

## AREA CHARACTER APPRAISALS AND THE CHARLESTON PRESERVATION PLAN



Innovative Approaches to Local Preservation Planning

2010 Landmark and Preservation Conference  
March 4, 2010

Area Character Appraisals

### Where are we going today?

- Discuss Preservation Planning in a Broad Context
- Overview of the Charleston Preservation Plan
- Area Character Appraisals: Existing Conditions
- Form-Based Codes: Preserving Space and Relationships
- The Ins and Outs of Design Guidelines: Preserving the Character of a Place

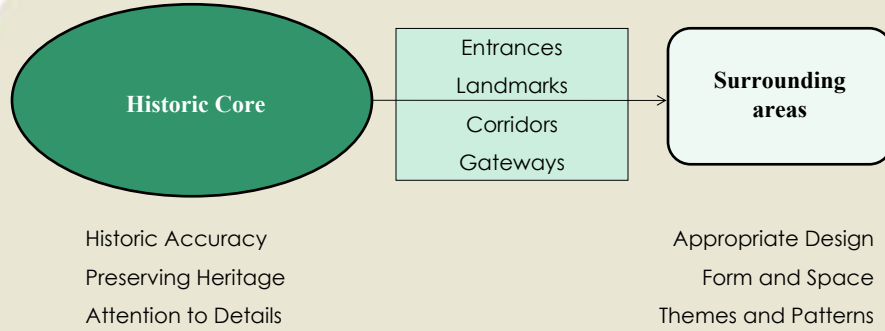
**Give you Tools and Ideas for your Community!**



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# The “Sense of Place” Challenge



**Everything Impacts Preservation of a Community's Heritage**

	Comprehensive Plan	Preservation Plan	ACA	Form-Based Zoning	Design Guidelines
Visioning					
Existing Conditions/Analysis					
Neighborhood					
City					
Policy Recommendations					
Legal or Suggested Actions					
Preservation Focus					
Multi-Disciplinary					

Area Character Appraisals

## The Charleston Preservation Plan

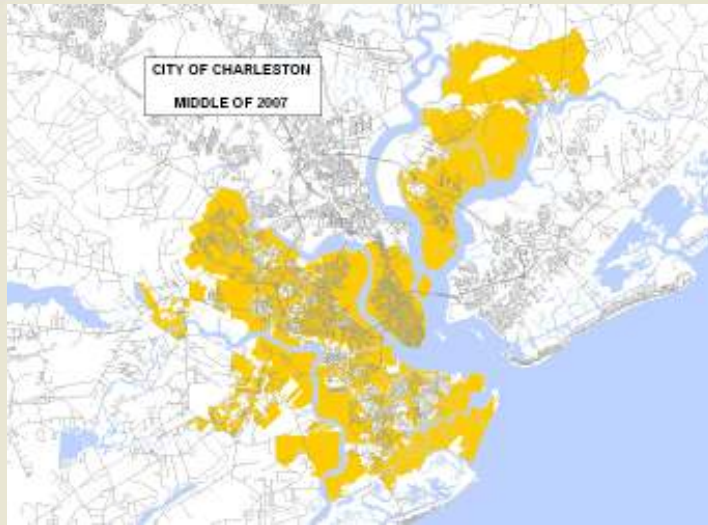


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## The Charleston Preservation Plan



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## The Charleston Preservation Plan



## The Charleston Preservation Plan

### Public Participation Throughout Process:

10 community meetings and workshops

33 focus group sessions

Advisory Committee meetings (monthly)

City Council briefings

500+ participants in the public process

1,500+ public comments informed the recommendations





## Overview

- Area Character Appraisals (ACAs) are to be conducted in each neighborhood
- First 3 neighborhoods to be studied are Old Windermere, Byrnes Downs, and Cannonborough/Elliottborough

## Byrnes Downs

- Post-World War II subdivision
- Completely intact
- Architecture not-significant
- Continuity is important
- Active citizen group
- Meets the 5 minute test



## Old Windermere

- Early 20<sup>th</sup>-century subdivision
- Architectural variety
- Access to amenities and recreation
- Threatened by division and alteration
- Little citizen involvement



## Cannonborough-Elliottborough

- Multi-layered history
- Dense development
- Vernacular architecture and landscape forms
- Changing demographics
- Old vs. new
- Active citizen involvement balanced with gentrification



