square—the center of rural market activity during the 19th century. Buildings are inventoried and evaluated, and architect's drawings and sketches show rehabilitation schemes for facades on the square, rear area use



Fig. 1. Abbeville Town Square. Storefronts, south facade, before project work. May 1978. Photo: Stuart Johnson.



Fig. 2. Abbeville Town Square. Storefronts, north facade, before project work. September 1978. Photo: Thomas H. Taylor, Jr.

of the commercial buildings, and landscaping of the town square itself. Educational programs and activities are suggested that could stimulate interest in historic preservation within the larger community; and a municipal zoning ordinance is recommended to regulate new development within the Town of Abbeville Historic District, as listed in the National Register of Historic Places on September 14, 1972.

The strength of this plan is in the way Abbeville's architectural growth and development are revealed through an examination of the town's political and agricultural history. In an area where there has traditionally been far more concern with local history than with the esthetics of architecture, the point is made simply yet dramatically that



Fig. 5. Abbeville Town Square. Storefront, west facade. Publicly-owned Abbeville Fire Station, after project work has begun. March 1979. Photo: Stuart Johnson.



Fig. 3. Abbeville Town Square. Storefronts, west facade, before project work. May 1978. Photo: Stuart Johnson.



Fig. 4. Abbeville Town Square. Storefronts, south facade, before project work. May 1978. Photo: Stuart Johnson.

preserving one's architectural heritage is, in effect, preserving the history of one's locale. The facade studies and building design parameters of the plan are thus closely tied to the historical perspective.

The plan does not, however, include detailed working drawings for the rehabilitation of the commercial square facades that are suitable for actual construction work. Many Abbeville townspeople had wanted this type of assistance, and the necessity for private contractual agreements with architects for specific work items may have initially discouraged some of the plan's early backers. It is now felt that with the 17 ongoing and completed HCRS-funded rehabilitation projects (Figs. 5, 6, 7, 8, 9), many other property owners will soon be attracted to the idea of undertaking rehabilitation work. The relatively small investment of private funds required for the proposed facade improvements can serve—by means of the plan's general, unified approach—to maximize economic benefits for the entire business community. The plan also stresses the concept that an initial expenditure of funds by the city government in the town square project can stimulate a further commitment of private funds for rehabilitation.

Charles E. Lee
Director, State Archives Department
Columbia, South Carolina
State Historic Preservation Officer



Fig. 6. Abbeville Town Square. Storefront, west facade, before project work. May 1978. Photo: Stuart Johnson



Fig. 7. Abbeville Town Square. Storefront, west facade, after project work has been completed. February 1979. Photo: Stuart Johnson.



Fig. 8. Abbeville Town Square. Storefront, southwest facade, before project work. December 1978. Photo: Stuart Johnson.



Fig. 9. Abbeville Town Square. Storefront, southwest facade, after project work has been completed. February 1979. Photo: Stuart Johnson.

1

Abbeville's Historical Development— Evolution of the Commercial Town Square

Although the Cherokee Nation did not leave a formal record of having established the Black Bear Trail—a forest path traversing the high ground between Long Cane Creek and Little River—it is widely accepted that the Cherokee used the trail and the reliable spring at the foot of the hill in their hunting and fishing excursions into the Carolina Piedmont.

The Indians originally came to the area because game was plentiful in this region of dense stands of cane, popularly known as “canebrakes;” it was this same abundance that attracted the attention of the colonial authorities in Charles Towne, prompting them to organize the peltry trade in 1716 under the agency of James Moore. Pressure for colonial settlement quickly mounted and, in 1730, Sir Alexander Cuming obtained a treaty with the Cherokee that recognized the English as ‘Protectors’ of Indian lands. In 1747 Governor Glen obtained title from the tribe to lands south and east of Long Canes. Finally, between 1751 and 1754, Governor Glen guaranteed Colonial access to lands north of Long Canes by establishing Fort Prince at Keowee and developing a right of way between Long Canes and Keowee. After the Glen purchase, permanent settlement was rapid. In February of 1756, several Scotch-Irish Presbyterian families led by Patrick Calhoun established themselves at Long Canes; they received title to their homesteads in 1758 and, by the end of the following

year, there were an estimated 30 families.

Immigration continued steadily. In 1764 under the leadership of the Reverend Jean Louis Gibert, some 200 French Huguenots settled near Long Canes in the areas of New Bordeaux and New Rochelle. It was one of these Frenchmen, Dr. De La Howe, who, in fact, renamed New Bordeaux and New Rochelle “Abbeville” in honor of the French city of Abbe Ville, a medieval town famous for its churches and shrines.

In the late 1760s, the first major construction was undertaken in Abbeville when General Andrew Pickens and Major Andrew Hamilton built Fort Boone (currently known as Fort Pickens) on Hemphill Avenue. The fort was sited on a knoll with access to the spring and its stream. If the fresh water supply influenced the location of the fort, it also influenced the development of the settlement, for as Pickens sold his land surrounding the spring, he carefully preserved public access to the water supply. Soon, frame dwellings appeared on the high ground near the spring. Major Hamilton’s home may have been the earliest structure on the site of the modern square.

During the early growth of the settlement, the Piedmont was gaining a political identity as William and Patrick Calhoun of Long Canes led a popular campaign to establish an up-country governmental structure.

Their efforts were rewarded in 1769 with the creation of the Ninety-sixth Judicial District and, from this point on, Abbeville was important in the civic affairs of the area. Thus, when the Ninety-Sixth seat of government was subdivided into counties in 1785, Abbeville become the official seat of government for the county and, in 1794, when the area needed an arsenal, it was built in Abbeville by Major Hamilton. This structure, no longer extant, was the earliest brick building in Abbeville.

With the exception of the sites of the fort, arsenal, and spring, there is little physical evidence of 18th century Abbeville; we do know, however, that the city grew steadily during the period from 1790 to 1860. One compelling factor for this growth can be seen in an 1820 "Abbeville District, South Carolina" map improved for inclusion in the 1825 Mills' Atlas published in Baltimore, Maryland (Fig. 10). Geographically positioned like the hub of a wheel having a radius of approximately 30 miles, Abbeville constituted the major market town within the area, less than a day's ride from Vienna, Petersburg, and Varrennes, Boyds, Blacks, Cambridge, and Perrin; indeed, the economic and demographic history of the first half of the 19th century would indicate that Abbeville's sphere of influence extended to Pendleton, Laurensville, Newberry, Edgefield, and Augusta.

Another factor in the economic growth of Abbeville was that the

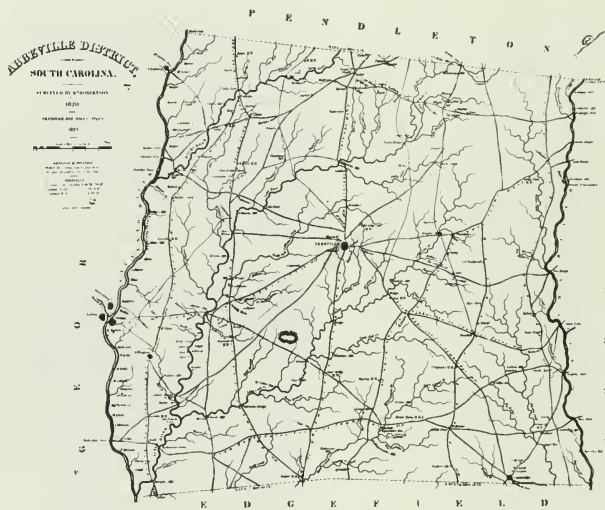


Fig. 10. Map of Abbeville District, South Carolina, published in the 1825 Mills' Atlas, showing the Town of Abbeville as the geographical center of commercial activity.

rich Cecil clays of the district were ideal for the cultivation of cotton, a crop initially introduced into the Piedmont by Wade Hampton in 1799. A United States census indicates that by 1860 Abbeville possessed 16 types of manufacturing to support its thriving cotton economy, including 15 saw mills, 11 grist mills, 12 blacksmith shops, 9 wagon factories, and 7 tanneries. Local newspapers of the period also carried advertisements for 5 general stores, 2 drug stores, a mattress shop, a shoe store, and a number of warehouses.

In addition to these businesses, the Greenville and Columbia Railroad introduced rail service to the community in 1853. To finance the community's various business activities, three banks opened offices on the town square in the period prior to the start of the Civil War.

Two events can be justly claimed to dominate Abbeville's 19th century social and political history: the first public assembly for the consideration of secession from the Union, held on November 22, 1860, near the Southern Depot on

"Secession Hill;" and the last council of war of the Confederacy, held on May 2, 1865, by the fleeing Jefferson Davis and his entourage, in the Burt-Stark House. Often said to mark the beginning and the end of the Civil War, it seems ironic that both meetings took place in quiet Abbeville, yet relative to the focus of this plan, neither the meetings nor the war itself had a perceptible impact upon the community in terms of its architectural growth and development.

