

Area Character Appraisal

WAGENER TERRACE

Prepared for: The City of Charleston, South Carolina



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INTRODUCTION

Area Character Appraisals (ACA) analyze and document the elements of a defined area by assessing elements such as character defining features, land use, architectural style, and urban form. These appraisals can then be used by local governments, nonprofit organizations, or neighborhood associations to guide decision-making regarding planning for the area.

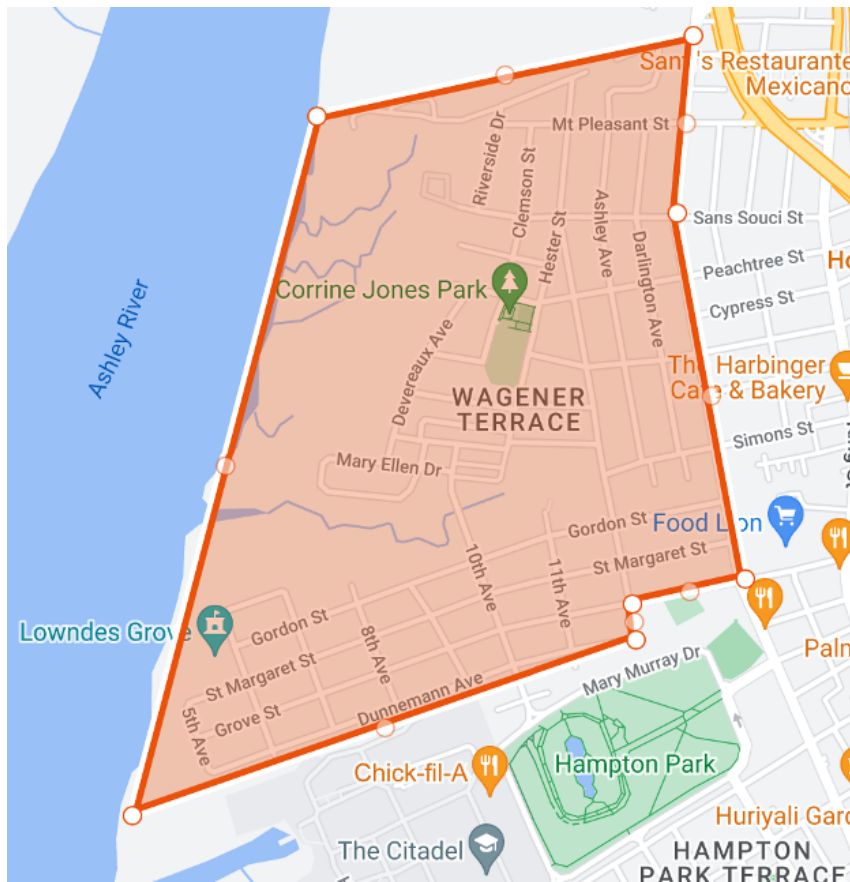
Building on the [Historic Architectural Resources Survey of the Upper Peninsula](#) (Brockington and Associates, Inc., 2004), the Wagener Terrace ACA is intended to serve as a resource for residents of Wagener Terrace, design and construction professionals, the City of Charleston Board of Architectural Review, as well as historic preservation advocacy organizations. The goal is to provide a user-friendly reference to the historic elements that make Wagener Terrace unique and how to best ensure preservation of the neighborhood.



*Darlington Avenue looking North, between Maple and Peachtree Streets c. 1933.
Photo courtesy of Kevin Eberle via Wagener Terrace neighborhood Facebook page.*

Area Appraised

The following maps show the boundaries of Wagener Terrace on the Charleston peninsula. Wagener Terrace is bounded on the north by Sunnyside Avenue, to the east by Rutledge Avenue, to the south by Dunnemann Avenue, and to the west by the Ashley River.



Maps created in MyMaps.

BRIEF HISTORY

Originally a British colony settled in its current location in 1680, Charleston, South Carolina's continued growth necessitated its expansion. First expanding west by White Point Garden then north, Wagener Terrace was among the last neighborhoods developed on the peninsula.¹ Residential construction began in Wagener Terrace in the early 20th century following the 1902 South Carolina Inter-State and West Indian Exposition. The Exposition was hosted on 160 acres, including the Grove Plantation House, between Hampton Park and Wagener Terrace on land owned by the Exposition President, Frederick W. Wagener.² Prior to the Exposition, the land was rural with "small farms, a dairy, lumber yards, and tiny clusters of small houses."³



Lowndes Grove and surrounding area in 1926. Photo courtesy of Kevin Eberle via Wagener Terrace Neighborhood Facebook page.

