

The Hampton-Pinckney Gazette

Preserving Our Neighborhoods

November 2000

Zoning Administrator To Discuss Guidelines at Nov. 6 Meeting

Our next neighborhood meeting will take place this Monday, November 6, at the Pentecostal Move of God Church on Hampton Avenue at 7:30 p.m. Bryan Wood, who handles zoning administration for the City of Greenville, will discuss the "Design Guidelines for Preservation Overlay Districts" which affect our neighborhood as well as several others within or around Downtown Greenville. Also, he will explain the relationship between these guidelines and the binding requirements of the City's Zoning Ordinance related to permitted uses and other restrictions. His presentation is particularly timely because of recent developments including:

- ◆ a recent complete revision of the Design Guidelines conducted by Winter and Associates, a historic preservation consulting firm from Boulder, Colorado, which reorganized and clarified the policies; the City previously sponsored both a public hearing on the proposed guidelines and subsequent briefings of the completed document but many interested neighborhood residents were unable to attend these sessions;
- ◆ numerous recent questions about permitted uses within our Preservation Overlay District which have included such matters as "grandfathering" of non-conforming uses, rental of previous owner occupied dwellings, multi-family housing, home-based businesses, ancillary uses by institutions such as churches, and the proper process for obtaining permits.

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Because the design guidelines have changed and zoning requirements are somewhat detailed, even long-time neighborhood residents are probably in the position of having just enough understanding of the policies to be "dangerous." This meeting will give us an opportunity to clear up confusion about what's required, what's not, and who to call when questions arise.

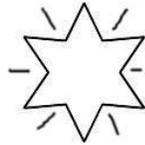
The October meeting featured a discussion of an upcoming fundraising project. Thanks to the following for attending the October meeting: Bob Lloyd, Leigh Booth, Bobbie Parks, Anne Meyer, Judy Benedict, Kathleen Crispin, Lynn Greer, Travis Seward, Joe Simpson, Larry, Becky and Sam Boyd, Bishop Simpson, Betti Wright and George Bell, Charles Hill, Patrick Duvall, Beth Burris, Amy and Ginny King, Sara and Eric Dellinger, Michael Hoffman and Sherry Grant. Visitors are always welcome.

PLEASE NOTE THE DAY, TIME AND LOCATION CHANGES--THE MEETING WILL BE HELD ON **MONDAY, NOVEMBER 6, AT 7:30 P.M. AT PENTECOSTAL MOVE OF GOD CHURCH**, 325 HAMPTON AVENUE. THE CHANGES WILL PERMIT YOU TO VOTE EARLY AND OFTEN ON ELECTION DAY AND TO THEN STAY UP LATE TO SEE WHAT YOU'VE CAUSED. - bl & jb

A Gold Star For Jim Townsend

For most of the last decade, architect Jim Townsend (formerly of South Main Street, now of that upstart Historic District on Earle Street) has been writing, publishing, and printing the "Memo"--a newsletter that has combined rumor control, cheerleading, good spirit and sharp wit.

The "Memo" has given the "DRN" (Downtown Residential Neighborhood) more of an identity than any city government purchased signs. Last month, Jim announced that he's ending his monthly editorial venture but called on his extended family of neighbors to keep up similar good work. One of the irregular features of the "Memo" has been the award of "Gold Stars" to individuals and/or organizations that have accomplished good things to advance the cause of a livable, workable downtown. A lot of us in Hampton-Pinckney got to know Jim when BB&T began working on parking lots and he weighed in on our behalf. We recognize that no one has deserved one of those Stars more than Jim for all the selfless work he's done. So, here it is...



Car 54, Where are you (now)?

We need to be more diligent than ever with our neighborhood crime watch. Our community patrol officer has been reassigned to work in the CBD and at the present time we will not have another officer assigned to our area for at least several more months.



Anne Meyer has scheduled a meeting with the Lieutenant over the Community Patrol program and should have additional information to report to us after this meeting. Eric Lewis has stated that he still plans to attend our neighborhood meetings. -jb

Halloween Stirs Up Spooky



Eddie Sue & Betty on their way to help scare up the Pitman's home.