Although Abbeville suffered a period of economic dislocation after the war, it was not as severe or protracted as it was elsewhere. One reason for this difference was that, as early as the 1850s, the community had begun to question its total reliance on cotton—itsself dependent upon slave labor—and had discussed the possibility of a diversified crop system. While farmers of the area noted that cotton was depleting the soil, the general public expressed concern that the need to import feed grains was creating a severe drain on the economy (during this period, the county devoted its best land to cotton and was then forced to import 350,000 bushels of corn). Therefore, the Abbeville farmers responded to the need for change by founding the Abbeville District Agricultural Society in 1859 to advocate the planting of clover, corn, oats, barley, and peas. By 1876, for the first time in Abbeville's history, feed grains—oats, rye, barley, and wheat—were being exported.

If the exportation of new crops made it economically possible for the community to continue its architectural growth after the war, the Abbeville fires of 1872 made the rebuilding of the commercial town square a sudden necessity. Reporting on the first fire which destroyed the entire east side of the square, the January 24, 1872, edition of *The Abbeville Press and Banner* noted editorially that the buildings burned were largely "a relic of primitive architecture in Abbeville, and might well give place to more imposing and substantial structures." Relief was also expressed that a major portion of the municipal records were saved by having been moved from the burning courthouse to the west side of the square. In reporting the second fire of November 20, 1872, the *Press and Banner* noted that the west side of the town square was devastated and the previously spared municipal records were now lost.

Today, one must conclude that the fires of 1872 were not entirely a disaster—Abbeville's commercial 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. The buildings share common walls and setbacks; they are all built of masonry; and their common decorative elements are drawn from the vocabulary of Victorian design. The resulting visual harmony may perhaps best be seen in the sche-

matic drawings presented in Part 2.

There is also graphic evidence of the extent of the rebuilding of the town square in the ten years following the fires in "Gray's New Map of Abbeville," drawn by Jacob Chace and published by O. W. Gray of Philadelphia in 1882 (Fig. 11). The major discrepancy between the square as detailed in Gray's map and the square as it exists today, is in the southeast corner—the junction of Branch and Main Streets better known in the 19th century as "Dendy's Corner." Gray's 1882 map cannot, of course, have included Philip Rosenberg's building constructed on the corner in 1894; or the Eureka Hotel, built on Branch Street in 1902; or the Opera House and the new Court House on Court Square, both of which were dedicated in 1908. In that same year, Abbeville Realty Company built the structures abutting the west side of the Ace Hardware Building, thus blocking an alley or passageway and giving the square its present configuration.

Another change that took place after the publication of Gray's map was the transformation of Trinity Street following a September, 1895, fire which, again according to the *Press and Banner*, destroyed a number of structures, "gutting the old wooden block from the planing mill to the ginnery on the west and the blacksmith shop in front. Moving east it leveled the

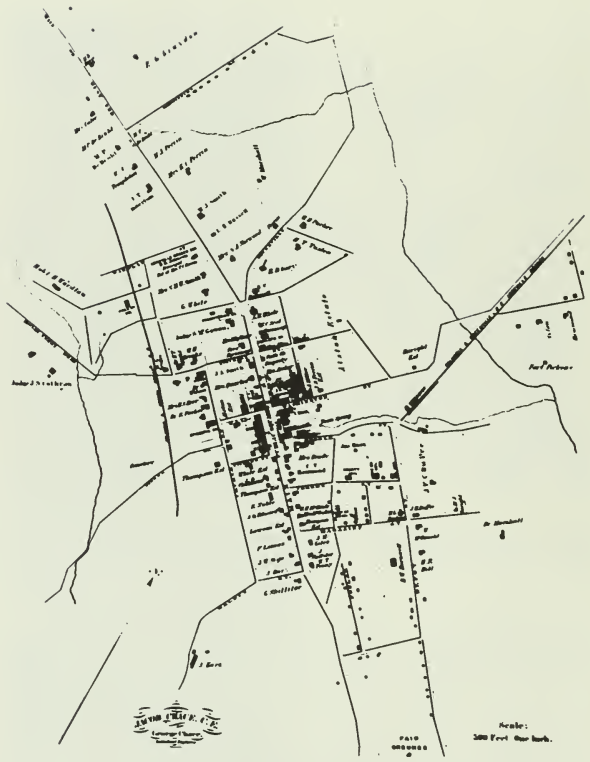


Fig. 11. Gray's New Map of Abbeville, 1882. showing concentration of buildings in commercial square area.

carriage shop of A. M. Hill and son and Hill's stables and shed. The fire stopped at the new hotel and the Alston House on Main. It spread north, taking in tenant houses and the home of Dr. S. C. Thomas."

The buildings facing Trinity Street were thus constructed after the 1895 fire—the result of the prosperity that came to Abbeville in the 1890s with the introduction of the textile industry—and conclude what is considered the major construction within the square. From 1908 to the present, the town square has undergone maintenance of the existing structures; some remodeling of those structures; and limited new development.

A noteworthy survivor of the 1872 and 1895 fires was the Trinity Episcopal Church, Abbeville's dominant work of architecture (Figs. 12, 13). This remarkably fine example of Gothic Revival, designed by George E. Walker of Columbia, South Carolina, was begun in the summer of 1859 in order to replace a small Greek Revival Church. Trinity Episcopal Church, in need of major repairs, will be restored as part of a citywide historic preservation effort.



Fig. 12. *Abbeville Town Square. Storefronts, south facade, with silhouetted Trinity Episcopal Church. September 1978. Photo: Thomas H. Taylor, Jr.*



Fig. 13. *Trinity Episcopal Church, steeple. September 1978. Photo: Thomas H. Taylor, Jr.*

2

Abbeville's Commercial Town Square Today

It has already been noted that the town grew up around the high ground adjacent to the spring and that the commercial activity of the community remained here throughout Abbeville's historical development. As a result, the town square area (see Gray's 1882 map, Fig. 11) is visually cohesive, a unity based in part on the vistas created by North and South Main, Trinity, and Pickens Streets as they radiate from the square at the summit of the hill, as well as by the wholly commercial, row-building pattern of the square. Beyond, in sharp contrast, the residential structures incorporate a variety of materials, set-backs, and cornice heights (Figs. 14, 15, 16).

Because of its historical as well as its physical distinctiveness within greater Abbeville, the commercial town square is appropriately treated in the plan as a discrete district. The buildings comprising the square thus constitute the subject of an inventory and evaluation so that individual property owners may be notified or advised as to (1) the architectural/historical significance of their building; and (2) the type and extent of project work required to achieve the desired rehabilitation goal for the entire commercial area. The results of the inventory and evaluation are then graphically reported; project work recommendations are presented by means of architect's drawings.



Fig. 14. Lee-Reid House, c. 1885. North Main Street. Photo: Fletcher Ferguson.



Fig. 15. Shillito-Townsend House, c. 1830. South Main Street. Photo: Fletcher Ferguson.



Fig. 16. Gary-Dupre House, c. 1890. Greenville Street. Photo: Fletcher Ferguson.

Inventory

In our architectural inventory of the square, each building (including vacant buildings) is listed, regardless of merit.¹ The identification of the 20 existing 19th century commercial structures is of particular interest, relative to the historical development of Abbeville's town square. These buildings, all having Court Square street addresses, are listed according to their facade location:

East Facade

POLIAKOFF
PERSONAL THRIFT LOANS
HAGEN BROS. BILLIARDS

West Facade

CHRIS'S
BANKER'S TRUST
SAVITZ RECORDS
CATO'S
LAND'S
BOLEN FURNITURE CO.
McCLELLAN'S
SAVITZ DRUGS
THE OXFORD SHOPPE
ROSENBERG'S

¹ In the original published plan, *Abbeville, South Carolina: A Plan for its Preservation* (March, 1975), the inventory included Abbeville's historic public sites and structures; churches; and residential buildings. Because this case study focuses on proposed rehabilitation project work for the commercial town square, the remainder of the inventory is included as Appendix A.

South Facade

EUREKA HOTEL (BELMONT)
FIRESTONE/S.C. STATE EMPLOYMENT SERVICE (DENDY'S CORNER)
ACE HARDWARE CO.
WILSON CO-OPERATIVE GROCERY
BANNER OFFICE SUPPLIES
THE PRESS AND BANNER

North Facade

SOUTH CAROLINA NATIONAL BANK

Evaluation

The second task in the process of preparing a useful rehabilitation plan after completion of an inventory of buildings is an analysis or evaluation of those buildings based upon—among other varying criteria—their architectural/historical significance and existing physical condition. The results of such an evaluation can establish a graduated index of historic preservation priorities.² In this way, buildings essential to the integrity of the square (i.e., all twenty 19th century commercial buildings) judged to be in need of extensive work would be given the highest priority, and so on, down to buildings of lesser significance in need of limited work. In terms of the overall success of the rehabilitation plan, however, the recommendations for each building should be followed.