## Overview

### What is an Area Character Appraisal?

- Articulates the historic context and statement of significance for the study area
- Describe the urban design of the area
- Identify character-defining features (building height, scale, mass, setbacks, etc. )
- Define neighborhood boundaries
- Identify areas which are intact and transitional
- Evaluate the unique qualities of the neighborhood

## Overview

### Guiding Principles

- Articulates prevailing architectural styles, building forms, landscape and cultural resources
- Ensures new development will be compatible and strengthens the established context
- Resource for future surveys and zoning changes
- Succinct and easy-to-read

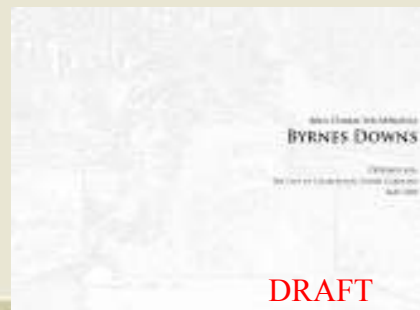


## Public Workshops - February 2009

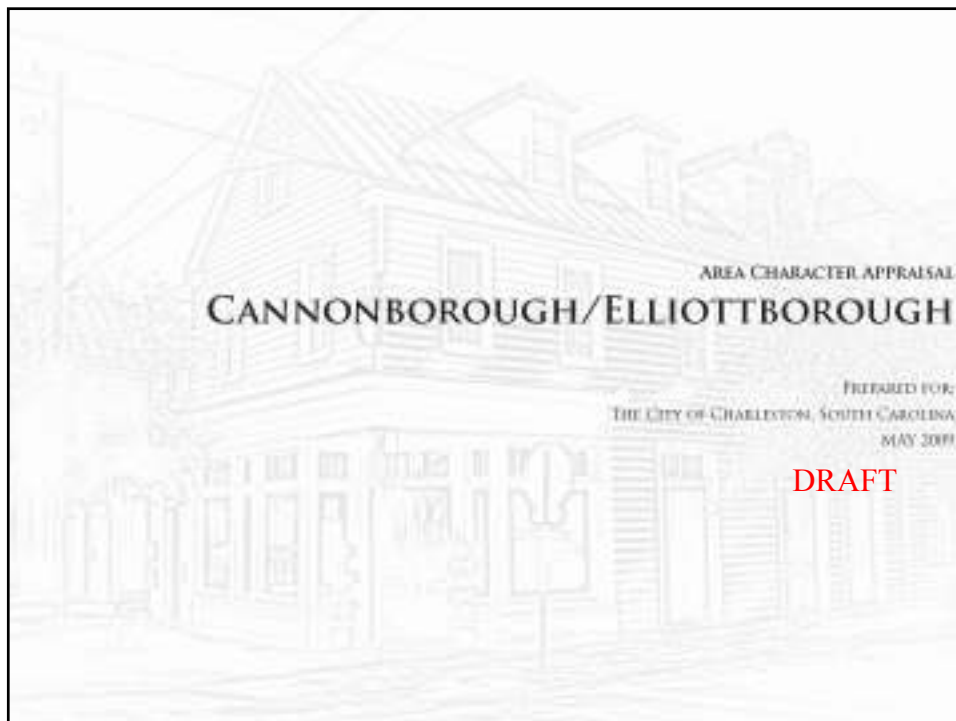
- ACA Kickoff Meetings in February
- Information about ACAs and Draft Reports now on City of Charleston Website



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## Project Schedule

Jan-March  
2009

Information  
Gathering

- Public Comments
- Area Plans
- Previous surveys
- New survey work
- Oral Histories
- Archival Research
- Historic Maps
- Fieldwork
- Public Workshop