George Bell and Betti Wright estimated that at least 400 trick-or-treaters visited their house on October 31. They believe that all the publicity created by the Pitman's scary Halloween house drew children to this area in record numbers. Every year George and Betti have a Santa and Mrs. Claus handing out candy, and the more children the merrier! The Pitman's home on Butler Avenue, a main feature in **City People**, was a neighborhood attraction. We had so many cars through here on Halloween night that there were traffic jams on both

Hampton Avenue and Pinckney Street. And, with sidewalks throughout the neighborhood, on both sides of the streets, and several already repaired, it makes a much safer Halloween for children. -jb



Ghosts, goblins and spiders hang out on the Pitman's roof



Witch stirs up trouble on Wade & Travis' front porch.

Holiday Walk-About In Need of One More Home!



We have two homes on Hampton Avenue and one on Pinckney Street scheduled for our annual Holiday Walk-About. We would love to have another home located on Lloyd, Pinckney or Butler join us! The time is drawing near, December 16, so please call Sara Dellinger (232-4951) if you want to be included on the tour. -jb

Holiday Wreath Decorating Time Again



Amy King has reminded your editor that Kathy Anderson has all of Lloyd, Pinckney and Butler's wreaths stashed away in her garage, just waiting to be placed up and down our streets again this year. Kathy and Amy would appreciate any help you can give them hanging the wreaths and we will discuss dates

at the meeting to arrange this annual event. Patrick Duvall is storing all of Hampton Avenue's wreaths. If you would like to help hang the wreaths on Hampton Avenue we will also discuss this at the meeting. Happy Hanging! - jb

The History Corner

The Hampton-Pinckney Historic District is known for its architectural significance and its large concentration of Queen Anne and Craftsman style homes. As the Hampton-Pinckney neighborhood reached the height of its popularity during the first several decades of the Twentieth Century, there was a transition in architectural styles as the Queen Anne style faded with increased rejection of its ornamented appearance and the emergence of the Arts and Crafts movement. The Arts and Crafts movement started in England during the mid-to-late Nineteenth Century and was inspired by William Morris. As an architectural style, the Craftsman style took hold in California and spread rapidly across the country by means of pattern books and magazines. By the early-Twentieth Century, it was America's most popular style and was common in both rural, small town and urban settings from the 1910's to the 1930's.

The differences between the Craftsman style and earlier styles are dramatic. The primary architectural theme with the Craftsman style is the squaring off of rounded architectural elements. Gone are the turned columns as well as spindles and balusters. The Craftsman house has a low-pitched roof and often wide overhanging eaves with exposed rafters. Large gables often have decorative brackets or braces. Roof dormers are common and walls are most often wood but may be covered with shingles, masonry or even stone. Porches have square columns set on heavy masonry or stone piers. The interior also reflects a different theme with slightly lower ceiling heights and stained rather than painted woodwork. The most prominent interior feature is the woodwork with exposed beams, somewhat higher chair and plate rails and rich paneling in many cases. The focal point for almost every Arts and Crafts interior is the fireplace. Often flanked by bookcases or window seats, it is common for this integral structure to take up an entire wall. The fireplace is often located directly opposite from the entry door to create a strong initial impression. Exposed interior brick is also a common trait and colors are organic and natural with prevalent earth tones.

The Hampton-Pinckney neighborhood has



many excellent examples of Craftsman style homes. Some of the best examples are:

312 Hampton Avenue - built circa 1912, this distinctive Craftsman has a beautiful shingle exterior and prominent gable porch. The owner, Claudia Price, has extensively landscaped the yard creating a nice setting that emphasizes the exterior colors and materials.



36 Pinckney - The Glover House (now owned by Lynda Morrison) was built circa 1915 and features tapered pillars and brick piers. The leaded glass transoms are distinctive and the interior has exposed beams and brickwork. Note the curved roof as it slopes over the porch. -rb



Parker High School Auditorium Receives Greenville County Historic Designation

On Thursday, October 19, 2000, the entire school body, including teachers, filed into Parker Auditorium, just as they had for the past 62 years. Along with them were the Board members of the Greenville County Historic Preservation Commission, School Board Vice Chairman, Debi Bush, Senator Mike Fair, and Mr. Bill Harner, Superintendent of the Greenville County Schools. They were gathered to view the inaugural presentation by the Greenville County Historic Preservation Commission of the Greenville County Historic Designa-

tion for the Parker High School Auditorium. The Auditorium was placed on the National Register of Historic Places in 1996, but just as the City of Greenville has designated Historic Overlay districts, the County now has an ordinance to protect County-wide historic properties in a similar manner.