Proposed Project Work

Although a few facades will require reconstruction or structural work in order to re-establish their original appearance, much of the proposed work is related to the more basic need for appropriately designed signs and maintenance of paint, masonry, and hardware. The project work categories that appear on the graphs in the following pages are defined below:

Revise Treatment of Facade: The existing facade is out of keeping with the 19th century character of the square. As noted in the comments on the architect's schematic drawings, this might consist simply of removing modern surface panels.

Replace Signage: The inappropriately designed signs need to be replaced with signs more in scale with the buildings to which they are attached. This usually means the removal of projecting signs; the consolidation of advertising upon each facade into one sign; or the framing of the sign within existing architectural features.

Replace Decorative Detailing: The decorative trim of the original facade is at present either totally or partially missing. This lack of detailing generally has had the effect of creating architecturally unintended "neutral" areas in the facade by destroying visual rhythms (the positive effect of decorative detailing can be seen in the facade of

ROSENBERGS, Trinity Street, where the decorative elements framing the windows serve to make a simple blank wall interesting).

Revise Existing Paint Scheme: The existing color scheme needs to be revised to an approved 19th century palette (see Appendix B).

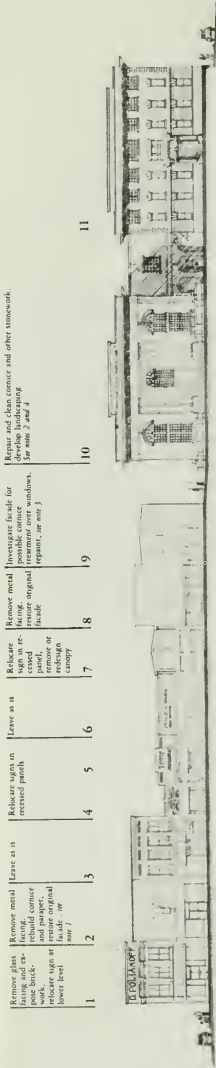
Revise Treatment of Entry: A deficiency exists in the design relationship between the present entry and its framing elements and the total design of the facade. Often, a new entry has proven to be visually obtrusive, i.e., incompatible with the original elements of the facade.

Revise Treatment of Upper Windows: This most often indicates that the upper windows have been filled-in, resulting in a "blind spot" in the facade.

Revise Treatment of Lower Windows: Inappropriate modernizations have destroyed the visual relationships between the upper and lower levels of the building.

Maintain/Repair Facade: Paint, Masonry, Hardware: This does not refer to an inappropriate design treatment, but rather to the need for maintenance or repair of existing surfaces or features.

² In the original published plan, a system of numerical weighting was designed to yield a comparative evaluation of the commercial square buildings inventoried. Project work priorities established by using the system are presented graphically in Part 2.



EXISTING



Proposed

Abberville Town Square
Court Square
East Facades

1 Remove glass from bank entrance and parapet work. Add glass at lower level.

2 Remove metal door bank entrance and parapet work. Add glass at lower level.

3 Leave as is

4 Relocate sign on recessed porch

5 Leave as is

6 Remove metal door bank entrance and parapet work. Add glass at lower level.

7 Investigate facade for treatment over windows, repair, or more.

8 Repair and clean cornice and other trimwork.

11

10

9

8

7

6

5

4

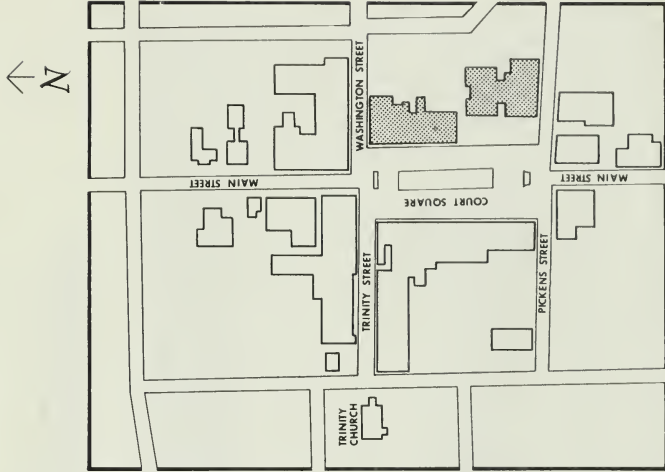
3

Note 3: Whenever possible, it is recommended that the original or early color and texture of masonry surfaces, including early signage, be retained. Removing paint from masonry surfaces indiscriminately may subject the building to damage and change its appearance.

Note 4: For more information consult Preservation Briefs: 1, "The Cleaning and Waterproof Coating of Masonry Buildings"; Preservation Briefs: 2, "Repointing Mortar Joints in Historic Brick Buildings"; and Preservation Briefs: 6, "Dangers of Abrasive Cleaning to Historic Buildings." All three are available from Technical Preservation Services Division, Heritage Conservation and Recreation Service, Washington, D.C., 20243.

Note 1: Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Note 2: The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

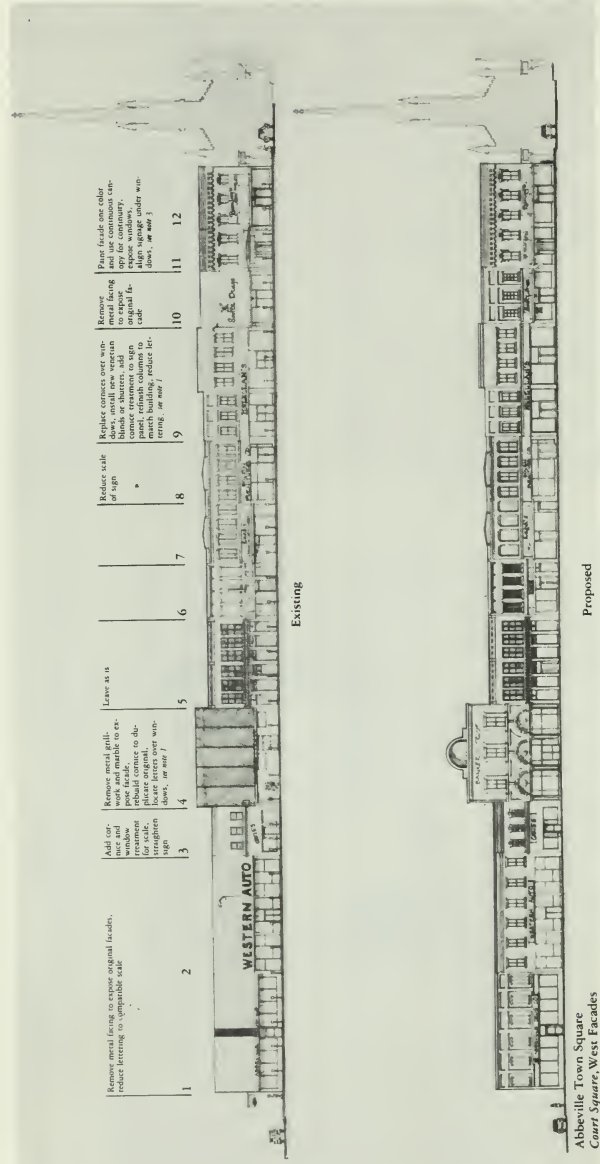


Abbeville Town Square Court Square									
East Facades									
1	POLIAKOFF								
2	PERSONAL THRIFT LOANS								
3	HAGEN BROS. BILLIARDS							\$1,275	
4	Mays, Bishop, and Hughston Attorneys at Law							\$1,100	
5	Terry Jewelers								
6	Prince and Hagen Real Estate								
7	Security Loans								
8	Bestview Cablevision, Inc.							\$1,950	
9	Horton Insurance Agency							\$4,500	
10	Abbeville County Courthouse								
11	Opera House								

Project Work	
Revise Treatment of Facade	
Replace Signage	
Replace Decorative Detailing	
Revise Existing Paint Scheme	
Revise Treatment of Entry	
Revise Treatment of Upper Windows	
Revise Treatment of Lower Windows	
Maintain/Repair Facade Paint	
Maintain/Repair Facade Masonry	
Maintain/Repair Facade Hardware	
HCRS and Matching Funds Used for Project Work	

Key: 19th century commercial structures, as identified in the Architectural Inventory (page 16), are shown in capital letters.

