

3.0 Hampton Heights Historic District Profile

The historic residential neighborhood of Hampton Heights developed from the 1890s into the 1940s as the home of many middle- and upper-income citizens of Spartanburg. The area that is now Hampton Heights was open farmland until the 1890s when the Irwin family began to develop the land as a residential suburb for the rapidly growing city. Several members of the Irwin family built large, fashionable houses on large parcels of land that included farmland. The Irwins reportedly were responsible for planting the large street trees that still line West Hampton Avenue. Three Irwin family houses remain today at 232 West Hampton Avenue, 269 West Hampton Avenue, and 450 Irwin Avenue.

By the turn of the century, other large houses set on large lots were being constructed in the area by local professionals and business people. These houses defined the early character of the neighborhood and were built largely in the Queen Anne style, with several examples of the Classical Revival and Colonial Revival styles.

During the 1910s and 1920s, the neighborhood expanded with the development of new streets. South Spring Street, Peronneau Street, and South Hampton Drive were developed by 1920 and Hidrick Street by 1930. Many of the houses on these streets are bungalows with Craftsman-style details that developed in the early-twentieth century as affordable suburban houses for middle-income families. Hampton Heights contains a fine collection of Craftsman-style houses.

Further neighborhood expansion took place with the development of Irwin Avenue, Cecil Court, and Timothy Street during the 1930s and 1940s. These later houses were smaller scale examples of the Colonial Revival and Craftsman styles as well as the English Vernacular Revival style. The 1940s saw the construction of a number of small-scale minimal traditional houses in the neighborhood as well. Along with single-family houses, Hampton Heights also has a collection of historic apartment houses and duplexes that have served an important need for housing in Spartanburg over the years.



3.1 Architectural Resources

The architectural resources of the Hampton Heights neighborhood are all residential and include houses, duplexes, and apartment buildings. These historic buildings were constructed from the 1890s when the neighborhood first began to develop into the 1940s. They range from small, modest houses to large, high-style residences, and all play a part in the history of the neighborhood.

Houses may be categorized by either house type or architectural style. These are two different but related ways of understanding why a house looks the way it does.

3.1.1 House Types

Most houses may be categorized by **house type**. House type is the basic form of a house exclusive of the stylistic ornamentation that may be present. Type is determined by the floor plan and height of a house. Sometimes other features such as roof shape, location of doors or chimneys, or the kind of porch may be part of the definition of a type.

House type and architectural style are often confused. Style is a building's ornamentation or decoration, while type is the ba-

sic form onto which these stylistic elements are placed. Three houses of the same type may be ornamented with three different styles or may have no stylistic features at all. Categorizing houses by type helps us recognize the traditional form of a house rather than only recognizing its stylistic influences.

Many house types are traditional house forms that have been handed down from generation to generation. These include types found in Hampton Heights such as the Georgian house and central hallway which were built for many years. Many types are based on dwelling forms brought from Europe and Africa, while others evolved to fit circumstances in various regions of the United States. Some house types are particular to a certain region; others are widespread and found throughout large areas of the country, such as the bungalow.

A number of different house types are present in Hampton Heights, but the majority of houses fall into a few type categories. The **bungalow** is by far the most common. Constructed mainly during the 1910s and 1920s, bungalows were very popular all across the country as comfortable, affordable houses for middle-class families. Their popularity rapidly spread through the use of pattern books that made house designs and plans readily available. This was

the time when Hampton Heights experienced its greatest period of growth.

