

HAMPTON PARK TERRACE CHARLESTON, SC

AN AREA CHARACTER APPRAISAL

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PROJECT INTRODUCTION

Undertaken as a class project for Professor Amalia Leifeste's Preservation Studio class through Clemson University/College of Charleston's Master's Program in Historic Preservation, the focus of this Area Character Appraisal was the small neighborhood of Hampton Park Terrace. Hampton Park Terrace is located just north of historic downtown Charleston, South Carolina. The main purpose of this character study was to analyze both the neighborhood as a larger whole, in addition to more specific features that make it unique to the composition of the greater Charleston region.

The first step in the project, in order to gain familiarity with the area of focus, was to carry out a general walk through of the neighborhood. During this initial walk, special note was taken as to the prominent features and general trends found throughout the neighborhood. After this introduction to the space, students were then asked to select buildings of their choice in the Hampton Park Terrace neighborhood to sketch, in order to help get a better feel for the area. These sketches then served as the starting point for the discussion of the overall character of Hampton Park Terrace, and can be found in the appendix of this report.

Following this initial introduction phase, four main areas of study were decided upon for focus in this report: the general history of Hampton Park Terrace, urban form, architectural styles, and landscape patterns. It was determined that the discussion and analysis of these four elements were crucial for the development of a thorough area character appraisal.

The first section included in this character study is a brief overview and history of Hampton Park Terrace, which was compiled using various secondary sources. Following this general overview is a discussion of urban form within the neighborhood, which includes an analysis of the general land use and organizational pattern, specifically examining street and lot layouts, zoning, and neighborhood edges. A thorough examination of all of these factors was determined crucial to understanding the design and flow of the neighborhood as it stands today. The discussion of architectural styles follows next and includes an evaluation of the variety of building styles found throughout the neighborhood, the analysis of which helps to further characterize the neighborhood in terms of development patterns as well understanding its future needs with regard to historic preservation. The final section included within the character study is an analysis of the neighborhood's landscape. This section includes evaluations of the primary landscape features and patterns throughout Hampton Park Terrace, in addition to including a short discussion of common organic material, and finally a collection of photos that best depict the typical look of the neighborhood's landscape. A Character Defining Features List concludes this Area Character Appraisal and acts as a hinge into the design guidelines to follow.

A note should be made with regard to the limitations of this study. The largest limitation is limited access to properties: we conducted the full extent of this study from the public right of way. Additionally, this project was compiled over a relative short period of time, somewhat limiting the depth of the study. While this may be the case, this character study serves as an ample starting point for any future interested party that may wish to continue research on Hampton Park Terrace, or continue with the development of this study.



HISTORY

Charleston, South Carolina since its early days has possessed suburbs. The original footprint of the city in the 17th century was within walled fortifications. Once the city outgrew the walls, suburbs began to emerge as an option for expansion. From the old suburbs of Ansonborough and Mazyck-Wraggborough, Charlestonians have a long tradition of expanding from the dense downtown located on the peninsula. However, by the mid-1800s, many of the older suburbs had become incorporated into the city and by 1849, the area of the peninsula up to Mt. Pleasant Street was also annexed. In the early 20th century, the United States was seeing a transformation in the way Americans lived their daily lives. Brought about partly because of the Progressive Movement that encouraged Americans to seek homes outside the city and other movements like the City Beautiful movement, subdivisions and suburbs were beginning to be looked at as an ideal way of life.

In Charleston, this move to the suburbs was stimulated even more so by changes in the economic vitality of the city and new transportation technologies. The Upper Peninsula area of Charleston was seeing a boom in industrial undertakings and the Charleston Navy Yard was established in North Charleston creating middle class jobs. The implementation of an electric trolley system also allowed citizens to travel more easily from work to home even at a greater distance. The trolley system was put into place in Charleston in 1897. By the 1920s, the trolley served the Charleston Navy Yard. Automobiles and buses increased mobility among Charleston residents and by 1938 buses had replaced the trolley cars.¹

Developers across the country were taking advantage of peoples' desire to live outside of the city centers and Charleston entrepreneurs were no different. In 1911, two developers and their companies purchased a large amount of farmland on Charleston's upper peninsula, located south of Hampton Park. James Allen, president of Charleston Building and Investment Company, later the Navy-Yard Building and Investment Company, and W.C. Wilbur, whose company would later form Hampton Park Terrace Inc., formed a cooperation to subdivide these parcels into lots and create a planned suburb. By 1912, Wilbur's company had acquired two more parcels of land and the two companies began advertising the sale of 150 lots that would offer "the ideal home site overlooking both river and park."²

These developers, however, were not contractors or builders. While both Allen and Wilbur would have homes built in the subdivision, they had others do the work. Not all of the builders who constructed homes at Hampton Park Terrace are known, but two prominent ones can still be named. George Trescott, a well-known Charleston builder and developer who built more than 600 homes in Charleston during his career, many of them in Hampton Park Terrace and other suburbs, took great advantage of Hampton Park Terrace as an investment opportunity. He bought several lots in Hampton Park Terrace. Some of these lots he built upon and then sold. Other lots he sold undeveloped. His family members also invested in the subdivision, buying homes or living in the ones he had built for a short period of time before selling them. Trescott can be credited with building many two-story houses with weatherboard siding, and simple stick work detailing at the gable ends.

"ONE LOOK MEANS A LOT."

Hampton Park Terrace.

\$400.00 TO \$750.00.

\$10.00 Cash.

\$10.00 Monthly.

Surrounded by the beautiful grounds of Hampton Park, affording excellent playgrounds and a beautiful outlook for your home.

With one hundred and fifty home sites reserved for the exclusive use of white families, this beautiful, high, healthy section offers to the people of Charleston an unsurpassed opportunity to build within the City limits a new, modern and attractive suburb upon virgin soil, ten feet higher than the Boulevard, and never overflowed by tides.

Why then continue to rent or live in a crowded section, surrounded by negro hotels, and frequently covered with water; at a greater cost, when such an opportunity offers itself to you to own your own home in a section reserved solely for home purposes, and within fifteen minutes' ride to your business.

An unsurpassed site, developed upon modern lines, a healthier section, at less than one-fourth cost to you, this is what we offer.

For full particulars, see

W. C. Wilbur & Co,
EXCLUSIVE AGENTS,
43 Broad St. Phone 3,847.

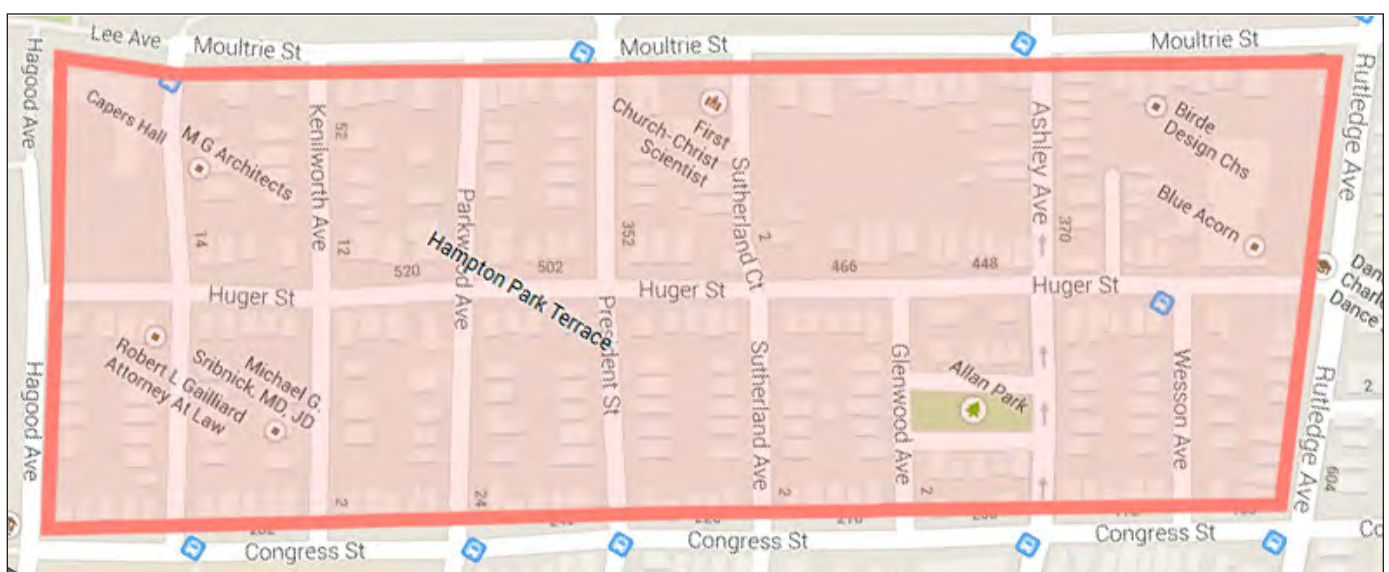
1911 Advertisement for Hampton Park Terrace in the News and Courier.