Rehabilitation Proposal



- 1 Remove metal facing as exposed original facade. Consider referring to appropriate code.
- 2
- 3 Add in and window replacement to duplicate original. For scale, use original window sizes, or size.
- 4 Remove metal work and make to expose original. For scale, use original window sizes, or size.
- 5 Leave as is
- 6
- 7
- 8 Restore scale of sign
- 9 Repair concrete over windows, install new replacement window units. Remove concrete treatment to sign panels. Restore original window units. For scale, use original window sizes, or size.
- 10 Remove metal facing and use common cast original facade. For scale, use original window sizes, or size.
- 11 Paint facade one color
- 12

Existing

Proposed

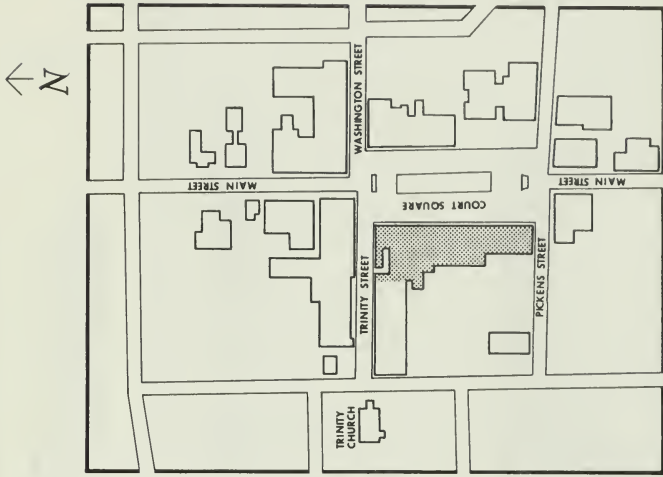
Abberville Town Square
Court Square, West Facades

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Note 2: The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

Note 3: Whenever possible, it is recommended that the original or early color and texture of masonry surfaces, including early signage, be retained. Removing paint from masonry surfaces indiscriminately may subject the building to damage and change its appearance.

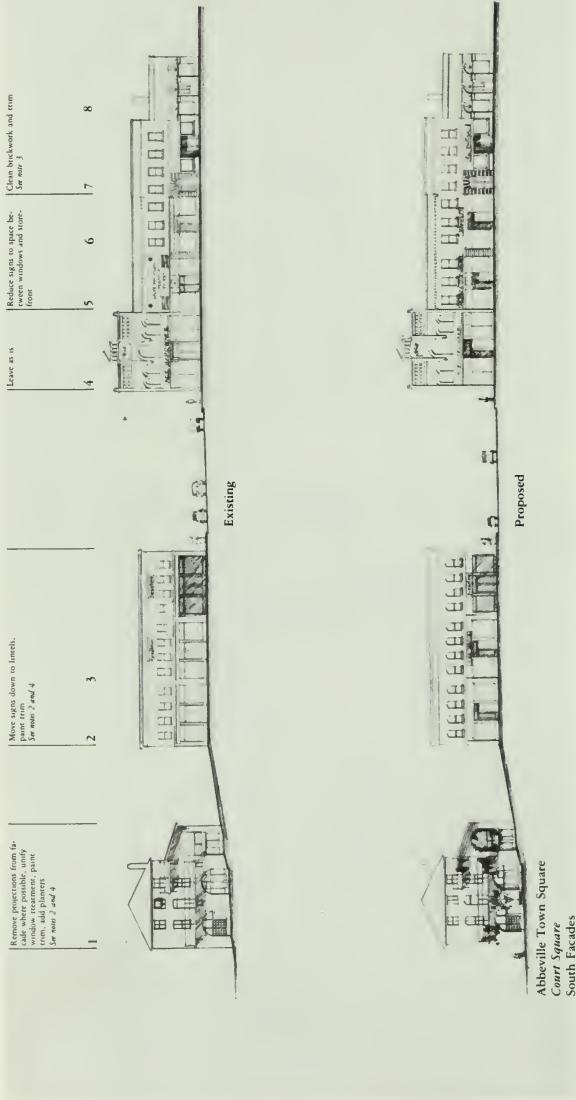
Note 4: For more information consult Preservation Briefs: 1, "The Cleaning and Waterproof Coating of Masonry Buildings," Preservation Briefs: 2, "Repointing Mortar Joints in Historic Brick Buildings" and Preservation Briefs: 6, "Dangers of Abrasive Cleaning to Historic Buildings." All three are available from Technical Preservation Services Division, Heritage Conservation and Recreation Service, Washington, D.C., 20243.



Abbeville Town Square Court Square		West Facades	
1	Abbeville Drug Co.		\$1,400
2	Western Auto		
3	CHRIS'S		
4	BANKER'S TRUST		
5	SAVITZ RECORDS		\$950
6	CATOS		
7	LANDS		
8	BOLEN FURNITURE CO.		\$2,475
9	MCLILAN'S		\$2,475
10	SAVITZ DRUGS		\$1,150
11	The Oxford Shoppe		
12	ROSENBERG'S		\$9,675

Project Work	
Revise Treatment of Facade	
Replace Signage	
Replace Decorative Detailing	
Revise Existing Paint Scheme	
Revise Treatment of Entry	
Revise Treatment of Upper Windows	
Revise Treatment of Lower Windows	
Maintain/Repair Facade Paint	
Maintain/Repair Facade Masonry	
Maintain/Repair Facade Hardware	
HCS and Matching Funds Used for Project Work	

Key: 19th century commercial structures, as identified in the Architectural Inventory (page 16), are shown in capital letters.

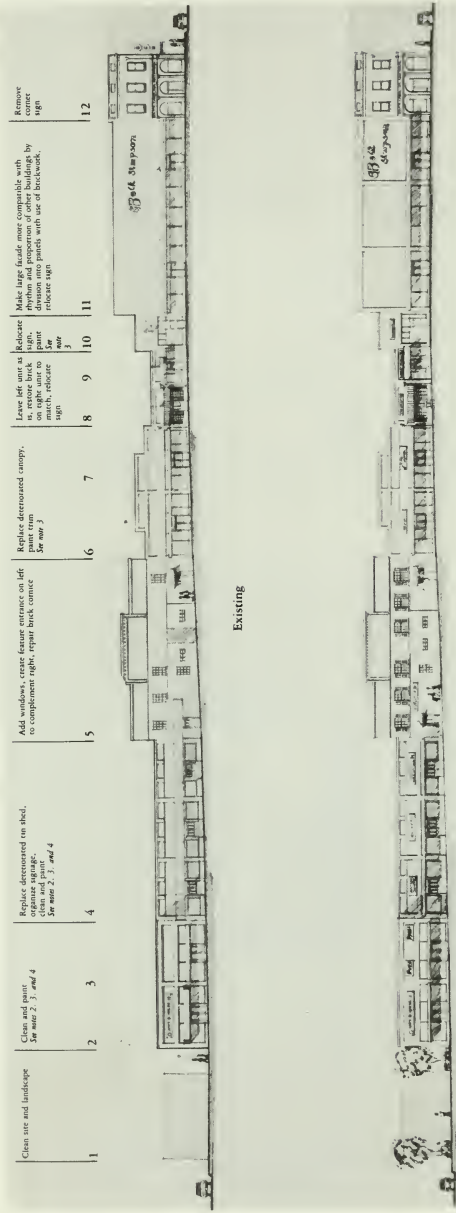


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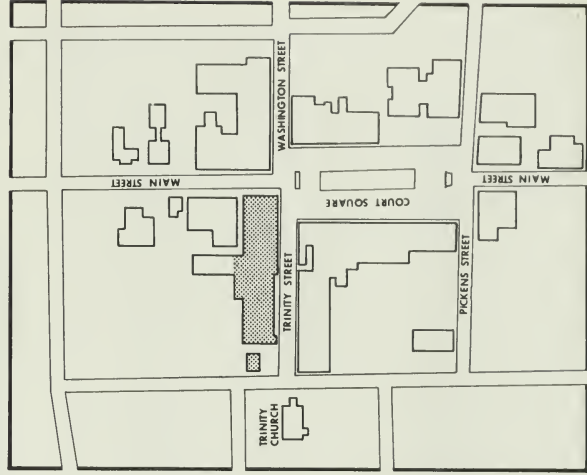
Abberville Town Square
Trinity Street
North Facades