March-May  
2009

Draft ACA

- Disseminated
- Staff Review

June  
2009

Public  
Presentation

- Public Feedback
- Staff Feedback

July-Aug.  
2009

Final ACA

- Final Draft preparation
- Adoption

## Neighborhood Background



# Local Landmarks



National Register Properties



Places of Worship

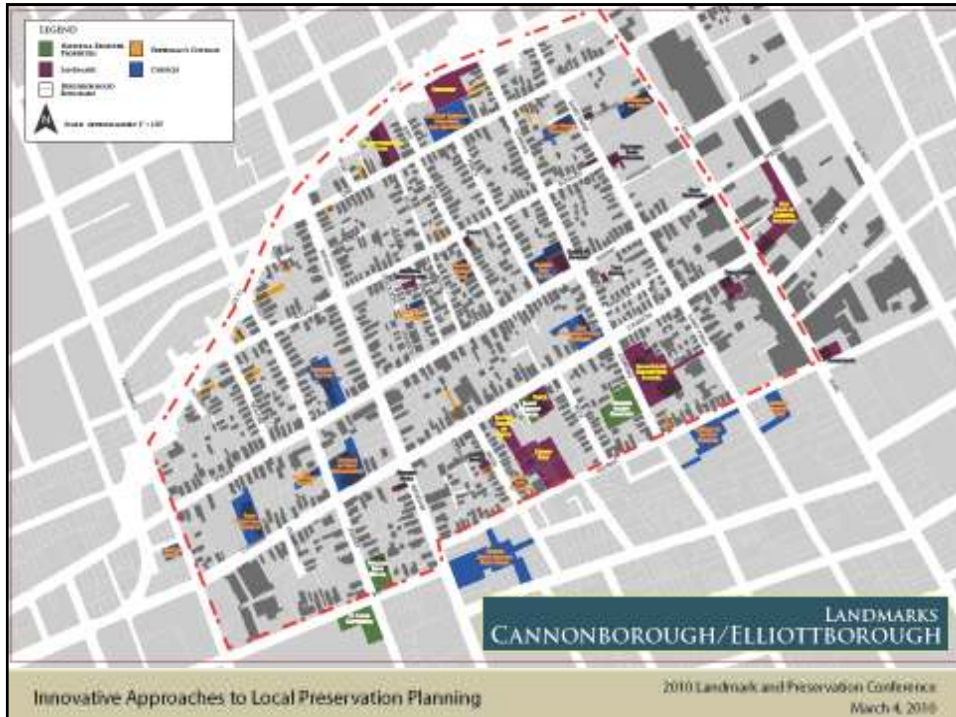


Recognizable Establishments

Unique Local Architecture (Freedman's Cottage)



Iconic Buildings



Area Character Appraisals

# Urban Form



Windsor  
Charleston  
Columbia  
Elizabethtown

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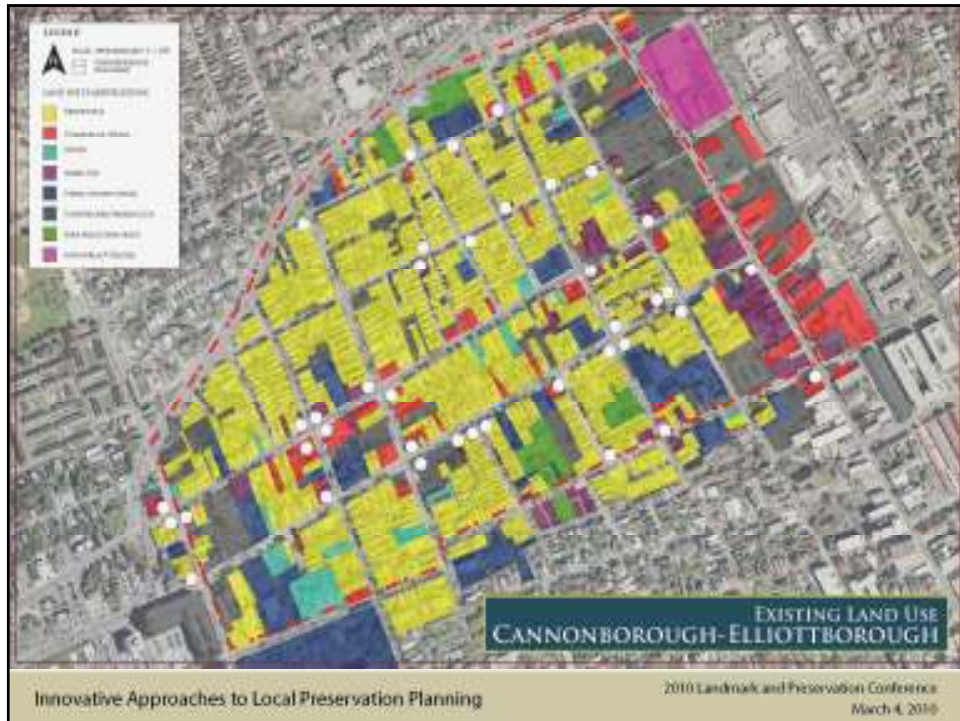
Area Character Appraisals