Another builder who is known to have constructed many of the houses at Hampton Park Terrace was F.J. H. Haesloop. Haesloop also bought lots for investment purposes and sold them to new owners with mortgages. He also brought many of his family members to Hampton Park Terrace. Many of the large prairie-style houses are credited to Haesloop. With both of these builders, but especially with Trescott, many of their houses are nearly identical to each other.³

Hampton Park Terrace provided many luxuries for its residents that Charlestonians were not used to in the cramped downtown area. Lots were at least ten feet wider at Hampton Park Terrace than they were in downtown, some having double lots to allow for more space. There was electric lighting on the streets. Having been built at the time of the automobile, sidewalks were put in place while still maintaining large curb setbacks. However, buying a lot at Hampton Park Terrace came with some restrictions. The deeds had many covenants on them to direct the feel and look of the neighborhood. These covenants drew up guidelines regarding setbacks from the street, the minimum cost for building, etc. Some of the covenants were to advance Hampton Park Terrace as a white neighborhood and discourage unwanted residents. Homeowners were not allowed to convey or lease their lots to anyone of “African descent.” While the population of Hampton Park Terrace today is 50% white, 50% black, the first African-American tenant did not live in Hampton Park Terrace until 1936, and then only as a renter.⁴

The 1915 Sanborn fire insurance maps of the area show that nearly 50% of the lots at Hampton Park Terrace were “occupied.” By 1921, 120 out of the 170 lots in the western half of the subdivision were built upon. By 1923, the post war economic vitality of Charleston had died down and construction at Hampton Park Terrace slowed, though there were a few buildings that would be constructed up to 1945.⁵

In 1997, Hampton Park Terrace was nominated to the National Register of Historic Places as a historic district. However, this district does not include the entire neighborhood. Also, some of the houses within the historic district are considered non-contributing because they were either built before or after the period of significance, from 1912 to 1945, or they have been altered so considerably that they no longer maintain their original features. The proportion and impact of these non-contributing features will be addressed further in the discussion of integrity.⁶



Boundary Map of the Hampton Park Terrace Neighborhood.

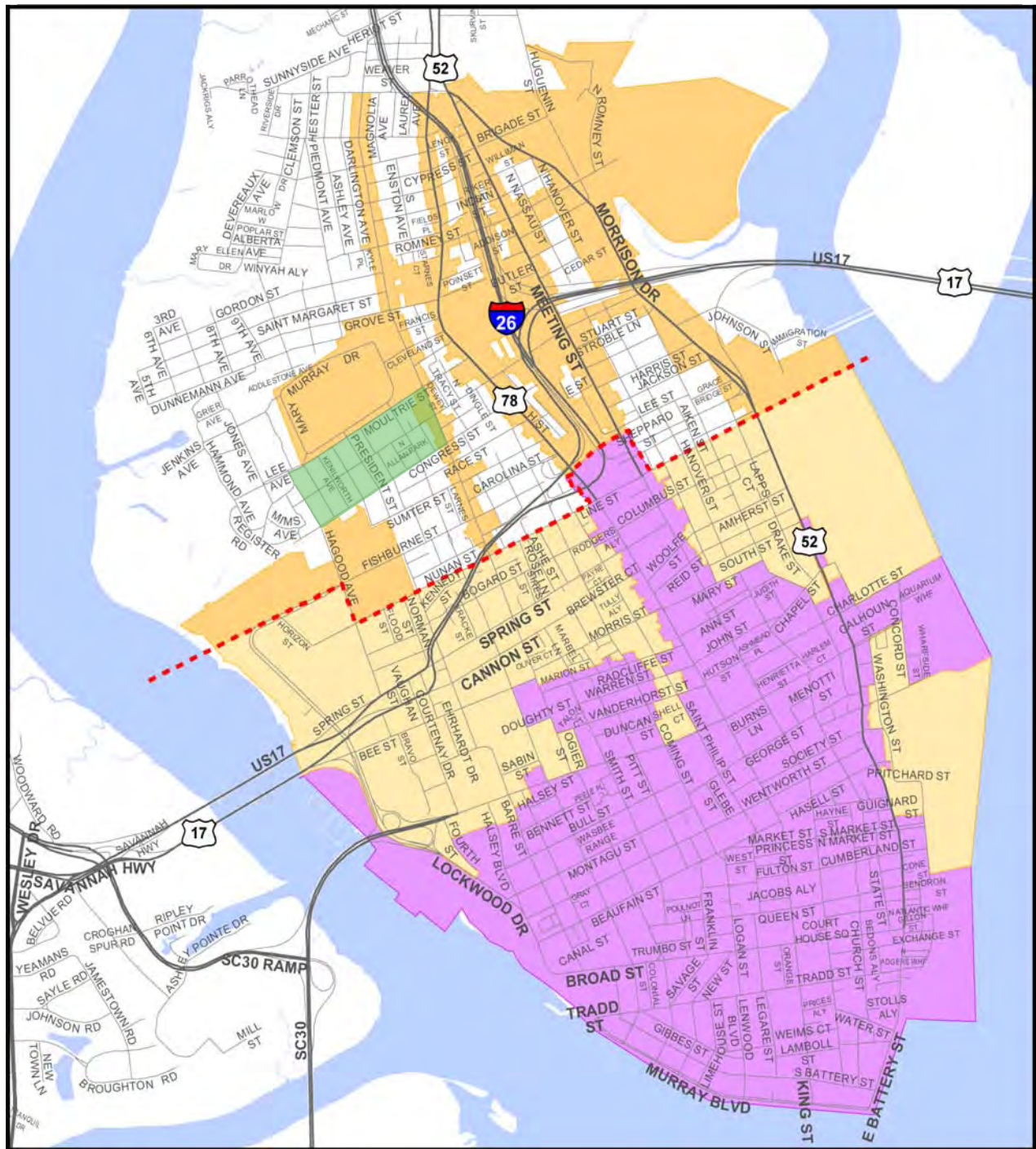
The Hampton Park Terrace Neighborhood Association has been taking some action in order to gain protection for the area under city zoning ordinances. The association president and resident of Hampton Park Terrace Kevin Eberle has been at the forefront of these efforts. Not only has Eberle written a history of Hampton Park, but he has also created a pictorial guide to the historic district, photographing each home within the neighborhood and cataloging it for posterity. The Neighborhood Association is interested in working with the City Planning Department to include the Hampton Park Terrace neighborhood under Board of Architectural Review jurisdiction.⁷

While Hampton Park Terrace is vastly different original historic district of Charleston, South Carolina, the neighborhood and its surrounding environs still represents an important shift in Charleston and national society. The planned suburb shows the migration of Charleston's population out of the densely packed city center in the early 20th century thanks to technological advances in transportation and cultural attitudes towards ways of life. Though it represents a different time period in the history of the city, it is argued by the people who live in this community that it is equally worth protecting as the neighborhoods of the Lower Peninsula.