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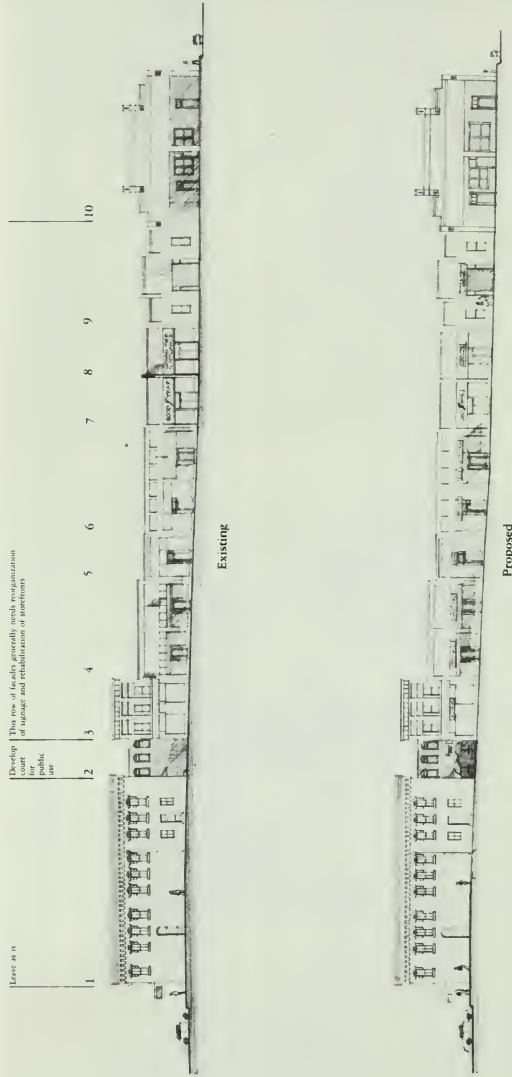
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Abbeville Town Square Trinity Street	
North Facades	
1 Service Station	
2 Amos B. Morse	
3 Vacant	
4 Warehouse	
5 Bowie	
6 Historical Society	
7 Fabric Outlet	
8 Edith's	
9 World Finance	
10 Merle Norman	
11 Bek Simpson	
12 SOUTH CAROLINA NATIONAL BANK	

Project Work	1	2	3	4	5	6	7	8	9	10	11	12
Revise Treatment of Facade												
Replace Signage												
Replace Decorative Detailing												
Revise Existing Paint Scheme												
Revise Treatment of Entry												
Revise Treatment of Upper Windows												
Revise Treatment of Lower Windows												
Maintain Repair Facade Paint												
Maintain Repair Facade Masonry												
Maintain Repair Facade Hardware												
HCRS and Matching Funds Used for Project Work												

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Abbotsville Town Square
Trinity Street
South Facades

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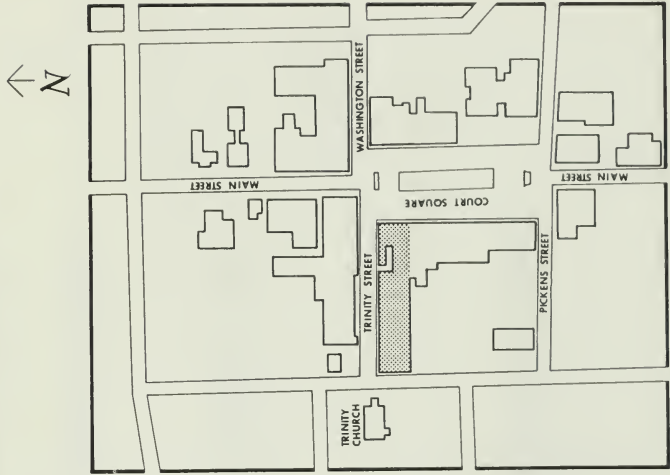
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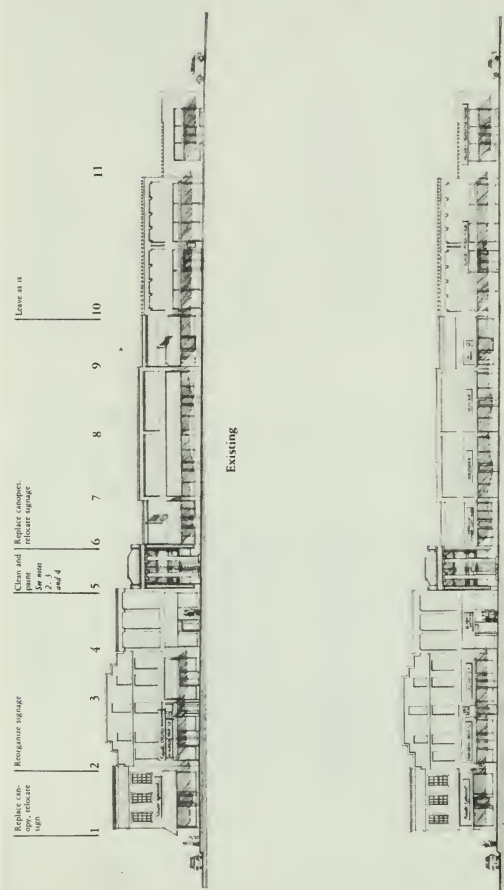
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Abbeville Town Square <i>Trinity Street</i>	
South Facades	
1 ROSENBERGS	
2 Warehouse	
3 Peeler's Pool Room	
4 Link's Grocery	
5 Vacant	
6 Vacant	
7 Link's Soda	
8 Cowan Tire and Appliance	
9 Thomas and Harmon Garage	
10 Vacant	

Project Work	1	2	3	4	5	6	7	8	9	10
Revise Treatment of Façade										
Replace Signage										
Replace Decorative Detailing										
Revise Existing Paint Scheme										
Revise Treatment of Entry										
Revise Treatment of Upper Windows										
Revise Treatment of Lower Windows										
Maintain Repair Façade Paint										
Maintain Repair Façade Masonry										
Maintain Repair Façade Hardware										
HCRA and Matching Funds Use for Project Work										



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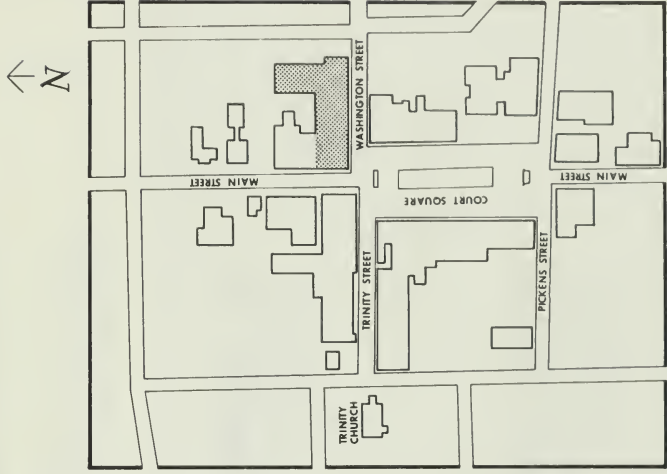
Abberville Town Square
Washington Street
North Facades

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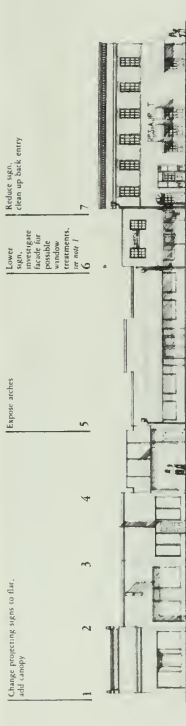
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Abbeville Town Square Washington Street										
North Facades										
1	Palmetto Restaurant	Revise Treatment of Facade								
2	McMurray Drug Co.	Replace Signage								
3	Wright's Jewelry	Replace Decorative Detailing								
4	Bon Maur Ta Beauty Salon	Revise Existing Paint Scheme								\$825
5	Sewing	Revise Treatment of Entry								
6	Flower/Gift Shoppe	Revise Treatment of Upper Windows								
7	Hardware	Revise Treatment of Lower Windows								
8	Grocery	Maintain/Repair Facade Paint								
9	Campbell's Sandwich	Maintain/Repair Facade Masonry								
10	Glace Furniture	Maintain/Repair Facade Hardware								
11	Miller's Decorating	HCRS and Matching Funds Used for Project Work								

