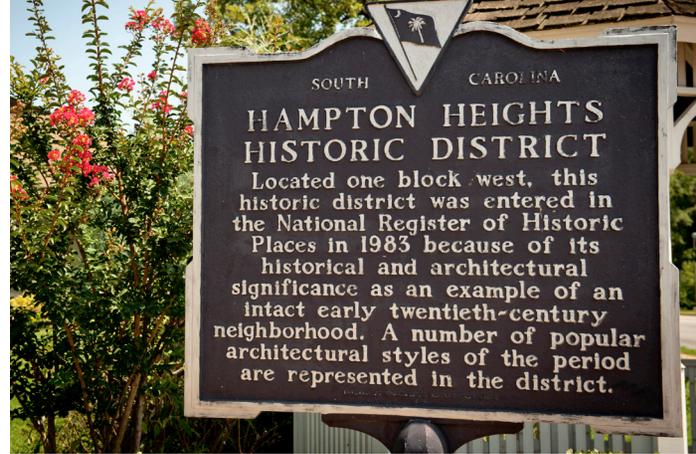


What is normal maintenance or repair?

Normal repair and maintenance does not require a Certificate of Appropriateness, however, some repairs may require a building permit.

- Painting (except masonry and/or concrete, unless already painted)
- Replacement of window glass (not including frames)
- Caulking and weather stripping
- Minor landscaping, including temporary ornamentals such as sculptures, gardens shrubbery and planting of rear and side yard trees
- Pruning trees and shrubbery and removal of small trees (less than 12 inches in diameter at Breast Height (D.B.H.))
- Repairs to existing walks, patios, fences and driveways as long as replacement materials match original or existing materials in detail and color
- Replacement of existing gutters and downspouts as long as the new gutters have similar profiles as those being replaced and blends with the house color scheme
- Erecting temporary signs such as real estate, political, etc.
- Installation of house numbers and mailboxes which are compatible with the original in style, size and material
- Repair of existing city or yard lighting



About Hampton Heights

The City's oldest neighborhood, the Hampton Heights Historic District is a significant collection of Queen Anne, Bungalow, Craftsman, Four-Square, and Neo-Classical homes. Primarily developed between 1890 and 1930, the entire Hampton Heights Historic District was listed in the National Register of Historic Places in 1983.

This guide is to be used as a planning tool to assist property owners in the design of their property improvements in historic districts and sites. The HARB uses these same guidelines as standards against which all applications for Certificates of Appropriateness are judged.

Board members highly encourage property owners to consult with city staff at the earliest stages of the project planning process to avoid any conflicts. New construction is encouraged provided it is compatible with the historic environment in terms of size, scale, color and materials and other characteristics as noted in the Design Guidelines for the Beaumont Mill Village.

Note: Please contact Joshua Henderson before starting any project to determine the appropriate action.



Spartanburg - Always doing.

HAMPTON HEIGHTS

Design Guidelines

The Spartanburg Board of Architectural Design and Historic Review



CityOfSpartanburg.org

Minor Work

Minor Work projects include those in which the visual character of the structure or grounds as seen from the public right of way (i.e. streets, sidewalks, etc.) is not substantially changed.

The Planning Department staff will review all Minor Works and is authorized to issue a Certificate of Appropriateness for Minor Works (no public hearing required). If there is some uncertainty in classifying the work as either a Minor or Major Work, staff will refer the petitioner to the Historic Architectural Review Board.

Major Work projects must be approved by the Historic Architectural Review Board. In general, Major Work projects involve a substantial change in the appearance of a building or landscaping which would alter the general impression of a visitor to the street or neighborhood.

For Major Work projects, the property owner shall provide accurate, detailed and dimensioned drawings showing the existing and proposed changes to the property. Samples of all exterior materials in the proposed colors may be substituted with the application, as well as manufacturers data for the proposed materials, such as photographs and warranties.

Notes For Major & Minor Work

- Any new construction, demolition, reconstruction, removal or alteration to an existing building in a historic district must be reviewed as either a Minor or Major Work.
- A Major/Minor Work Certificate of Appropriateness is required before a building permit can be issued.



What is Minor Work?

- General maintenance and repairs using identical materials, profiles, etc.
- Exterior changes to an altered building or one built after 1960.
- Front, side, corner lot and backyard fencing
- Retaining walls, driveways and parking
- Shutter addition
- Awning additions or removal
- Roofing replacement with like materials
- Exterior Siding if original has been replaced
- Porch columns, handrails and guardrails
- Restoration of lost architectural details
- Gutter replacement and installation
- Replacement of previously removed door
- Storm Windows and Storm Doors
- Window replacement if original windows have been replaced
- Landscaping

City of Spartanburg Planning Department
201 Caulder Ave. I Suite 217 Spartanburg, SC 29306
Phone (864) 596-2068 Fax (864) 596-2360

What is Major Work?

Includes outbuildings and garages

- New construction
- Additions that are visible to the public right of way
- Demolition or relocation
- Exterior door replacement if original door is existing
- Window removal and replacement if original windows are existing
- Porch enclosures
- Historic coal building removal
- Changes in roof pitch and shape
- Chimney demolition
- Exterior siding replacement if original is existing
- Painting unpainted masonry
- Roofing replacement with metal roof