ENDNOTES

- 1 Rhoad, Debra Lynn. "One Look Means a Lot" : The Development of Charleston's Early Twentieth-century Suburbs, 1915-1935." Thesis, University of Charleston, South Carolina and The Citadel, 1995. 47-49.
- 2 Fick, Sarah. National Register of Historic Places Registration Form. August 29, 1997. Hampton Park Terrace Historic District.
- 3 Ibid.
- 4 Rhoad, "One Look Means a Lot," 45.
- 5 Ibid., 64.
- 6 Fick, National Register of Historic Places Registration Form.
- 7 Atwood, Margaret W. "Charleston's Hidden Historic District." *Preservation Progress for the Preservation Society of Charleston* 48 (Spring 2004): 6-8.

HAMPTON PARK TERRACE: LOCATION



MAP KEY

- Old City Line
- Old City District - Upper
- Old City District - Lower
- Old and Historic District
- Water
- Hampton Park Terrace
- Highways
- Streets

*This map is based on the BAR Old and Historic Districts Map.

HAMPTON PARK TERRACE: DATES OF CONSTRUCTION



*This map is based on the boundary map used in the National Register nomination form.

URBAN FORM

EDGES AND PATTERNS

A district's organization can greatly impacts its livability and feel. The Hampton Park Terrace neighborhood is bounded by Moultrie Street and Hampton Park to the north, Rutledge Avenue to the east, Congress and a portion of Sumter to the south and Elmwood Ave, Hagwood and the Citadel to the west. The neighborhood is divided into a grid pattern, which is comprised of 6 blocks along Moultrie Street and nine blocks along Congress Street. The subdivision is two blocks deep divided by Huger Street. The distance between blocks is greater along Moultrie and Rutledge Avenue. The grid pattern of Hampton Park Terrace was planned and developed in a short period of time and as such, the neighborhood does not have as an organic or dense feel as other parts of the city of Charleston. Hampton Park and the Citadel are hard edges for the neighborhood while Congress and Rutledge Ave to the east and south are both soft edges. As such, the boundaries of the neighborhood are less distinct at the soft edges, compared to hard edge where the distinction is visable. Hampton Park is also a landmark for the neighborhood, as is Allan Park, which is within the bounds of the neighborhood.

LOTS AND SETBACKS

Hampton Park Terrance is a medium-density urban area. The average lot size for the subdivision is approximately 45 feet by 100 feet, but it ranges from block to block throughout the neighborhood. Lot coverage ranges with various out buildings and garages, but many lots have medium coverage allowing a small front yard for vegetation and medium sized back yards. Most yards accommodate driveways between houses. These driveways define side yard set backs. All corridors provide some set back from the street. On most of the residential streets, the sidewalk has a 9-10 foot set back. The sidewalks in the neighborhood have a relatively constant width of 5 feet. From the sidewalk, most houses then have a set back of 15 to 20 feet. Ashley Avenue and Wesson Avenue are the only streets that have an obvious change in setbacks; Ashley Ave has a smaller setback from the street while Wesson Ave's setback is larger than most of the neighborhood. The neighborhood does have a consistent development pattern and set up. The neighborhood's current grid pattern and street setbacks create an easily walk-able and open experience.

LAND USE AND BUILDINGS

The predominant land use within this neighborhood is residential, both single-family and multi-family dwellings, but it offers a few commercial or religious use lots. The neighborhood does not hold any industrial uses. There is a centrally located park space between Glenwood and Ashley Avenues. Allan Park, a rectangular shaped space, extends the entire depth of the block between Glenwood and Ashley, but is only 2 lot sizes wide. The park is bordered to the north and south by two one-way streets, Allan Park North and Allan Park South. Most of the houses in the area are 1, 2, or 2 ½ stories in height and 4-square in mass.

NODES AND STREETS

The nodes of highest vehicular and pedestrian traffic are along the park on Moultrie Street and the commercial street Rutledge Avenue. Huger and Ashley also have traffic as thoroughfares in the neighborhood. The rest of the existing blocks have peaceful 1 or 2 way traffic. The streets are relatively wide compared to the Historic District and City of Charleston at 36 feet wide. The width of the streets can easily accommodate 2 lanes for 2-way traffic and parking on both sides of the street. The street parking spaces average 7 feet in width. Closest to the park on Moultrie Street, the street only accommodates 2 lanes for 2-way traffic and parking on the south side of the street. Ashley Avenue is a one-way street heading north, however it still boasts two lanes for traffic. On the soft edge of Rutledge Avenue, the main thoroughfare accommodates 3 lanes for two-way traffic. Many of the streets are lined with large older live oaks that create alleys of trees which are original to the development of the neighborhood.



Hampton Park Terrace Street-scape



Typical Charleston Street-scape

ZONING RESTRICTIONS

- DR-1F - The Diverse Residential zoning districts allow one-family detached dwellings, one-family attached dwellings, two-family dwellings, and multi-family residential (3 or more) dwellings.
- Within the DR-1, DR-1F, DR-2, DR-2F districts, the Board of Zoning Appeals may approve as a special exception, churches, homes for the elderly, and other low impact uses as described in the zoning ordinance.¹
- Old City Height Districts - 50/25
- The Old City Height District (is comprised of several height district classifications and includes all of peninsular Charleston lying south of Mt. Pleasant St and the extension thereof across the entire peninsula, the Magnolia redevelopment area (west of I-26, South of Hagood Rd and about 400' north of Mechanic St), and portions of West Ashley Albemarle area (generally within the area bound by Hwy 17, Ashley Point Drive/SC 30 ramp and Albemarle Rd). Certain height districts in the Old City Height District have minimum and maximum height requirements and some have additional building setback requirements.² Hampton Park Terrace falls under the same height restrictions as the Old City District, having a minimum height restriction 25 feet and a maximum height limit of 50 feet.



Charleston GIS Zoning Map, the black line defines the neighborhood, it is zoned as DR-1F

ENDNOTES

1. Interactive Zoning Map, City of Charleston. [computer map]. Charleston:City of Charleston, 2012.
Using GIS software: ESRI [GIS software].
2. Ibid.

ARCHITECTURAL STYLES

OVERVIEW

Hampton Park Terrace was constructed during a very short period of time, from 1913 through 1922. This, coupled with the national popularity of particular architectural styles during that period resulted in a historic district that is remarkably consistent stylistically. Many of the houses within the neighborhood reflect the ideals and aesthetics of the Craftsman style. While there is variation between individual houses, the neighborhood is characterized by similar features such as low-pitched roofs and unenclosed eaves. Rafter tails are typically visible on the underside of the roof. Many of the styles within Hampton Park Terrace are distinguished by bold front façade porches and the use of contrasting rich colors presents a strong differentiation between the trim and the field. Brick foundations and a raised floor height are also features that are shared by many styles, as is the usage of multiple materials. Transom windows, distinct door surrounds, and craftsman details are also commonly found. These details give the houses a layered feel while boasting a pleasing sense of scale and proportion. Many of the styles that were nationally popular during Hampton Park Terrace's construction period—including those erected within Hampton Park Terrace—have similar details and general appearances.

Despite exhibiting similar Craftsman-like features, there are a variety of different types of houses in Hampton Park Terrace. While many styles exist within the neighborhood, four architectural styles dominate. The most utilized style is the Four Square style, which is closely followed in frequency by the Front Gable. The two other prominent styles within the neighborhood are the Prairie Style and the Bungalow. Other, less commonly seen styles contributing to the Terrace include the Minimal Traditional, Colonial Revival, Tudor Revival, Spanish Revival, and the Freedman's Cottage. While these styles contribute to the feel of the neighborhood, the five most commonly seen styles, including the Four Square, the Front Gable, the Bungalow, the Prairie, and the Colonial Revival Style will be explored more in-depth in the following pages.



491 Huger St

FOUR-SQUARE

The Four-Square, which incorporates a number of Craftsman-derived details, is the most frequently seen style in Hampton Park Terrace. The defining feature of the style, and the derivative for the name, is the square shape of the house in plan, divided into four principle rooms. The plan is almost always symmetrical. A full façade porch (one-story) and wide entry steps are also typical of the style. Four-Square structures, as evidenced in Hampton Park Terrace, are often topped with a hipped roof and graced with a centralized dormer.