In 1917, James Sottile purchased 33 acres of what was by then known as the "Wagener Farm" and immediately began readying the land for development. By 1918, Wagener Farm had been platted under its current name, Wagener Terrace.⁴ In 1919, Sottile purchased the land between Grove Street and Hampton Park from Louis Dunnemann for \$100,000, bringing Wagener Terrace to over 400 lots spanning more than 60 acres.⁵

¹ Kevin Eberle, *Charleston Uptown Bicycle Tours*, (Charleston, South Carolina: 2018), 7.

² John Beaty and Ralph Bailey, *A Historic Architectural Resources Survey of the Upper Peninsula Charleston, South Carolina Final Report*, (Charleston, South Carolina: Brockington and Associates, Inc., 2004), 47.

³ *Charleston Uptown Bicycle Tours*, 8.

⁴ Beaty and Bailey, *A Historic Architectural Resources Survey of the Upper Peninsula*, 57.

⁵ "Wagener Terrace To Be Developed," *Charleston News and Courier*, March 7, 1919:8. *Newsbank: Access World News – Historical and Current*.

Although the land was platted and ready for development, construction did not begin in earnest until the 1920s. This was due primarily to infilling wetlands to create developable land.⁶ Most of the homes in the neighborhood were constructed between 1920 and 1940 and reflect styles popular throughout the United States during this period, while also drawing from Charleston's unique architectural vocabulary.

From 18th century houses in the Old & Historic District, to 20th century houses in Wagener Terrace, unique vernacular features serve as a connecting thread across various periods and styles of architecture in Charleston. Although Wagener Terrace was platted as one of the city's earliest suburbs, lots were largely developed by individual owners and represent a unique collection of architectural elements reflective of local character and sense of place.



1919 plat of Wagener Terrace, Deed Book C Pg. 147 in the Charleston Register of Deeds.

Throughout the 20th century, Wagener Terrace fostered a healthy cultural diversity in addition to a variety of architectural styles. During its developmental period, the population of Wagener Terrace was predominantly white and middle-class, with Protestant whites as well as Greek and Jewish communities making up the largest percentage.⁷ This demographic started to shift by the mid-20th century, as many white residents moved to newer suburban enclaves off the peninsula, at which time Wagener Terrace's Black population increased significantly.

Today, Wagener Terrace’s demographic is homogenizing in keeping with citywide trends that indicate a shrinking Black population. 2019 American Community Survey data revealed a 3.9% decrease in the City of Charleston’s Black population since 2010, which was felt most starkly on the peninsula with an estimated loss of 3,469 Black residents in less than a decade.⁸ Current preservation efforts are focused on creating policies to help keep long-term residents in place and maintain the diversity of housing types that have traditionally defined the neighborhood.

⁶ Beaty and Bailey, *A Historic Architectural Resources Survey of the Upper Peninsula*, 57.

⁷ Ibid.

⁸ Charleston City Plan, 2021, p. 29.

LOCAL LANDMARKS

The following represent notable sites of architectural and cultural significance that illustrate the history and evolution of the neighborhood.

Florence Crittenton Home **19 St. Margaret Street**

Designed by John Darlington Newcomer in 1923 to house the Florence Crittenton Mission, the building was not completed until 1932 due to financial difficulties.⁹ The Florence Crittenton Mission began in 1897 as the Christlove Mission of the King's Daughters. Founded by Claudia Tharin, it was taken over by the Florence Crittenton Mission just two years later and renamed. The Mission still operates today, offering support and housing to pregnant women, provide them with education and employment training, and assist in the plan and care of their newborn children.¹⁰



Florence Crittenton Home. Photo by Rachel Fore.

Lowndes Grove **266 St. Margaret Street**

When John Gibbes' heirs divided up Grove Plantation, George Abbot Hall purchased three of the northernmost parcels and constructed the current house between 1761 and 1791.¹¹ The property passed to William Lowndes' possession in 1803. Lowndes was a Congressman for South Carolina in the United States Congress until 1822. By 1902 Frederick W. Wagener owned the property. During the South Carolina Inter-State and West Indian Exposition, Wagener donated the building for use as the Women's Building. President Theodore Roosevelt visited for a luncheon during his Exposition trip.¹²



Lowndes Grove. Photo courtesy of Glenn Keyes Architects.

⁹ Historic Charleston Foundation, "19 St. Margaret Street (Florence Crittenton Home) Property File" *Historic Charleston Foundation Archives*, accessed July 23, 2023. <https://charleston.pastperfectonline.com/archive/CCDEF6F-B4E2-475A-97CD-368449937837>.

¹⁰ Eberle, *Charleston Uptown Bicycle Tours*, 97-98.

¹¹ South Carolina Department of Archives and History, "National Register of Historic Places Inventory - Nomination Form - Lowndes Grove," (July 1978).

¹² Eberle, *Charleston Uptown Bicycle Tours*, 84.