*Many of these houses fit into a category of architecture called **vernacular architecture**. Most of the houses in Hampton Heights are considered to be vernacular architecture. Vernacular means based on traditional forms and materials rather than being professionally designed. An example of vernacular architecture may be a traditional house type, or it may also be a regional interpretation of an architectural style. Early vernacular architecture was based on local and regional building traditions. During the late-nineteenth and early-twentieth centuries, industrialization brought mass-produced building components and concepts to vernacular architecture, making it more widespread across the country.*

Other house types found in Hampton Heights include the Georgian House, Side Hallway House, American Foursquare, Temple-Front Cottage, and Queen Anne House. With the exception of the Queen Anne House (associated with the late-nineteenth century), these types were, like the bungalow, popular during the early-twentieth century. A number of **minimal traditional** houses were built in Hampton Heights in the 1930s and 1940s

Bungalow

Bungalows are long and low house forms with irregular floor plans within an overall rectangular shape. Integral, or recessed, porches are common as well as low-pitched roofs with wide overhangs. The bungalow type can be divided into four subtypes based on roof forms and roof orientation: **Front-Gabled Bungalow**, **Side-Gabled Bungalow**, **Hipped Bungalow**, and **Cross-Gabled Bungalow**.

The bungalow and other house types presented in this section can be found in other areas of Spartanburg outside the Hampton Heights neighborhood.

front-gabled roof

integral (recessed) porch



Front-Gabled Bungalow

low pitched roof with wide overhangs
rectangular shape with irregular floor plan

wide eave overhangs

integral (recessed) porch



Side-Gabled Bungalow

side-gabled roof

rectangular shape with irregular floor plan

wide eave overhangs



Hipped Bungalow

hipped roof

rectangular shape with irregular floor plan

integral (recessed) porch



Cross-Gabled Bungalow

cross-gabled roof

rectangular shape with irregular floor plan

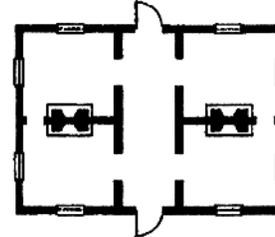
Georgian House

The Georgian house is two stories consisting of a central hallway with two rooms on either side and is nearly square in shape. The roof is typically hipped but may be side-gabled. Two chimneys are usually present, most often on the interior between the front and rear rooms.

symmetrical front facade
entrance into central hallway



two-story main block two rooms deep

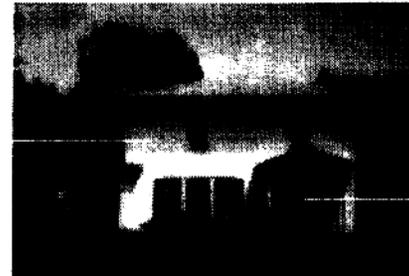


Georgian House

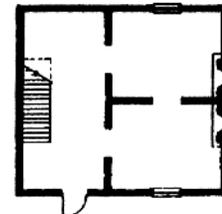
Side Hallway House

The side hallway house is two stories with the hallway at the side of the house, hence its name. The hallway normally contains the staircase. The house is usually two rooms deep and has a close to square shape.

two-story main block



entrance into side hallway



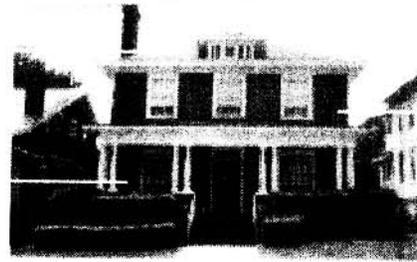
Side Hallway House

American Foursquare

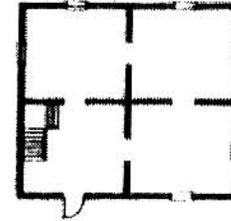
The American Foursquare has a two-story cubical shape topped with a pyramidal roof. The floor plan consists of four rooms without a hallway, so that one room generally serves as the entry and stairhall.