551 Huger Street

HOMESTEAD TEMPLE-HOUSE/FRONT GABLE



609 Rutledge

The second most common style within Hampton Park Terrace is the Front Gable. The Front Gabled houses in Hampton Park terrace are somewhat varied, but they all have certain common features. These houses are almost always two stories with, as the name suggests, a front gable roof. Present on each dwelling is a porch; some one story, while others two. The entry way is usually off-centered and the house itself exhibits Craftsman-like details. Within Hampton Park Terrace, there are many repeated front gable houses and even a group of six identical. Not as common but still present are some Queen

Anne influences on the Front Gable examples.

BUNGALOW

Almost always one-story houses, bungalows are typified by excellent craftsmanship and materials left as close as possible to their natural state. Bungalows in Hampton Park Terrace are usually very simple without much detailing. In Gustav Stickley's *Craftsman Homes* the Bungalow was advocated as "a house reduced to its simplest form" that "never fails to harmonize with its surroundings because its low, broad proportions and absolute lack of ornamentation give it a character so natural and unaffected that it seems to sing into and blend with any landscape." The plan of the Bungalow, as written in *What Style is It?*, was said to be "forthright, direct and functional."



7 Elmwood

PRAIRIE STYLE



14 Sutherland Ave

The Prairie style houses in this neighborhood are typically of masonry construction. In keeping with the style, the houses usually boast low, hipped roofs with shallow, yet vastly extending eaves. Another indicative trait of the style is the emphasis on massive porches. The dwellings are usually two-stories with one-story additions or porches giving the structures an additive feel. Variations allow for front entries, centered or asymmetrical, as well as either symmetrical or asymmetrical facades.

COLONIAL REVIVAL STYLE

Another nationally popular style found in Hampton Park Terrace is the Colonial Revival Style. While this is not one of the main styles present in the neighborhood, there are various examples throughout the space. The Colonial Revival Style takes precedent from colonial house forms (particularly Georgian and Neoclassical) and, as Virginia and Lee McAlester wrote in *A Field Guide to American Houses*, these houses are “rarely historically correct copies but [are] instead free interpretations with details inspired by colonial precedents (326).”



121 Moultrie

SOURCES

McAlester, Virginia, and A. Lee McAlester. *A Field Guide to American Houses*. New York: Knopf, 1984.

National Register of Historic Places Form: Hampton Park Terrace. August 29, 1997. United States Department of the Interior, Washington, D.C.

Stickley, Gustav. *Craftsman Homes*. New York: Craftsman Pub., 1909.

Poppeliers, John C., S. Allen. Chambers, and Nancy B. Schwartz. *What Style Is It?: A Guide to American Architecture*. Hoboken: John Wiley & Sons, 2003.

LANDSCAPE FEATURES

Hampton Park Terrace was developed with a central landscape plan applied throughout the neighborhood. The set of design features that have been utilized in the neighborhood include differences in material as a way to define space, variations in how separate spaces are communicated, and variations of a basic yard layout.

Examining the area in a descriptive cross section reveals a terracing effect. From the level of the street the property outside the roadway rises to the elevated level of the curb. Adjacent to the curb, a buffer strip planted with trees and a concrete sidewalk is found throughout Hampton Park Terrace. Between the sidewalk and private yards there is often a step up for the yard space (Figure 1). This step is frequently trimmed by brick or concrete and lined by a fence. The property is setback 15-20 feet from the sidewalk on almost all lots and rises into the last terrace level with the house resting on a raised foundation. The foundation is usually composed of brick and occasionally concrete. A set of stairs typically connects the yard to the front of the porch on the house (Figure 2). These details, though a common design feature throughout the neighborhood, are not found on every property. Although most of the front yards are raised some properties sit level with the sidewalk and despite the very common use of setbacks, a few properties do sit flush with the sidewalk (Figure 3).

Layers exist in the HPT landscape in the form of private and public and hardscape and softscape. Public layers like the streets and sidewalk have easily accessible delineations such as low curbs and widely spaced trees. The private layers are defined by some restriction on access such as a raised lawn-wall and fencing. The hardscape composes the definitive boundaries of public and private space while the softscape is contained within these boundaries.

The landscape of the neighborhood shares several common features including fences, driveways, garages, and planned garden areas. Fences are features in most yards and vary in material from metalwork, to wood panels, to plant growth such as shrubberies, and can serve different functions. Some fences are used as dividers between public and private while continuing to allow the space to remain visually accessible. Others operate as a privacy feature that shields the property from view (Figures 4, 5). Driveways are another feature that is highly incorporated into the landscape of Hampton Park Terrace. The driveways can either be a full concrete slab or two strips of concrete separated by earth (Figure 6). More than half of the houses in the neighborhood have a garage space incorporated into the property. If a formal garage space is not present it is not unusual to see a carport constructed at the end of the driveway.



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6

Most of the trees lining the streets in the buffer strips and growing along the properties have mature canopies, though there are a few new growth trees scattered throughout the neighborhood (Figure 7). The trees are a mix of live oaks, water oaks (a favorite street and lawn tree due to its full and symmetrical crown), palm trees, crape myrtles, and occasionally magnolias, willow oaks, and cypress trees¹. Water and willow oaks are adapted for life in very saturated soils and can thrive in the poorly drained buffer strips. There are variations in the plant life of some streetscapes with some streets having a larger number of a certain type of tree. For example, Congress Street has more palm trees lining it than adjacent streets. Vines, grasses, and shrubberies make up another large portion of the vegetation that is present along the streets and edges of private yards, which include a few types of flowering bushes, particularly camellias. The lawns consists mainly of manicured grass with an occasional separation of flower beds by mulch or exposed dirt usually positioned at the sidewalk edge of the yard or on either side of the hardscape walkway to the porch. The beds contain many different species of flowers, and vary by personal taste in each yard. (Figures 8-12).

Vegetation survey:

Live oaks

Water oaks

Palm Trees, palmettos

Magnolias

Willow oaks

Crape Myrtles

Cypress

Bushes

Flowering bushes- particularly
camelias

Shrubs and vines

Giant Aloe

Yucca

Various perennial and annual
flowers



Figure 7



Figure 8



Figure 9



Figure 10



Figure 11



Figure 12

END NOTES

1. Clemson, Familiar Trees of South Carolina: A Manual for Tree Study. Bulletin 117, November 1998.
<http://www.clemson.edu/extfor/publications/bul117/>

INTEGRITY IN HAMPTON PARK TERRACE

Hampton Park Terrace describes a distinct level of historic integrity in its completeness in design, appearance, and overall development as a suburban community. Much of the neighborhood's original design and detailing are still evident in majority of the area's construction, and furthermore, provide a tasteful contrast to its nearby neighborhoods' character defining features associated with Peninsular Charleston. While the history of the physical land begins well before the climax of Hampton Park Terrace's development in the early twentieth century, the interconnected quality of the neighborhood can be fully attributed to this tight interval of growth. With a National Register of Historic Places Nomination and a strong level of local commitment to boast, the neighborhood is clearly invested in preserving the historic integrity of the area.

As a preservation-minded region, the large community of the historic peninsular Charleston works diligently to protect aspects that represent its culture and architectural style. While Hampton Park Terrace can be easily differentiated in general appearance and development period from nearby neighborhoods like Harleston Village and Cannonborough/Elliottborough, its unique "flavor" is certainly still notable. Currently, the Board of Architectural Review of Charleston, known as the BAR, does not possess much jurisdiction over the homeowners' alterations to historic buildings in the Hampton Park Terrace neighborhood. As Lissa Felzer, City Preservation Planner, has explained, the "only protection currently governing structures in the neighborhood is the demolition or removal of buildings 75 years or older." While Hampton Park Terrace does not claim the same character defining features of other neighborhoods on the peninsula, the significance and integrity of the area is just as noteworthy, and ultimately merits the creation of constructive preservation recommendations for its maintenance.