# Urban Form



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Area Character Appraisals

## Architecture - *Types*

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## Architecture - *Styles*



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## Architecture – *Corner Stores*



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## Architecture – *Details*



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## Architecture – *Properties*



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## Landscapes



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Area Character Appraisal – Cannonborough/Elliottborough

## Landscapes-*Street Trees*



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Area Character Appraisal – Cannonborough/Elliottborough

## Landscapes-*fences and enclosures*



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Area Character Appraisal – Cannonborough/Elliottborough

## Landscapes-*Driveways*



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## Area Character Appraisals

### Streetscapes

Coming Street Cross=Section

**Secondary Roads:**

- Cannon St.
- Spring St.
- Morris St.\*
- Bee St.\*
- Coming St.
- St. Philip St.
- President St.\*
- Rutledge Ave.
- Ashley Ave.

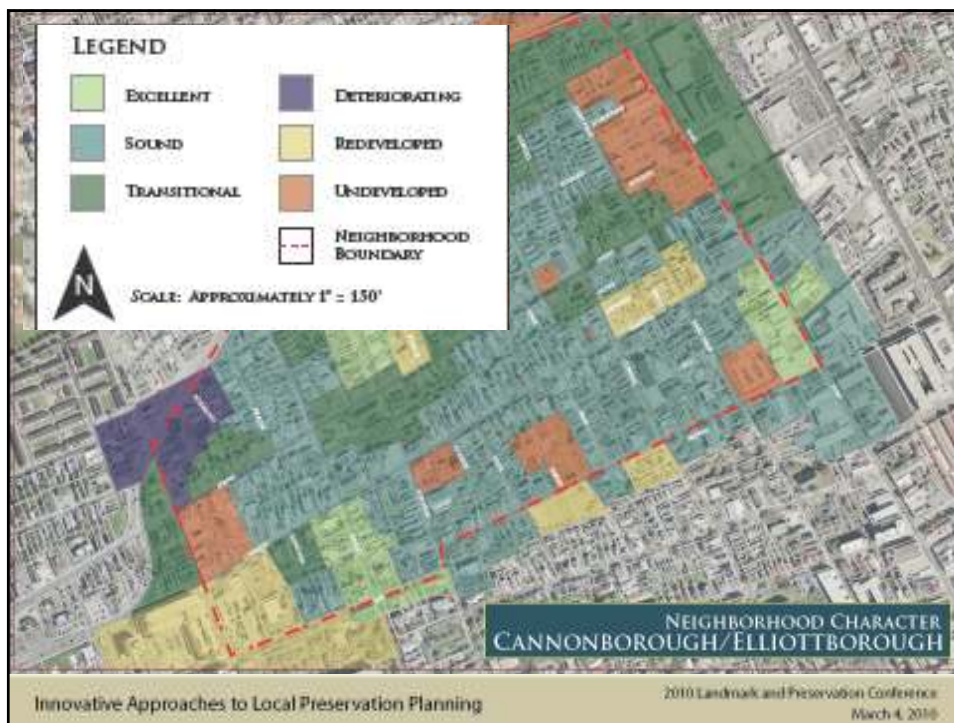
\*Neighborhood Boundary

**Secondary Road Characteristics**

- Road width is between 29 and 36 feet
- Sidewalks are 7 to 10 feet wide
- No consistent buffer strips but there are street trees and tree wells
- Tree canopy is mixed throughout the neighborhood, some portions of streets have an intact tree canopy, others are lacking trees and shade
- Setbacks are minimal or none
- On-street parking is consistent

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Area Character Appraisal – Cannonborough/Elliottborough

## Adjacent Conditions



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Area Character Appraisal – Cannonborough/Elliottborough

## Adjacent Conditions



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## Final Thoughts

- A community does not have just one "historic" neighborhood.
- Reconsider what is historically AND culturally significant in your community.
- Identify clear boundaries for your neighborhoods.
- Look beyond your walls. Adjacent conditions are VITAL.
- Use all your tools to preserve your community's heritage and sense of place.
- Education is crucial.
- Its about the process.