pyramidal roof

four main rooms on each floor



two-story cubical block



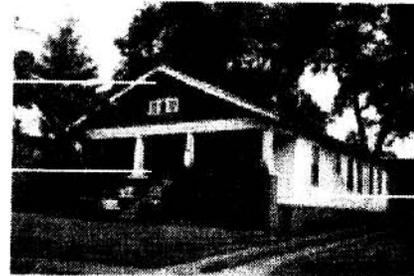
American Foursquare

Temple-Front Cottage

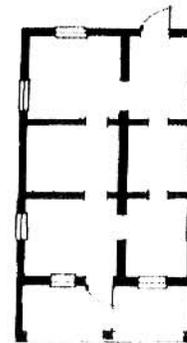
The temple-front cottage is a long, rectangular house distinguished by a full-facade integral (recessed) porch under a front-gabled roof. The floor plan is either a central hallway or hall-parlor (two unequal-sized rooms) plan and three or more rooms deep.

front-gabled roof

full-facade integral (recessed) porch



one-story rectangular form three or more rooms deep



Temple-Front Cottage

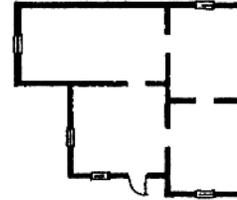
Queen Anne House

The Queen Anne house consists of a two-story, square main block with projecting gables on the front and one side. There is no hallway, and rooms are arranged in an asymmetrical plan. The roof is either pyramidal or hipped, and chimneys are usually found on the interior.

projecting wing
entrance into front
room, asymmetrical
floor plan



hipped roof
two-story
main block



Queen Anne House

Minimal Traditional Houses

A trend in residential architecture beginning in the late 1930s and extending through much of the 1940s produced houses constructed with basically traditional forms and a minimum of stylistic detail. This category of houses is often referred to as Minimal Traditional. These houses are generally more important for their house forms than for their architectural style. Although these house types have been little studied so far, they form a large group of important housing stock from this era.



Minimal Traditional House

3.1.2 Other Residential Building Types

Other historic residential building types located within the Hampton Heights neighborhood include multifamily housing such as duplexes and apartment buildings and a large number of associated outbuildings such as garages and garage apartments. These resources are important to the overall historic residential character of the district.

Apartment Buildings (Multi-Family Housing)

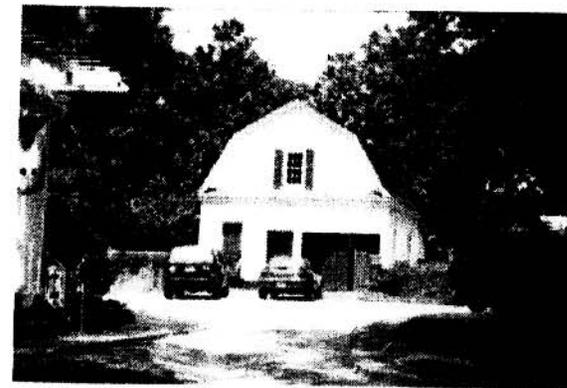
The apartment buildings and other multifamily housing in the residential district were constructed at a domestic scale to fit into the surrounding neighborhood. Some of these buildings are duplexes, some are quadraplexes, and others are apartment buildings with multiple apartment units inside.



Apartment Building

Associated Outbuildings

A number of garages and garage apartments exist in the residential district. They tend to be located to the rear of the main houses and range from small structures only large enough to hold one car to larger structures with space for two cars and an upstairs apartment. Many of these resources have been lost over the years.



Associated Outbuilding

3.1.3 Architectural Styles and Details

Houses in Hampton Heights represent a range of architectural styles that were popular from the late-nineteenth century into the mid-twentieth century. Style is the decoration or ornamentation on a house as well as overall proportion, scale, massing, and symmetry or asymmetry. Some houses are considered high-style because they have all the elements that define a particular style. Others simply have some elements of a style; others have none. Following are the most prevalent residential architectural styles in Hampton Heights.