When attempting to begin a BAR review program for a neighborhood, it is crucial to create a list of traits known as character defining features that describe the region in question. Hampton Park Terrace has several distinguishable patterns in its overall architectural paradigm, including color palette, lot layout, fenestration, material similarities, architectural detailing, and overall construction. While defining categories can be very broad, it is still important to note the neighborhood's general cohesiveness.

At this point, the Hampton Park Terrace Neighborhood Association is collaborating with the City Planning Department to create an ordinance for review by both the BAR and the City Planning Commission.² After this process is completed, it must then be approved by the City Council. While nothing has been approved yet, it is clear that the neighborhood is working diligently to protect the area's historic integrity in any way they can.

ENDNOTES

1. Preservation Progress: For the Preservation Society of Charleston. "Charleston's Hidden Historic District." Spring 2004: Vol. 48. No.2., p. 8.
2. Preservation Progress: For the Preservation Society of Charleston. "Charleston's Hidden Historic District." Spring 2004: Vol. 48. No.2., p. 8.

CHARACTER DEFINING FEATURES

TYPICAL URBAN FORM FEATURES

- Large lots
- Wide tree lined streets
- Large setbacks allowing for a front yard
- Raised Lawns
- Plantings around foundations

TYPICAL ARCHITECTURAL FEATURES AND MATERIALS

- Roofs
 - Hipped or gabled
 - Tern metal, pan tiles, shingled
- Bracketed or heavy cornice
- Exposed rafters at eaves
- Dormers
- Primarily wood siding
- Raised masonry foundation with exterior steps
- Large porches
- Windows (usually wood or clad)
 - Shutters on first floor windows (no shutters on second floor)
 - Large transom windows
 - Bay windows
 - Vents or windows in gables
 - All windows are operable
 - Divided light windows
 - Regularized sill/head height
- Chimney on side of house framed by casement windows (opposite front door)
- Asymmetry of entry doors
- Bold paint palette