Senator Mike Fair, who attended Parker High School, commented on the memories that the auditorium held for him and when the plaque was presented, Mr. Tom Kriese, Chairman of the Greenville County Historic Preservation Commission, was now able to tell everyone that the auditorium is now protected, and cannot be altered in anyway that would change the historic significance of the property. This brought cheers from the crowd, among which were past-superintendent Mr. Gordon and alumnae of Parker High School.

The Greenville County Historic Preservation Commission was particularly interested in the auditorium, built in 1938 by the Works Progress Administration (WPA) in the Classical Revival Style because it was the largest federally-funded project in South Carolina at that period of time and the building has not been relatively altered since.



The Commission is now accepting submissions from historic property owners for acceptance into the Greenville County Historic designation program. Contact Tom Kriese at 292-7504. -jb

Do You Live Within Historic District?

Over the past few years of distributing the newsletter, I have had several helpers. Every month I make 100 copies of the newsletter, and usually don't have any left over. Some of my helpers cannot understand why I make 100 copies, because after all, there are only 44 homes within the Historic District. Well, sometime after 1978 when the original historic overlay was established, the Historic District was expanded. I counted approximately 91 properties on the below map. This includes a few businesses, churches and apartment buildings who also receive our newsletter. If you have not been receiving the newsletter please call me and I will be happy to make the delivery. -jb



The Hampton-Pinckney Historic Overlay District is denoted by the heavy black lines. It spans from the corner of Asbury and Lloyd Streets to Buncombe, Hampton Avenue from a few homes past Lloyd all the way up to Margie Montgomery's home, Pinckney Street from Butler to Lloyd, and Butler Avenue from the corner of Asbury to Pinckney.

Calling All E-Mail Addresses

At the October meeting someone voiced wanting an e-mail list that would inform neighborhood residents about upcoming meetings and other issues. If you would like to be included on the e-mail list and have an e-mail address, please bring it to the meeting Monday night. -jb

Of Personal Interest

- ◆ Barry and Karen Nield have moved back into their Pinckney Home and Karen is happy to report that they are not planning to move away again anytime soon!
- ◆ Welcome to Rebecca Jonas who moved into the duplex located at the corner of Hampton Avenue and Lloyd Street. Rebecca is an artist. Welcome to the neighborhood!
- ◆ Another addition to the neighborhood, Sherry Grant, moved into the apartment building at the corner of Hampton and Butler. Thanks for attending the meeting and hope to see you there every month! -jb

Important Reminders

- ◆ Look for the next issue of The Hampton-Pinckney Gazette for our December meeting information.
- ◆ Don't forget to take your trash and recycling bins off the street and out of sight!

Letter From the Editor

This month our letter from the editor is the "state of the neighborhood" from our association President:

Our neighborhood continues to pursue various agenda items primarily with City government. Traffic calming, the all-too-regular minor incidents, the occasional major incident of crime and problems with vagrancy all continue to rear their heads and take the time and attention of neighbors who are either confronted with them or willing to deal with them. The City is assuredly a good, convenient and attractive place to live but will never be free of the things that come within this territory. During the time that I've served as president of the neighborhood association, I've talked to most everyone who lives here and can report as a group, we like the place, we knew what we were getting into when we moved here and we are willing to deal with the stuff that does occur as part of the largely acceptable trade-offs.

Despite the fact that our homes are of similar ages, the types of problems that show up at our front or back doors are not similar. My telephone calls and sidewalk conversations tell me that even the most docile or uninvolved among us takes notice when the perceived problem gets close to them. Which house you occupy or are next to and what street or alley you front or back up to has more than considerable impact on what you think is a problem and what you don't. Those near the Post Office have a bigger stake in traffic calming than those who are buffered a street over. Those on the convenient walking route between the labor pools and the overnight shelters have a different perception than those whose homes would require extra effort for a fragrant guy down on his luck or just out of incarceration to visit. Those whose homes are next to churches or unoccupied structures know differently from those sandwiched between like-minded owners what happens when things aren't being watched or there's not a lot of activity around. I guess what I'm suggesting is that this "job" has brought out a trait in me that most people who've known me for any period of time didn't know I had—empathy. It's a good trait—I recommend it highly.

Bob Lloyd

Thanks to Our Sponsor

This issue of *The Hampton-Pinckney Gazette* is sponsored by Sara and Eric Dellinger. -jb

Contributors this issue: Bob Lloyd, Anne Meyer, Robert Benedict, Judy Benedict

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Say yes to traffic calming. If you would like a button with:

"Preserve our city's neighborhoods: CALM TRAFFIC NOW!"

Call Anne Meyer. \$1.00 donation accepted to offset costs.