The most common architectural style in Hampton Heights is the **Craftsman style**, popular from the 1910s into the 1930s. The first houses constructed in the neighborhood were generally in the **Queen Anne style**. The revival styles popular during the early-twentieth century drew from many different sources. Those popular in Hampton Heights are **Colonial Revival**, **Classical Revival**, **English Vernacular Revival**, **Dutch Colonial Revival**, and **Spanish Colonial Revival**. A few examples of other stylistic influences can be found scattered through the neighborhood, such as the **Folk Victorian-style** house on Spring Street just south of West Hampton Avenue.

Queen Anne (1880s-1910s)

The Queen Anne style was originally developed in England and based on late medieval Elizabethan and Jacobean sources. In the United States, it was adapted from the masonry designs found in England into a wood-framed house that became very popular with Americans. The style is characterized by irregularly shaped, steeply pitched roofs with cross gables; an asymmetrical shape; a variety of exterior surface materials, textures, and details; wraparound porches with slender turned posts and balustrades often decorated with sawn brackets and spindlework friezes. Some Queen Anne-style houses have more classically inspired details such as porch columns, Palladian windows, and cornices with dentils. Chimneys are often elaborate with patterned and corbeled brickwork.

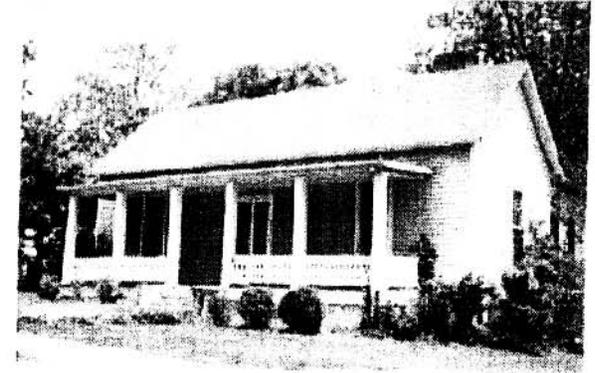
The architectural styles presented in this section can be found in other areas of Spartanburg outside the Hampton Heights neighborhood.



Queen Anne

Folk Victorian (1880s-1910s)

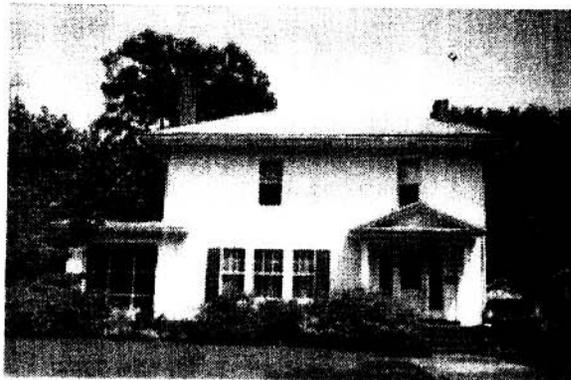
Houses that are simple house forms, or house types, with some amount of Victorian-era ornamentation are known as folk Victorian. This detailing was generally taken from styles such as the Queen Anne popular during the late-nineteenth century and was generally applied to the porch and gable ends of an otherwise plain house. Folk Victorian is more accurately defined as a way of decorating a house than a precise stylistic category.



Folk Victorian

Colonial Revival (1890s-1950s)

This style promoted the revival of America's colonial architectural heritage and was widely popular for a long period from the 1890s until well after World War II. Early examples were interpretations of colonial buildings and did not attempt to precisely reproduce existing structures, but by 1910 it had become fashionable to build carefully researched copies. Later examples tend to be much simpler. Most Colonial Revival examples feature symmetrical facades, prominent front entrances elaborated with sidelights or fanlights, entry porches with pediments or cornices supported by delicate columns, and roof dormers.



Colonial Revival



Colonial Revival



Colonial Revival apartment building

Dutch Colonial Revival (1920s-1930s)

The Dutch Colonial Revival also was part of the movement to revive America's colonial architecture. These houses borrow distinctive features from Dutch colonial traditions. Their major characteristic is the gambrel roof, steeply pitched and side-gabled with two different slopes.