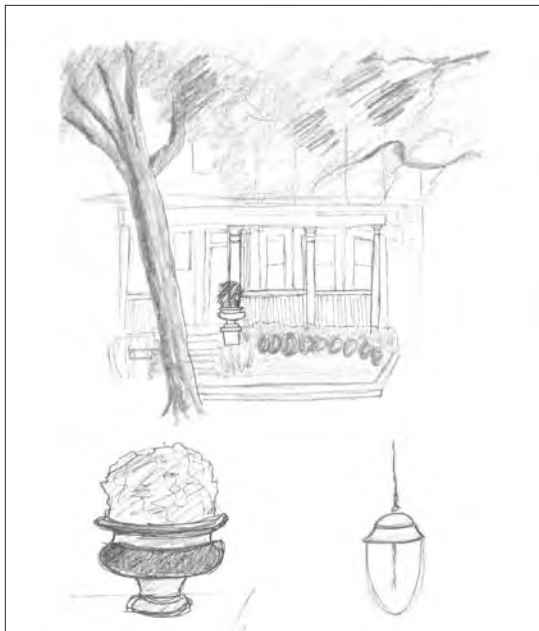
APPENDIX: INTERPRETIVE SKETCHES



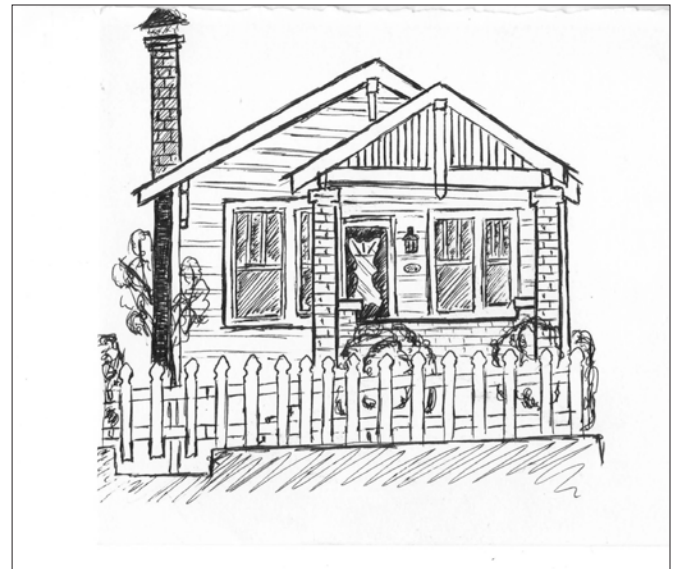
Drawn by: Frankie Pinto



Drawn by: Sarah Sanders

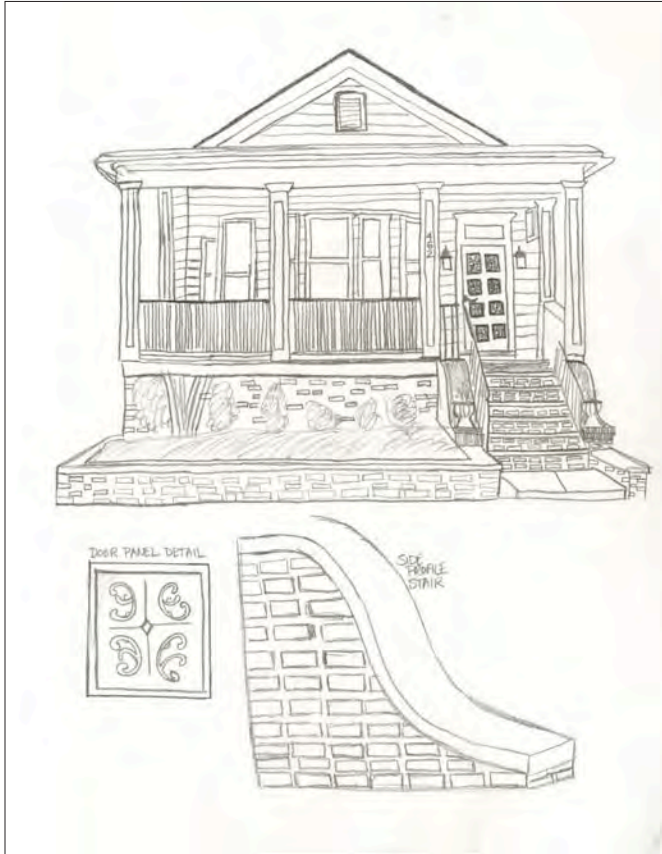


Drawn by: Frankie Pinto

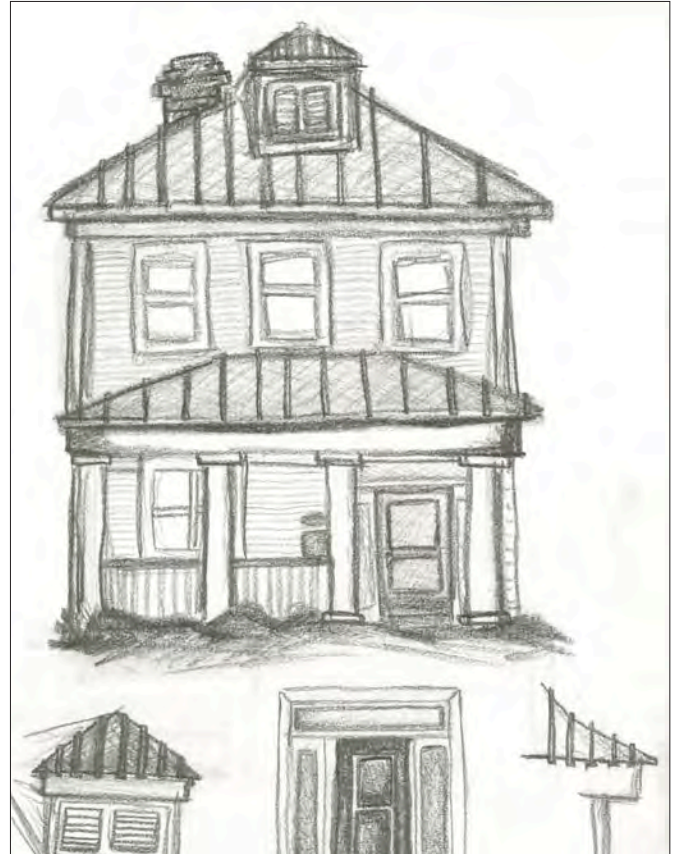


Drawn by: Justin Schwebler

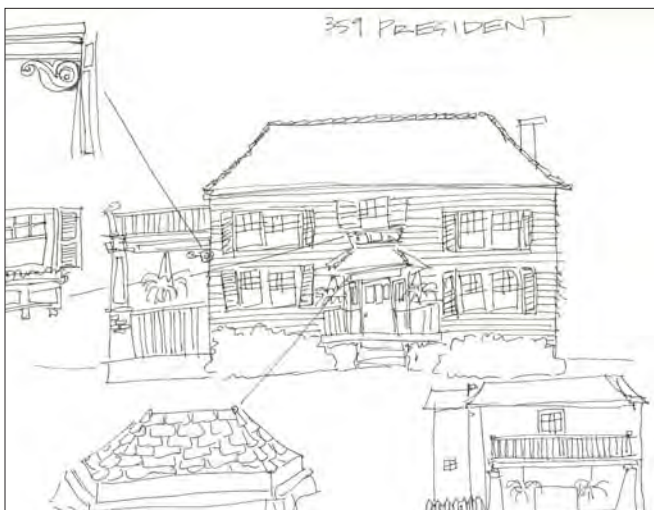
APPENDIX: INTERPRETIVE SKETCHES



Drawn by: Jackie Don



Drawn by: Shannon Devlin



Drawn by: Taylor Johnston

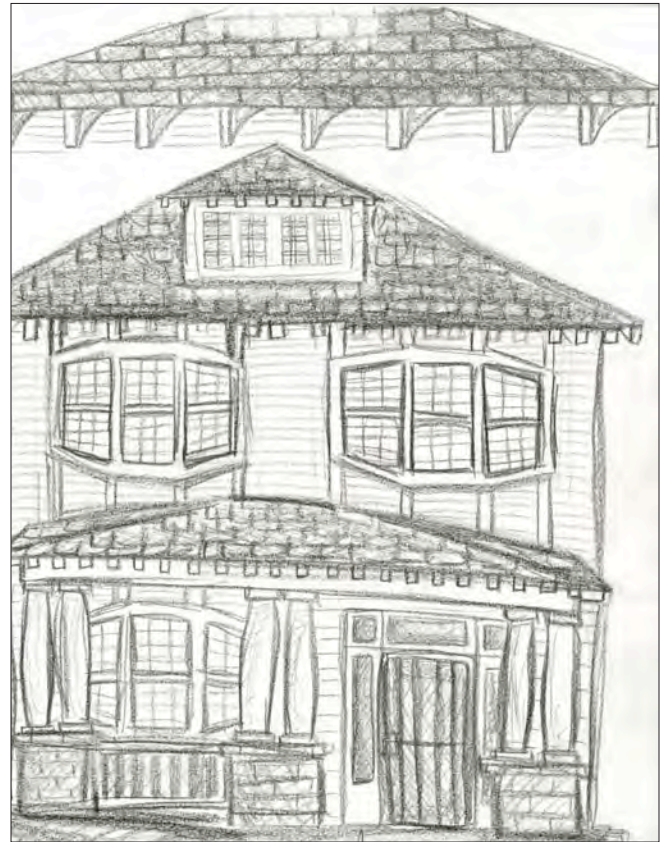


Drawn by: Jackie Don

APPENDIX: INTERPRETIVE SKETCHES



Drawn by: Taylor Johnston



Drawn by: Shannon Devlin



Drawn by: Justin Schwebler



Drawn by: Lauren Hoopes

APPENDIX: INTERPRETIVE SKETCHES



Drawn by: Amber Anderson



Drawn by: Lauren Hoopes



Drawn by: Katie Dykens



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DESIGN GUIDELINES

PROJECT VISION

Hampton Park Terrace, created in the early 20th century as a planned neighborhood, has needed to respond to urban encroachment in recent years. While the neighborhood still maintains many of its original characteristics, without zoning restrictions it is at risk of changing completely from a suburban neighborhood into a dense, city neighborhood. In order to preserve the sense of place that this neighborhood provides, we have established a set of guidelines that will help protect the significant characteristics of the neighborhood and help maintain the original context of the area while allowing it to remain livable.

Located next to Charleston's Hampton Park, this neighborhood was built in the early 1900s to meet the needs of Charleston's more industrial and mobile population. With large grass covered lots and mostly single family homes, Hampton Park Terrace exemplifies an early American first-tier suburb. Many of the key features of Hampton Park Terrace cannot be found lower on the Peninsula. The neighborhood feels more spacious than others on the peninsula. Hampton Park Terrace is not as dense as other neighborhoods, which gives it a more suburban feel. However, when compared with modern day suburban developments, Hampton Park Terrace still feels more like a city neighborhood.

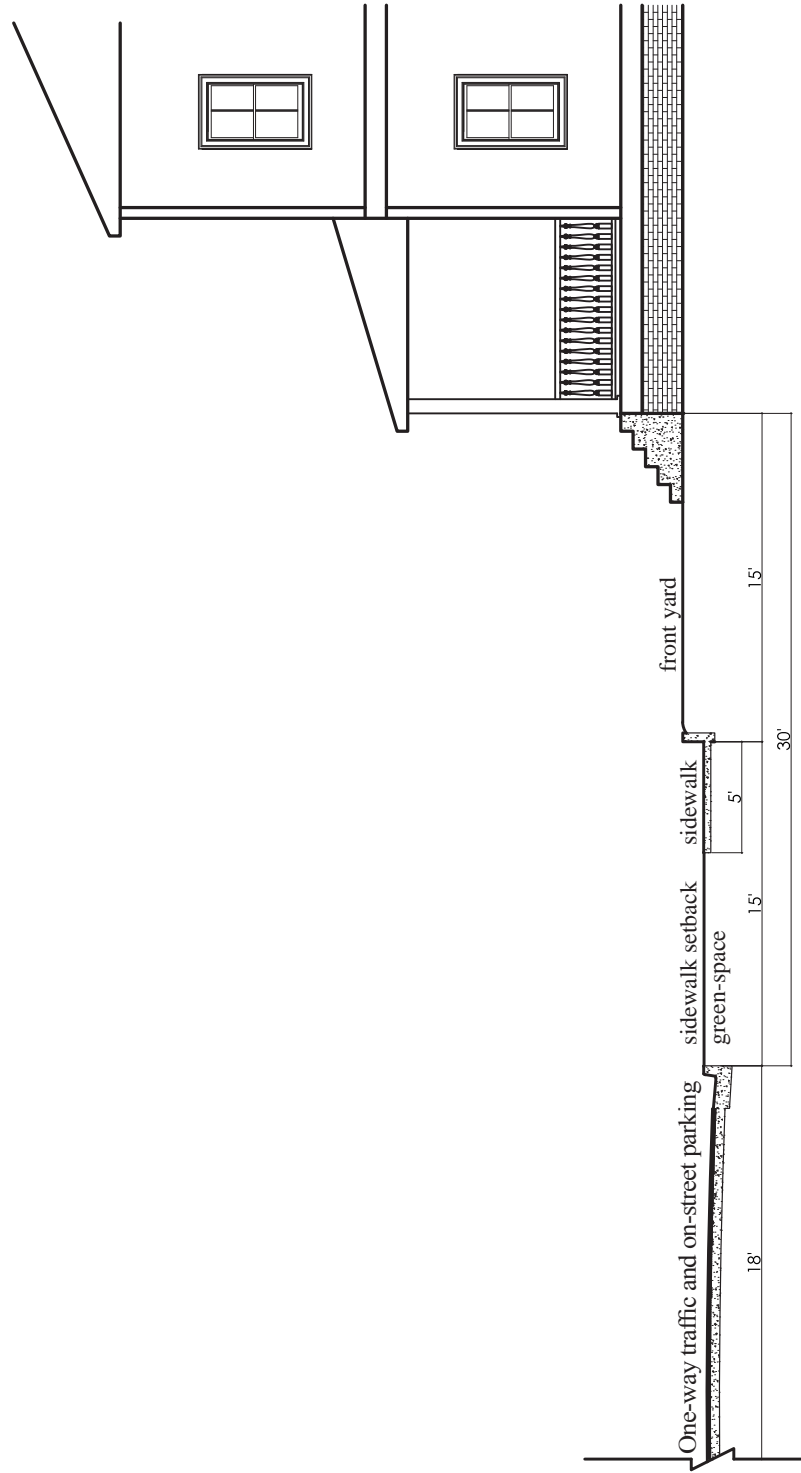
These guidelines should be used to direct the changes or additions to historic structures within the Hampton Park Terrace neighborhood as well as the construction of new buildings. While the Board Architectural Review standards are meant to guide changes everywhere on the Peninsula, these guidelines are focused specifically on maintaining the significant characteristics of Hampton Park Terrace. A list of character defining features helps to quantify the significant aspects that need to be preserved.