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Existing



Proposed

Abbeville Town Square
North Main Street
East Facades

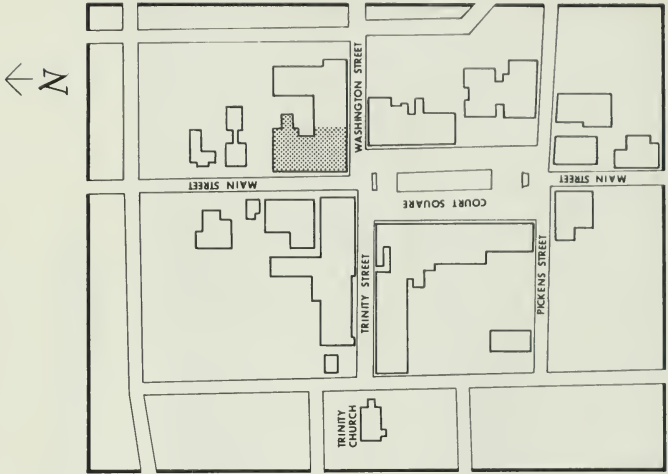
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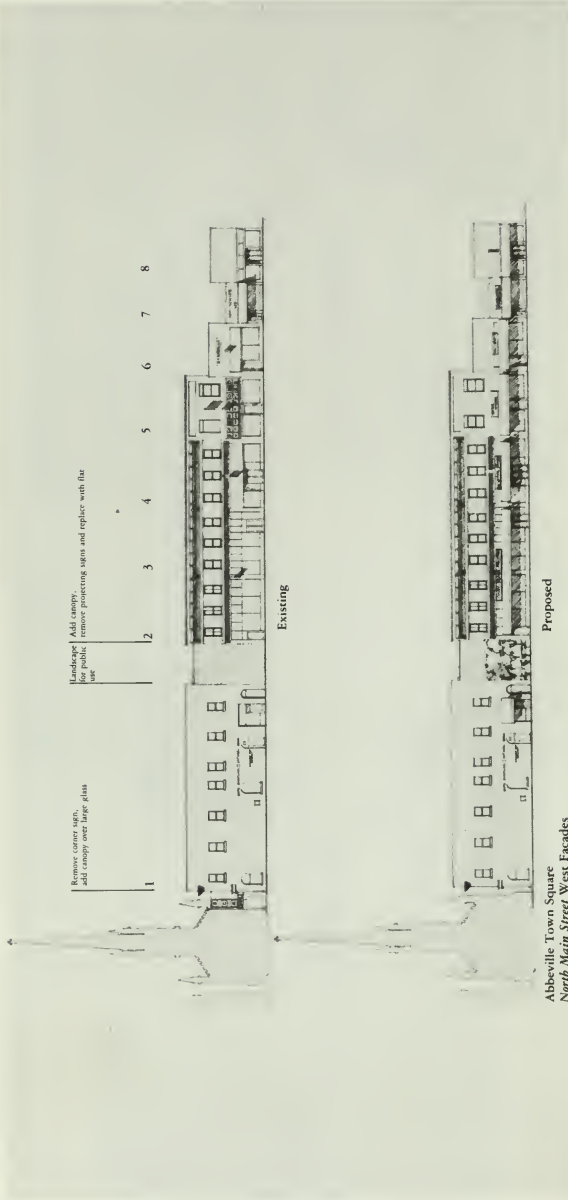
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Abbeville Town Square North Main Street										
East Facades										
Project Work										
1	Vacant									
2	Sear's									
3	Ward's Old Town									
4	Murphy's Jewellers									
5	Clothing									
6	Mary's Beauty Room									
7	Palmetto Restaurant									
	Revise Treatment of Façade									
	Replace Signage									
	Replace Decorative Detailing									
	Revise Existing Paint Scheme									
	Revise Treatment of Entry									
	Revise Treatment of Upper Windows									
	Revise Treatment of Lower Windows									
	Maintain Repair Façade Paint									
	Maintain Repair Façade Masonry									
	Maintain Repair Façade Hardware									
	Maintain Repair Façade									
	HCRS and Matching Funds Used for Project Work									



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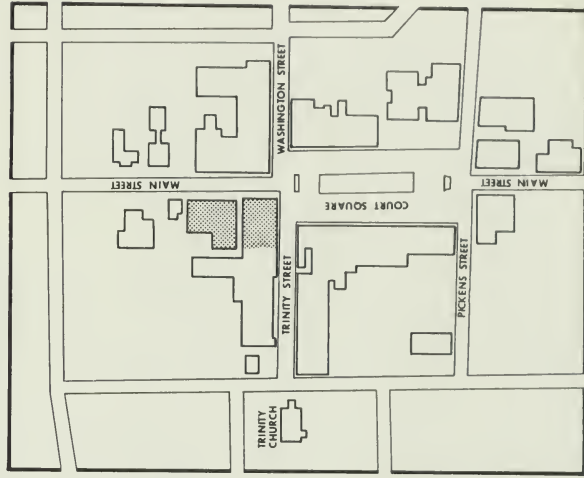
Abberville Town Square
North Main Street West Facades

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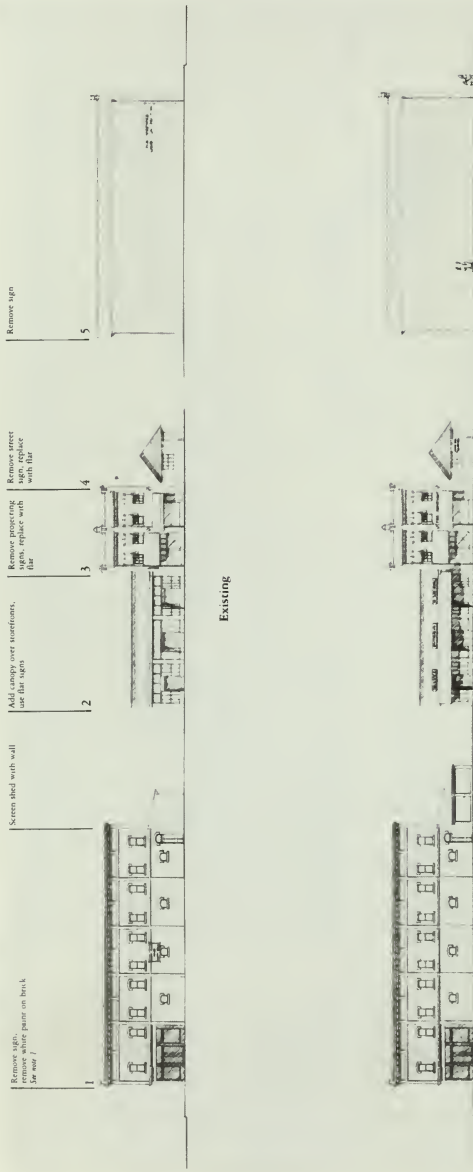
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Abberville Town Square North Main Street											
West Facades											
		1	2	3	4	5	6	7	8		
		SOUTH CAROLINA NATIONAL BANK	Gilliam Insurance	Court Square Furniture	The Ladies Shop	Motor Parts	Don's Sport	Nationwide Insurance	Thompson's Barber Shop		
Revise Treatment of Facade											
Replace Signage											
Replace Decorative Detailing											
Revise Existing Paint Scheme											
Revise Treatment of Entry											
Revise Treatment of Upper Windows											
Revise Treatment of Lower Windows											
Maintain Repair Façade Paint											
Maintain Repair Façade Masonry											
Maintain Repair Façade Hardware											
FCRS and Matching Funds Used for Finest Work										\$1,050	

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Abberville Town Square
South Main Street
East Facades

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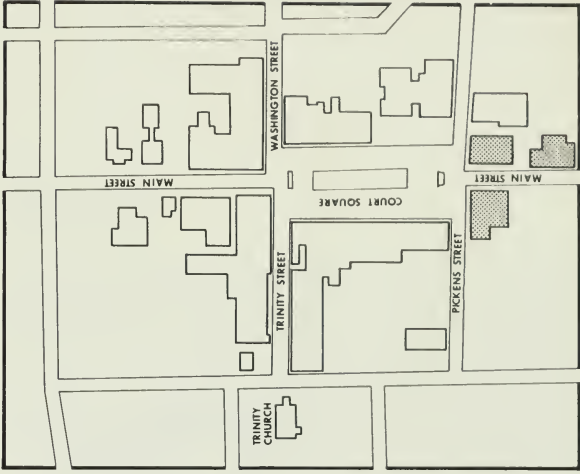
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West Facades

Rehabilitation Proposal



Abbeville Town Square South Main Street		West Facades																		
		East Facades																		
1 FIRESTONE																				
2 Barber/Vacant																				
3 Fire Station																				
4 State Farm Insurance																				
5 FACE HARDWARE																				
Project Work																				
Revise Treatment of Facade																				
Replace Signage																				
Replace Decorative Detailing																				
Revise Existing Paint Scheme																				
Revise Treatment of Entry																				
Revise Treatment of Upper Windows																				
Revise Treatment of Lower Windows																				
Maintain Repair Facade Paint																				
Maintain Repair Facade Masonry																				
Maintain Repair Facade Hardware																				
HCRS and Matching Funds Used for Project Work																				
Total Project Cost \$51,875																				
																				\$1,600

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3

The Urban Landscape

Circulation Patterns

A land-use survey of Abbeville's commercial town square (Fig. 17) has identified both under-utilized and wholly neglected parking areas adjacent to the retail center of the community. Today, these areas are the most glaring weaknesses in the town square, characterized by open storage, trash heaps, unscreened service entries, and random employee parking. Not developing these areas into attractive parking facilities has visually impaired the entries and vistas of the square and, more important, has prevented an estimated 100 retail shoppers reasonable access to the square's many stores. Thus, it must be emphasized that the recommendation for a parking configuration also includes pedestrian access (both to the square itself through the indicated passageways and to the individual stores through remodelled rear entries). All the amenities of such a parking configuration—planting, lighting, adequate signs, and related shop entries—should function as a magnet for retail traffic to the commercial square.