Dutch Colonial Revival

Craftsman (1910s-1930s)

A popular architectural style in South Carolina during the first decades of the twentieth century, the Craftsman style was quite different from the other styles of its era. Instead of reviving a past style, it broke with tradition and moved toward modern house design. The style was American in origin and influenced by both the English Arts and Crafts movement and the wooden architecture of Japan. Craftsman-style houses emphasize structure and materials. They generally have low-pitched gabled, sometimes hipped, roofs with wide overhanging eaves and exposed rafters and decorative brackets. The houses are most often asymmetrical with porches supported by short columns set on heavy masonry piers.



Craftsman



Craftsman



Craftsman

Classical Revival (1890s-1930s)

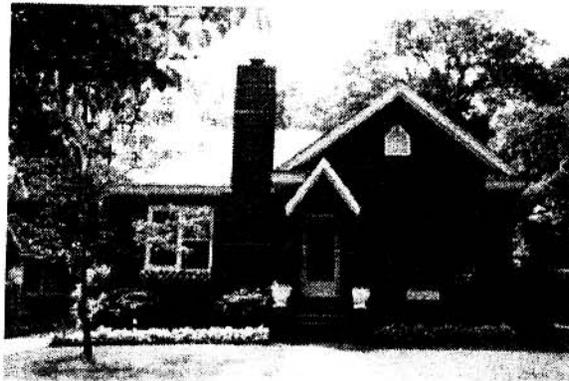
This style, which signaled revived interest in classical architecture, developed during the same period as the Colonial Revival and was popular through the 1930s. The Colonial Revival and Classical Revival styles have similar features, but the Classical Revival is typically more elaborate and is distinguished by a dominant full-height portico. It is an eclectic style, meaning it is derived from several earlier styles, and it always exhibits elements of the classical orders. Its full-height porticos most often have prominent pediments supported by classical columns. Classical Revival facades are symmetrical and usually have classical cornices. The central front entrances are elaborated with classical pilasters, sidelights, fanlights, or transoms.



Classical Revival

English Vernacular Revival (1920s-1940s)

This style appeared in many of South Carolina's developing neighborhoods and suburban areas in the early decades of the twentieth century. As its name suggests, the style was derived from the vernacular architectural traditions of medieval England. Characteristic features include steeply-pitched roofs, asymmetrical front facades, prominent chimneys, and round-arched entranceways. Brick masonry is the usual exterior material and is often combined with stone and half-timbering accents.



English Vernacular Revival



English Vernacular Revival

Spanish Colonial Revival (1920s-1930s)

This style was another part of the movement to revive American colonial architecture and drew from the Spanish colonial architectural heritage of the American southwest and Florida, including the mission building traditions of California. The style was not as popular as other colonial styles but was constructed in neighborhoods during the 1920s and 1930s. Houses in this style have a clay tile roof that is usually gabled with little eave overhang, and walls are of smooth stucco. They are generally asymmetrical, and arched openings and arcaded loggias, or porches, are common. The roof may be elaborated with curvilinear gables or parapets that come from the mission tradition.