URBAN FORM GUIDELINES

The intent of setting guidelines for the Urban Form of the neighborhood is to help preserve the density, visual access, connectivity, and feel of the neighborhood. The following guidelines provide suggestions to aid in this preservation endeavor:

1. **ZONING** - Zoning should remain mainly residential. Currently the neighborhood is zoned as a DR-1F and partly on Rutledge as a LB, or Limited Business District. This Limited Business District should not extend past Rutledge Avenue into the rest of the subdivision.
2. **SUBDIVISION** - Lot subdivision is highly discouraged as most of the lot sizes are remnants of neighborhood's initial planning in 1910-1915. Subdivision is dependent on original neighborhood plot lines. Corner lots should particularly adhere to this guideline of lot size as they are a character defining feature of the neighborhood's urban form.
3. **RESIDENCES** - The neighborhood should strive to maintain a maximum ratio of 3:10 duplex versus single family residences in the neighborhood. A limited number of structures should be permitted to convert into multi-family unless that was the structure's initial built function and vice-versa.
4. **HEIGHT, SCALE, MASS** - The height, mass, and scale of any new construction should be comparable to existing/original buildings to retain the feel of the neighborhood. Height should be capped at the 3rd floor for structures in the neighborhood, so there should be no houses over 3 stories. The average 30 foot setback from road should remain.
5. **LOT COVERAGE** - Lot coverage increases should be limited to the rear of lots and should not create more than a 75% impervious surface. This is to preserve open lots that are a characteristic on the neighborhood and to preserve home re-sale value. Garages should be restricted to the back of the lot or detached from the original structure. Garages should not be a dominating feature, especially from the public view shed. Corner lots are the exception, based on historic precedent.
6. **DEMOLITION** - Demolition is discouraged but complimentary outbuildings and non-destructive additions are encouraged to keep with the allowable evolution this neighborhood as allowed to produce. See the following guidelines on additions for more specific details on issues.

OVERALL SETBACK



PRESERVATION GUIDELINES

In order to protect the historic integrity of the buildings that comprise Hampton Park Terrace, a set of preservation recommendations have been presented here to guide the neighborhood. With emphasis on stabilization and repair over replacement of historic materials, this guide will assist property owners in the process of identifying and sustaining historically contributing factors.

COLOR PALETTE

The neighborhood has a unique color palette in comparison to the surrounding neighborhoods of peninsular Charleston. **Bold colors** prevail, often complimented by **vivid contrasting trim and field details**. Example color palette schemes are provided below as a representative illustration, but do not suggest limitations to creativity within a historic context.



7 & 9 Glennwood Drive



9 Wesson Street



10 Wesson Street



6 N. Allen Street

HISTORIC CONSTRUCTION MATERIALS

Because most of the buildings in Hampton Park Terrace were built in the early twentieth century, **masonry or concrete foundation** with **clapboard or shiplap siding** construction prevails. Roofing materials typical to the neighborhood tend to be **tern-plated or tin, standing seam metal roofs, shingles, or terra cotta tile**. The porch and porch details like the **balustrade and columns** are almost always of **wood construction**, with the exception of some **masonry columns**. **Windows should remain in the original style**, typically one-over-one or with multiple lights reminiscent of the Victorian era. **It is crucial to maintain or replace materials in kind** rather than replacing with synthetic materials in order to retain the historic “feel” of the area. Historic precedents are always encouraged.

CONSTRUCTION DETAILS

The following construction details should be maintained and preserved in order to protect the historic integrity of the neighborhood. Many of the buildings have Craftsman details, including:

- Bracketed porticos and other **ornamental brackets**
- **Decorative or paneled columns**
- Picketed balustrades
- Dormers and **dormer vents**
- **Leaded glass transom and windows**
- **Roof brackets and rafter tails**
- **Twin and bay windows**
- **Heavily trimmed sills, fenestration, and cornices**



369 Ashley Avenue



368 Ashley Avenue



619 Rutledge Avenue



439 Huger Street

ALTERATIONS AND ADDITIONS GUIDELINES

As time passes, the houses of Hampton Park Terrace acquire new residents with changing needs. One way that the buildings have evolved to accommodate these shifts in usage patterns is through the construction of additions. In general, additions in Hampton Park Terrace need not be discouraged; in fact, a sympathetic, well-designed addition may be welcome as a visual indicator of the dynamism of the neighborhood as well as a useful improvement to the house ensuring continued vitality of the neighborhood. However, nothing can destroy the historic feel and integrity of a house faster than a poorly placed, badly designed or overly ambitious addition. Although there is no exact formula that guarantees a “good” addition, there are certain suggestive guidelines that can be followed to facilitate successful addition design in Hampton Park Terrace.

In general, consider how the addition will impact the view of the house from the street. This is the where the house visually interacts most with the rest of the neighborhood, and where an addition can affect the overall feel of the block. More latitude ought to be given with regards to additions that are on the back of the house and that are not visible from the street. Those additions that are visible from the public right of way, however, ought to be complimentary to the historicism of the building.

1. **SETBACK** - It is important to maintain the original setback rather than encroach on the front yard, or dramatically increase lot coverage (see Urban Form section).
2. **HISTORIC FABRIC** - Any addition ought not to degrade or reduce the original historic fabric.
3. **REVERSIBLE** - Consistent with preservation principles outlined in the Preservation Section, additions should be reversible whenever possible, and should be sympathetic to the historic building.
4. **MASSING** - Alterations in the massing of the building due to an alteration or addition ought to be considered. Certain techniques, such as stepping back or forward from the original facade, or differentiating rooflines, can make a large addition appear smaller than it actually is.
5. **CONTRIBUTING BUILDINGS** - Special care ought to be given when adding onto a building that is considered “contributing” on the National Register of Historic Places
6. **APPROVAL PROCESS** - The implementation of an approval process for major additions might be useful.

There exist today two fairly different schools of thought for the correct design of additions to historic building. One camp emphasizes a congruency between the original building and the addition, and feels that the best way to maintain the historic feel of a building is to create an addition that is similar in design, materials and detailing to the original structure. (Illustrative examples of these principles follow.) Another camp argues that this approach creates a false historicism and thus degrades rather than strengthens the historic integrity of a building. Therefore, a modern addition to historic house should clearly read as such, while remaining sympathetic to the original structure with regards to massing, feel and often the material palette. Either of these approaches to the design of an addition could be used in Hampton Park Terrace, provided that they are thoughtfully designed. Although there is no way to guarantee the creation of a successful addition, it is always helpful to examine best case practices. Below are two such examples, one representing each school of thought. Both can be considered excellent and sympathetic additions to historic buildings.