Rear Facades

A majority of the existing parking areas (Fig. 18) are at the rear of the square's stores; unfortunately, rear entrances in many urban settings are for employees only and consequently have not been designed to be particularly appealing. A sketch (Fig. 19) of existing conditions behind one block of shops in the



Fig. 17. Abbeville Town Square. Shaded buildings in the commercial square identified and analyzed for facade rehabilitation project work. Drawing: Triad Architectural Associates, Architects.



Fig. 18. Abbeville Town Square. Existing parking spaces in commercial square area. Drawing: Triad Architectural Associates, Architects.

commercial town square shows the facades as well as the grounds in varying states of disrepair. Several problems are apparent: (1) there are no signs that clearly identify the stores; (2) there is visual clutter in the form of exposed trash containers, overhead electrical wiring, electrical meters, and air handling units; and (3) the parking areas are unplanned and unpaved.

In Abbeville, as in many other cities, both parking and pedestrian access problems in the urban center could be eased by better utilization of the land to the rear of the stores. Another sketch (Fig. 20) shows several proposed changes. The facades have been repaired (with paint, stucco, etc. as needed). Stores have been clearly identified. Trees and plants have been added to soften the urban-scape. A large sign ("Town Square") identifies one of the "through-store" passages. Screens at the end of the pedestrian walk hide trash containers. Electrical wiring has been placed underground. Light standards, fabricated of durable materials to withstand possible vandalism, have been added. Air handling units have been screened or vented to the rooftops. Finally, a paved parking area has been designed for customer use.

Entry Vistas

Even in Abbeville's town square with its magnificent spreading oaks, visual clutter is apparent (Fig. 21). The focal point of the



Fig. 19. Abbeville Town Square. Existing conditions behind block of shops in the commercial square. Sketch: Triad Architectural Associates, Architects.



Fig. 20. Abbeville Town Square. Block of shops showing proposed facade rehabilitation as well as parking improvements and landscaping. Sketch: Triad Architectural Associates, Architects.

setting is the traffic light standard; overhead wiring and a confusion of signage are similarly distracting.

In contrast, a sketch (Fig. 22) shows several proposed changes that could be implemented to enhance the natural beauty of the square. The focal point in the sketch is now a statue of an important figure in Abbeville's history—James Louis Petigru. All wiring has been placed underground; projecting signage has been removed; and the light standards have been reduced in scale.



Fig. 21. Abbeville Town Square. Existing condition of commercial square. 1974. Photo: John M. Bryan



Fig. 22. Abbeville Town Square. Proposed changes to commercial square. Sketch: Triad Architectural Associates, Architects.

Planting

The open areas of the square with their fine trees and grassy expanses complement the cohesion of the commercial buildings. Enlargement of the town square's existing park setting (Fig. 23) would be possible by transferring the existing parking in the center of the square to off-street parking behind the stores. It is also recommended that small scale trees be planted in the recess along Trinity Street in order to dramatize the approach to Trinity Church (Fig. 24).

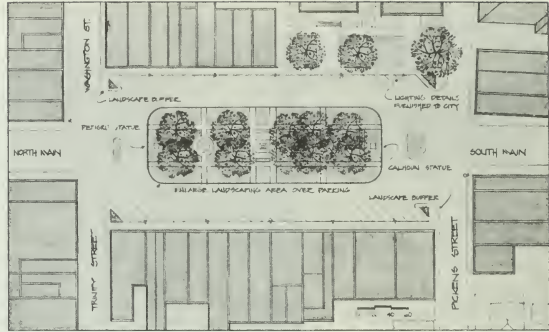


Fig. 23. Abberville Town Square. Proposed enlargement of existing landscaped area of square. Drawing: Triad Architectural Associates, Architects.



Fig. 24. Abberville Town Square. Trinity Street landscaping proposal. Sketch: Triad Architectural Associates, Architects.

4

City-Wide Preservation Program

Achieving the goal of this plan—the rehabilitation of Abbeville's commercial town square and, thus, the preservation of the community's urban heritage—will involve the adoption of certain preservation attitudes on the part of the residents of Abbeville and an actual commitment of funds by property owners within the square. Even more important, however, is the need to create a permanent municipal body to be charged with the supervision of a city-wide architectural conservation program.

Preservation Education

An essential first step in developing a conservation program in any community is to foster an awareness and enthusiasm for the historical and esthetic value of the town's architecture. Such an educational effort could easily be undertaken in Abbeville by a group or coalition of groups drawn from the city's Beautification Committee, the Abbeville County Historical Society, and the city Garden Clubs, and might include a survey to identify all structures in Abbeville built prior to 1875; a series of newspaper articles on architectural styles represented in Abbeville; an historic preservation exhibit at the public library; and a memorandum from the city to owners of historic structures emphasizing the significance of their properties.

Preservation Activities

With the proper publicity, a number of the following proposed his-

toric preservation activities could become annual events in Abbeville, such as the successful "Annual Chitlin Strut" in the nearby town of Salley, South Carolina:

1. Exhibits within local business establishments showing 19th century activities. For example, an exhibit of old tools in the hardware store; photocopies of significant newspapers in *The Abbeville Press and Banner*; 19th century toys in the Western Auto; old ledgers and placards explaining agricultural credit in the bank; sheet music and stereopticons in the record store; fashions and photographs in the clothing stores.

2. A John C. Calhoun exhibit containing personal memorabilia, his association with Abbeville, a description of his career, and his contribution to American history.

3. A 19th century craft fair with the exhibit and sale of traditional crafts such as quilting, tatting, basketry, pottery—also to include the preparation and sale of 19th century foods, as pickles, butter, and ice-cream.

4. A display on the history of the county consisting of an explanation of the topography, climate, settlement patterns, and economic development.

5. An Opera House production.

6. A tour of historic homes.

7. Preparation and sale of a brochure and map detailing the community's historic buildings.

8. The implementation of a system of historic markers.

9. The clearing and maintenance of the Public Spring (Poplar and Washington Streets). A marker could also be placed here with a map showing the radial network of roads leading from the spring to the 18th century settlements of Vienna, Petersburg, Varrennes, Boyds, Blacks, Cambridge, and Perrin.

10. The conversion of open space in Arsenal Hill to a public park.

11. A system of signs that would direct the visitor to historical sites in the vicinity, such as Pickens Fort, Arsenal Hill, etc.

12. Acquisition of the Armory by the city and/or county for use as a multi-purpose museum. This building is ideally suited to house exhibits of archeological, geological, historical, and cultural interest.

Funding of Preservation/ Rehabilitation Projects

Within the State of South Carolina, three different approaches have been used to fund the preservation/rehabilitation of older commercial districts. These options, each of which is constitutional within the context of the State's legal structure, are:

- **Special Tax Assessment Districts**

These districts are created by an act of the legislature and empower the municipality to issue bonds for the projected improvement and to levy a tax upon the businesses located within the district. This option is being used in Columbia, South Carolina.

- **Taxation by the City**

Under the South Carolina Code of Laws, cities may tax abutting properties for one half of the cost of improvements to streets and sidewalks provided that (a) the city pays at least one half the cost of said improvements; (b) the city obtains the written consent of two thirds of the owners of abutting properties; and (c) the said improvements are permanent in nature. This method is being employed by Sumter, South Carolina.

- **Voluntary Assessment Districts**

Voluntary contributions by owners of abutting properties in these districts are used to finance development project work. Such a method has been used successfully by Florence, South Carolina.

Under each funding alternative, the city usually contributes from general revenues, participating in the knowledge that public property and civic benefits are an integral part of such a project. Municipal contributions range from 15%-55% of total costs with an average municipal contribution estimated to be 45%.

A means of assessment must be stipulated under each of the three approaches. This can be based upon front footage; a percentage of land value; a percentage of total market value; or a multiple of the license fee. The assessment based upon front footage appears to be the means most frequently selected.