Spanish Colonial Revival



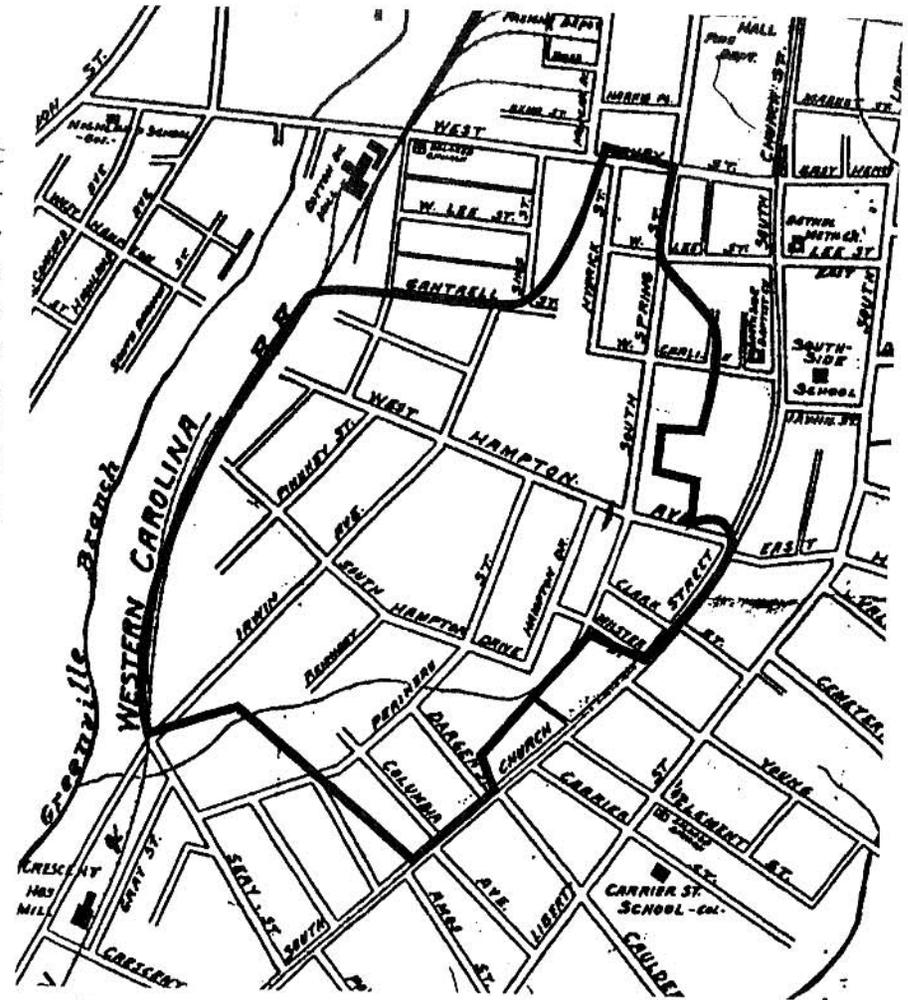
Spanish Colonial Revival

3.2 Landscape Resources

3.2.1 Layout/Original Plan

The Hampton Heights Residential Historic District is laid out in an informal grid pattern that responds to physical characteristics of the area. The street pattern within the district is generally oriented north-south and east-west. Church Street, which bounds the district on the east in a north-south direction, is situated on a major ridge line. West Hampton Avenue, situated at the center of the district, is the primary historic corridor extending east to west. The roadway for Hampton Avenue at approximately thirty-two feet wide is the most spacious in the district. Most of the avenue is situated on a ridge overlooking the surrounding district. West Hampton Avenue is characterized by architecturally-significant residences sited on large, irregular lots. The ridge line along West Hampton Avenue extends to Irwin Avenue and Peronneau Street, making these streets prominent roadways in the district as well. Large-scale, irregular lots with architecturally-significant residences also characterize development on these two streets. The pattern of land subdivision in other areas of the district includes smaller lots laid out in a more regular grid pattern with more modest style residences.

The system of creeks and drainage ways has been an important factor in the district's overall design. Tributaries to Fair Forest Creek are located within rear yard spaces of many of the residential lots. Tributaries are found in the rear yards between Irwin Avenue and Peronneau Street, between Carlisle Street and Brookwood Terrace, and southeast of Morningside Drive.



1923 Sanborn Map of Hampton Heights Residential District illustrates irregular pattern of layout and system of creeks and drainage ways.