CONGRUENT WITH ORIGINAL



This addition (in rear) is stepped back from the central mass of the house, creating a visual demarcation between the two structures and making the overall massing seem less oppressive. http://www.shksarchitects.com/sites/default/files/imagecache/project_dialog/projects/1.%20Raising%20the%20Roof_MDL.jpg



This addition (over porch with front dormers) takes its cues from other houses in the neighborhood. <http://www.stevenbreese.org/>

SYMPATHETIC WITH ORIGINAL



Additions in the rear of buildings, such as this, can be far more extensive than those visible from the front. <http://southernaspirations.blogspot.com/2009/11/one-of-these-things-is-not-like-others.html>



This side/rear addition offers sharply from the rest of the house, in terms of materials, roof line, and fenestration. It is clearly a modern extension of the house. http://www remodelista.com/files/styles/733_0s/public/img/sub/messana-ororke-tree.jpg

NEW CONSTRUCTION GUIDELINES

These “Design Guidelines for New Construction” apply to projects being erected upon previously undeveloped lots or in place of a building that was demolished as a result of an appropriate neighborhood review. New construction, as discussed in this section, applies to dwellings and business structures. New additions are discussed in the “Design Guidelines for Additions” section which include freestanding outbuildings and attached structures. New construction should be reviewed in the Neighborhood Association for appropriateness. Please refer to Preservation Guidelines and Urban Form Guidelines for further instructions.

1. **MAINTAIN A SENSE OF COHESIVENESS** - New construction projects are encouraged to create a cohesiveness between the new structure and the surrounding structures. Use of historic materials and paint palettes, as well as a construction plan that addresses similar height, mass, and scale to the surrounding houses should be utilized. Corner buildings require more consideration due to the increased visibility from two rights of ways.
2. **ZONING PARAMETERS** - Hampton Park Terrace is primarily residential in use and all new construction is encouraged to be residential. Hampton Park Terrace is a neighborhood of families and apartments without commercial use. New construction is encouraged to remain pragmatic in fitting with the neighborhood.
4. **CONSIDERATIONS OF LOT COVERAGE** - As is stated in the Charleston Standards, new construction should be sympathetic to the historic features that characterize its setting and context. New construction is encouraged to follow lot guidelines as laid out in the urban form. These guidelines promote retaining a consistent street space as well as fitting the structure to the lot size. New construction is encouraged to keep the same character defining features and orientations with the existing buildings. This guideline will retain the rhythm and repetition of constructive elements which better create a harmonic atmosphere of the neighborhood.
3. **VARIATIONS IN ARCHITECTURAL STYLE** - Architectural styles vary across the neighborhood and new construction is encouraged to add to the variances in style. Differences in architectural style add to the character of the neighborhood and new construction would add to the historic time line of the community. As per guideline 1 of New Construction, the architectural style should promote some sense of cohesiveness but is not required to duplicate styles already present.
5. **USE OF PORCHES OR STOOPS** - Constructing a porch or stoop onto the front of the structure is encouraged. Front porches serve as a transitional space between public and private and serve a functional role as a space where gathering, playing and relaxing can occur. As a way of continuing the idea of front entries as providing a functional role, stoops are encouraged to be large enough to provide some recreational use such as seating. The stoop is discouraged from being a small entry space.

CASE STUDY



14 Sutherland Court. Example of an historic structure that was remodeled in recent history.

The building on 14 Sutherland Court is listed on the National Register Nomination Form as a contributing household. Examining the house one might be able to tell that it appears newer in construction than the surrounding houses which comes as a result of a remodelling of an unknown date. Whether completely redone or extensively altered, the structure has maintained the lot's yard space, similar building materials to other buildings in the neighborhood, and basic height, mass, and scale measurements that aid the building in fitting in while also revealing that it is not the original structure. The building is not ostentatious in its "newness" but does well to stress that it is not the original building to the site, therefore presenting a useful example for new construction within Hampton Park Terrace.

LANDSCAPE GUIDELINES

The following guidelines are based on observations of notable landscape features that are found throughout Hampton Park Terrace. These guidelines are not specific to any particular lot, and are not meant to be an end all solution to individual landscape designs that are developed throughout the neighborhood. These guidelines are a notation of important features and suggestions that this team concludes as significant to the preservation and betterment of the neighborhood of Hampton Park Terrace.

1. HERITAGE TREE PRESERVATION - Throughout the neighborhood of Hampton Park Terrace large Live Oak, Crepe Myrtle, and Magnolia trees are a notable feature, lining the streets and providing ample canopy coverage for front yards and pedestrian traffic on sidewalks. The Preservation of these historic trees and replacement of dead species is beneficial to the cohesiveness and integrity of the neighborhood. The tree line streets and sidewalk buffer strips are an important factor in sustaining the character of Hampton Park Terrace.

2. HARDSCAPE AND SOFTSCAPE RATIOS - The neighborhood is distinguished from the rest of Charleston's Lower Peninsula for its larger and pronounced yards planted with ornamental species. It should be the priority of every owner and developer to preserve the yards and gardens of houses within Hampton Park Terrace. Cement and paved driveways are an integral part of the neighborhood design, but hardscapes should be kept to minimum to maintain the naturalistic character of the neighborhood.

3. YARD FILLING - As stated Hampton Park Terrace is well noted for its open yards and gardens and while the organic nature of additions and outbuildings is appreciated for the character of the neighborhood, "yard filling" should be avoided. Enlarging the building footprint to fill the lot is not a character defining feature of Hampton Park Terrace and yard preservation is a major priority.

4. FENCING - Throughout Hampton Park Terrace there are many lots that utilize different types of fencing for delineation of private space, as well as use as a decorative feature. Visible permeability is a preferred feature as privacy fences are rare throughout the neighborhood. White picket fences are also a preferable material to chain linked fencing in order to preserve the craftsmanship themes present throughout HPT.

5. PLANT SPECIES - It should be the obligation of home owners and developers to avoid the planting and encourage removal of invasive species. Residents should also seek to replace native plants and landscape species that have died with the same or native species to South Carolina.

6. YARD FEATURES - Individual design is a recognizable and important feature to the character of Hampton Park Terrace. Personalization of gardens and landscapes is a highly encouraged addition to any house. The avoidance of "junk yards" is imperative to the livability of the neighborhood and as in many neighborhoods is controlled through social norms and structures. Any added feature such as fountains and statues should also be reversible or removable features to the landscape.

7. PARK SPACES - Hampton Park Terrace is well noted and named for its proximity to Hampton Park. Allen Park is also located within the neighborhood. These park spaces are important to the context of the neighborhood and are crucial resources when establishing the integrity and livability of Hampton Park Terrace. It should be the goal of residents and developers to preserve, promote, and utilize these park spaces.

PROJECT CONCLUSION

A rare example of early suburban architecture on the historic Charleston peninsula, the importance of preserving and maintaining the overall feel and integrity of the historic Hampton Park Terrace neighborhood cannot be stressed enough. Unlike other neighborhoods within Charleston and its surrounding region, Hampton Park Terrace demonstrates features of a neighborhood that has naturally grown and evolved to meet the needs of its residents, free from the stringent restrictions of an architectural review board. It is this organic and natural feel, in addition to its spacious lots and varied architectural styles, that sets Hampton Park Terrace apart from other historic Charleston neighborhoods.

During the undertaking of this Area Character Appraisal, a careful assessment was made of the neighborhood's character defining features, or in essence the elements that are vital to the preservation of the neighborhood's historic integrity. From this features list, five sets of guidelines were created addressing the preservation of the following aspects of the neighborhood: urban form and scale, landscapes, preservation of current structures, additions to existing buildings, and new construction. The Hampton Park Terrace community expressed desire for the completion of this appraisal.

In an attempt to accommodate this desire, a set of guidelines were developed for the Hampton Park Terrace neighborhood which complement the existing Charleston Standards for the lower portion of the Charleston peninsula. These guidelines were developed to further the implementation of findings of the four areas of study discussed during the first half of this report. Additionally it is intended that the design guidelines aide with the furthering of the vision of the neighborhood, which was discussed in length at the beginning of the Design Guidelines section of this report. While not rigid regulations, these guidelines are intended to serve as suggestions and provide direction for Hampton Park Terrace as it begins to deal with the threats and pressures of redevelopment and urban renewal that is currently present on the peninsula in the blocks just below this neighborhood. Our class additionally feels that it is important to furnish a refined understanding of this specific neighborhood's character to possible future BAR or neighborhood association oversight initiated through the efforts of preservation planning.