Administrative Mechanisms: Municipal Zoning Ordinance/City Landmarks Commission

Although volunteer activities are important, it must be emphasized that alone they will prove to be inadequate. If the city of Abbeville elects to implement, in whole or in part, the recommendations presented in this plan, a City Landmarks Commission should be created by means of the authority vested in a municipal zoning ordinance. Such a commission would be responsible for regulating the appearance of a specified area within the city and to preserve individual buildings by controlling surrounding development; it would have the authority to delay or prohibit inappropriate activities considered to adversely affect the visual character of the designated site or area.

In South Carolina, such commissions are active in both Charleston and Columbia. Charleston's commission, the first in the nation of this type, was established in 1931,

and Columbia's Historic and Cultural Buildings Commission was established in 1963. The commission in Columbia reflects the evolution of preservation law—originating with the Charleston ordinance—and can be summarized as follows: the ordinance establishes a commission composed of professionally qualified citizens, serving without pay, appointed for 6 year terms by the Mayor with approval of the City Council. The commission is authorized to identify the city's architecturally, historically, and esthetically notable areas, sites, structures, and objects, and to make their findings known through the publication of reports. In summary, the commission has the authority only to review and approve or deny the general form, massing, and scale of development proposals; it does not consider minor alterations or architectural details. Further, it is the intent of the ordinance to insure that development proposals are compatible with a recognized environmental character rather than to retain individual sites or structures.

Inventory of Abbeville's Historic Sites and Structures

Public Sites and Structures

Fort Pickens Site	Hemphill Avenue	1768
Old Jail	Poplar Street	1830
Opera House and Court House	Court Square	1906–1908
Secession Hill Site	Secession Avenue and Sondley Circle	1861
Public Spring	Poplar and Pickens Street	Date unknown
Black Bear Trail	Vienna Street	Date unknown

Churches

Abbeville Presbyterian		1888
Associate Reformed Presbyterian	Vienna Street	1871
Trinity Episcopal Church	Church and Bowie Streets	1860
Sacred Heart Catholic Church	East Pinckney and Spring Streets	1886
Main Street Methodist Church	North Main and Pinckney Streets	1886

Residential Buildings

Parker-Greene House	Greenville Street	c. 1853
Quay-Adams House	Church and Vienna Streets	Late 18th century
Robertson House	North Main and Nichols Streets	c. 1885
Shillito-Townsend House	South Main Street	c. 1830

Taggart-Wilson House	Cherokee and West Pinckney Streets	c. 1835
Wardlaw-Klugh House	Park Circle	1831
Gary-Dupre House	Greenville Street	c. 1890
Gary-Harris-Wren House	Greenville Street	c. 1885
Harris House	South Main Street	1896
Lee-Reid House	North Main Street	c. 1885
McGowan-Barksdale House	North Main and Ellis	1888
Neuffer House	North Main Street	1904
Brown-Neuffer House	North Main Street	c. 1900
Burt-Stark House	Main and Ellis	c. 1810
Calhoun-Smith House	North Main Street	c. 1830
Dupre-Harvin House	Sondley Circle	c. 1885
Edwards House	South Main Street	Date unknown

B

Approved Paint Color Schedule for Buildings in the Commercial Town Square



Fig. 25. Detail of one particularly elaborate Abbeville Town Square facade showing how approved 19th century paint colors may be applied, by component. Sketch: Triad Architectural Associates, Architects.

Twelve regionally appropriate 19th century color schemes were developed in order to give property owners a reasonably wide choice in rehabilitating their facades when the original colors cannot be determined or when other conditions exist that necessitate painting. These colors were based on *Exterior Decoration, Victorian Colors for Victorian Houses*, published by Athenaeum of Philadelphia, Pennsylvania, 1976. The paints are available from the Devoe Paint Company, Louisville, Kentucky. The schemes consist of a color for each building component, as illustrated (Fig. 25). A paint color schedule, below, lists the twelve possible combinations using Devoe Paint Company's numbers (these colors may also be matched by other paint manufacturers):

Scheme

	Wall	Trim	Accent
1.	Salmon brick	526	607
2.	Dark Red/Brown brick	595	589
3.	Buff brick	654	595
4.	591	534	544
5.	582	532	582
6.	652	595	658
7.	585	542	610
8.	611	654	609
9.	532	597	654
10.	527	609	597
11.	530	542	610
12.	597	532	582

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The Secretary of the Interior's Standards for Historic Preservation Projects

The Secretary of the Interior's Standards for Historic Preservation Projects are the required basis for State Historic Preservation Officers and the Heritage Conservation and Recreation Service to evaluate Historic Preservation Fund grant-assisted acquisition and development project work proposals for properties listed in the National Register of Historic Places. The types of treatments that may be undertaken on registered properties are defined; and both the general standards that apply to *all* treatments and the specific standards that apply to *each* treatment are listed.

The Heritage Conservation and Recreation Service, Technical Preservation Services, is pleased to include the standards as an appendix to reports in this series not only because they constitute the main program management requirement but because the reports illustrate successful use of the standards by project personnel in the States for planning and executing grant-assisted work. We have highlighted those portions of the standards that apply to this and to all projects involving the "rehabilitation" of registered properties.

Copies of *The Secretary of the Interior's Standards for Historic Preservation Projects with Guidelines for Applying the Standards* may be purchased from the Superintendent of Documents, Government Printing Office, Washington, D. C. 20402 (stock number: 024-016-00105-2; price: \$2.30).

Definitions for Historic Preservation Project Treatments

The following definitions are provided for treatments that may be undertaken on historic properties listed in the National Register of Historic Places:

Acquisition

Is defined as the act or process of acquiring fee title or interest other than fee title of real property (including the acquisition of development rights or remainder interest).

Protection

Is defined as the act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger or injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archeological sites, the protective measure may be temporary or permanent.

Stabilization

Is defined as the act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

Preservation

Is defined as 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. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Rehabilitation

Is defined as 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.

Restoration

Is defined as 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.

Reconstruction

Is defined as 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.

General Standards for Historic Preservation Projects

The following general standards apply to all treatments undertaken on historic properties listed in the National Register:

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

Specific Standards for Historic Preservation Projects

The following specific standards for each treatment are to be used in conjunction with the eight general standards and, in each case, begin with number 9. For example, in evaluating acquisition projects, include the eight general standards plus the four specific standards listed under Standards for Acquisition.

Standards for Acquisition

9. Careful consideration shall be given to the type and extent of property rights which are required to assure the preservation of the historic resource. The preservation objectives shall determine the exact property rights to be acquired.
10. Properties shall be acquired in fee simple when absolute ownership is required to insure their preservation.
11. The purchase of less-than-fee-simple interests, such as open space or facade easements, shall be undertaken when a limited interest achieves the preservation objective.
12. Every reasonable effort shall be made to acquire sufficient property with the historic resource to protect its historical, archeological, architectural, or cultural significance.

Standards for Protection

9. Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made.
10. Protection shall safeguard the physical condition or environment of a property or archeological site from further deterioration or damage caused by weather or other natural, animal, or human intrusions.
11. If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.

Standards for Stabilization

9. Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.
10. Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Standards for Preservation

9. Preservation shall maintain the existing form, integrity, and materials of a building, structure, or site. Substantial reconstruction or restoration of lost features generally are not included in a preservation undertaking.
10. Preservation shall include techniques of arresting or retarding the deterioration of a property through a program of ongoing maintenance.

Standards for Rehabilitation

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Standards for Restoration

9. Every reasonable effort shall be made to use a property for its originally intended purpose or to provide a compatible use that will require minimum alteration to the property and its environment.
10. Reinforcement required for structural stability or the installation of protective or code required mechanical systems shall be concealed whenever possible so as not to intrude or detract from the property's aesthetic and historical qualities, except where concealment would result in the alteration or destruction of historically significant materials or spaces.
11. When archeological resources must be disturbed by restoration work, recovery of archeological material shall be undertaken in conformance with current professional practices.

Standards for Reconstruction

9. Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district or scene, and when a contemporary design solution is not acceptable.
10. Reconstruction of all or a part of a historic property shall be appropriate when the reconstruction is essential for understanding and interpreting the value of a historic district, or when no other building, structure, object, or landscape feature with the same associative value has survived and sufficient historical documentation exists to insure an accurate reproduction of the original.
11. The reproduction of missing elements accomplished with new materials shall duplicate the composition, design, color, texture, and other visual qualities of the missing element. Reconstruction of missing architectural features shall be based upon accurate duplication of original features substantiated by historical, physical, or pictorial evidence rather than upon conjectural designs or the availability of different architectural features from other buildings.
12. Reconstruction of a building or structure on an original site shall be preceded by a thorough archeological investigation to locate and identify all subsurface features and artifacts.
13. Reconstruction shall include measures to preserve any remaining original fabric, including foundations, subsurface, and ancillary elements. The reconstruction of missing elements and features shall be done in such a manner that the essential form and integrity of the original surviving features are unimpaired.

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