3.2.2 Streetscape Characteristics & Materials

Public Right-of-Ways

Streetscape Section and Materials -

The streetscape section within most parts of the district is characterized by the following elements: (1) asphalt roadway, ranging in width from 32' feet at West Hampton Avenue to approximately 25' at Peronneau and Irwin; (2) raised curb, typically of concrete, but granite is found in older street sections along West Hampton and Irwin; (3) a greenspace, typically planted as a grass strip containing a variety of tree species and utilities, width ranging from almost 12' to less than 1'; and (4) concrete sidewalk bordering the adjacent property and typically 5' wide. The extensive system of concrete sidewalks throughout the district provides a continuous pedestrian path along the majority of streets.

 **Lighting** - Lighting within the district is primarily provided by roadway-scale lights. There are a few period-type lights at the intersection of West Hampton Avenue and Church Street. West Hampton Street has been realigned in this area to a curved section. Period-type lights were added as part of this work and are identi-

cal to other lights used in the central business district.

These lights are the only pedestrian scale lighting in the district. There are no other pedestrian amenities within the district, such as trash receptacles or benches.

 **Parking** - On-street parking is allowed along most streets in the district. Space for accommodating both on-street parking and two-way traffic flow is limited on streets in the 25' width range. Spring Street is one of the few locations where on-street parking is prohibited due to high traffic volumes.

 **Alley** - Historically, alleys played an important functional role in the neighborhood. They were used by utilities and residents and provided access to the rear yards of properties where garages were typically placed. Some of these alleys are still visible on maps of the area: between Morningside and Irwin, between Hampton Drive and Peronneau, east of properties facing Hampton Drive (this alley converted to an extension of Spring Street), and connecting West Hampton with Brookwood. With the exception of this last one, the alleys are obstructed by vegetation and in some cases have been incorporated into private yard spaces.

Private Property

 **Walls and Enclosures** - Fences are almost nonexistent within the private yard spaces of the district. One notable exception is an iron fence at 269 West Hampton, attributed to Stewart Iron Works of Cincinnati, Ohio, a famous manufacturer of decorative iron work which is still in operation today.

There are a number of low retaining walls at various locations in the district, primarily used to accommodate the rolling topography. Walls are typically of stone, brick, concrete, or granite. Granite retaining walls are more common in southern sections of the district (West Hampton, Irwin and Peronneau), while stuccoed concrete is a more traditional material in northern sections of the district (Carlisle and Hidrick).

 **Walks** - Access walks typically extend through the center of lots connecting the sidewalk to the front door of the residences. All of these walks are constructed of concrete with brick occasionally used as an accent material. Walks range in width, but one distinctive pattern, found throughout the district, is a 5-foot wide walk scored to create the appearance of paired 2 1/2 x 3 1/2 foot blocks.

Drives - Residential lots contain drives providing access to rear yard spaces and garages. Drives are typically at the side of lots, and in some cases, two lots may share a single drive or two drives may adjoin one another. Drives are constructed of concrete as well as unpaved with gravel. "Driveway tracks," narrow paved strips that allow a paved surface for wheels with open space in between, are also common.

3.2.3 Vegetation

The Hampton Heights Historic District is, for the most part, characterized by dense mature vegetation, although the area from Carlisle Street north is noticeably less vegetated. Most trees are native hardwoods contained within private yard spaces. Greenspaces along the roadways in the district range in width from 1' to 12' and allow limited space for trees, particularly on West Hampton Avenue and Spring Street

where the greenspace is only two feet wide. Street trees along these two major thoroughfares, in the form of large mature oaks, are instead planted just inside the sidewalks in private yard spaces. A double line of oaks were historically planted on West Hampton - one row next to the sidewalk and one near the house. This pattern still remains.

Street trees throughout the remainder of the district consist of smaller specimen trees; dogwood is a common variety. Bradford Pears were planted near the intersection of West Hampton Avenue and Church Street, likely a part of the roadway improvement project in this area.

Residential yards also feature a wide variety of shrub, ground cover, and vines. Many shrub plantings feature traditional historic varieties, such as abelia, nandina, and a variety of holly.



Photograph of 233 West Hampton from approximately 1920 illustrates historic character of landscape within the district.