**J.C. Long House
308 Grove Street**

A native of Pensacola, Florida, J.C. Long moved to Charleston in 1918. In 1930 at age 27, Long was elected to the South Carolina Senate to represent Charleston. In addition to his political career, Long is best known for his involvement in the local real estate industry. While serving as a Senator, Long launched his real estate career and built his residence at 308 Grove Street in 1933. In 1945, Long founded The Beach Company, responsible for the development of the Isle of Palms and other communities throughout the region.¹³



J. C. Long House. Photo by Rachel Fore.

**George R. Brantley House
314 Grove Street**

Built by George Brantley in 1933, 314 Grove Street was sold to Helen S. Riley in 1942. Although the Rileys only lived in the house for a short time, 314 Grove Street was the first home of Charleston's longest-serving mayor: Joseph P. Riley, born in 1943.



George R. Brantley House. Photo by Rachel Fore.

¹³ Eberle, *Charleston Uptown Bicycle Tours*, 90-91.

Greater St. Luke AME Church 78 Gordon Street

In 1947, the newly-formed Emanu-el Synagogue, the first Conservative Jewish congregation in South Carolina, purchased a former chapel from the Florence Army Air Base in Charlotte, NC to serve as the congregation's new house of worship.¹⁴ The building was disassembled and brought in pieces to Charleston where it was reassembled on Gordon Street.¹⁵ The congregation quickly outgrew the former Army chapel and in 1954, hired Milton Abrams to design a new, larger building. The new synagogue was consecrated on December 18, 1955, and the chapel was clad with a brick veneer and repurposed as an auxiliary building.¹⁶ By the late 1970s, "white flight" from Wagener Terrace during the Civil Rights Era shifted the demographics into a predominantly Black community. As a result, most of Emanu-el Synagogue's congregation moved to West Ashley and the synagogue decided to follow. The buildings at Gordon Street were sold to Greater St. Luke AME Church in 1979, at which time the Star of David motif windows were removed and a steeple was added.



The Emanu-el Synagogue congregation's first home was a former chapel building that was relocated from Florence Army Air Base in Charlotte, NC, in 1947.



The chapel building was replaced with a larger synagogue constructed in 1954 by the growing congregation. This building became home to Greater St. Luke AME Church in 1979.



Greater St. Luke AME Church. Photo by Rachel Fore.

¹⁴ Sussman, Lance J., *Synagogue Emanu-el: 50 Years, 1947-1997*.

¹⁵ Sussman, *Synagogue Emanu-el: 50 Years*.

¹⁶ *Ibid.*

Longborough

Within Wagener Terrace is a more recently developed community, known as Longborough. Prior to its development, the rural area was used primarily for truck farming cucumbers and strawberries. In 1949, J.C. Long/The Beach Company cleared the property and created gridded streets for the “Rivercrest Apartments.” The 40 duplex apartment houses designed by William G. Lyles, Bisset, Carlisle & Wolff and were the first set of “garden apartments” in Charleston.

By the early 2000s, the apartment complex served as low-income housing known as Shoreview Apartments. In 2007, The Beach Co. demolished the 1940s apartments upon entering an agreement with the City of Charleston to build up to 50,000 square feet of affordable housing priced at \$125 per square foot on 1.6 acres of the larger property. Now known as The Cottages at Longborough, the 42 condominiums were constructed in 2007 on the land furthest from the river, on the eastside of 10th Avenue.

These condominiums were sold to “first-time, middle-income (up to 120% of the area’s median income) homeowners with 99-year deed restrictions to cap the resale price.”¹⁷ The units were offered first to those original residents who were displaced by the demolition of the Shoreview Apartments. Beginning at \$112,500, only one prior resident elected to remain. In addition to the 42 condominiums, there are 80 market rate, single-family homes in the new development.¹⁸



Longborough neighborhood sign. Photo by Rachel Fore.

¹⁷ Eberle, *Charleston Uptown Bicycle Tours*, 92.

¹⁸ *Ibid.*

Kiawah Homes

**Mt. Pleasant Street, Rutledge Avenue,
Ashley Avenue, and Sunnyside Avenue**

Another historic housing complex, the Kiawah Homes, was built in 1942 by Skinner & Ruddock as part of a federal housing program for World War II laborers working at the Charleston Shipbuilding and Drydock Company.¹⁹ The property was sold by the federal Public Housing Authority to the Charleston Housing Authority in 1954 and continues to provide rental housing for eligible, low-income families today.²⁰

WTMA Radio Station
42 10th Avenue

Charleston's second radio station, WTMA, operated out of this building for almost 60 years, from the first broadcast on June 15, 1939 until 1999. WTMA was founded by Yancey W. Scarborough and J.W. Orvin and the 10th Avenue studio, designed by Cambridge M. Trott and Douglas M. Braham housed the station's offices, announcer's booth, and the control rooms. Today, it is a private residence.²¹

¹⁹"Ship Workers to Get Homes". Evening Post. Charleston, South Carolina. September 12, 1942.

²⁰"Housing Units to Be Turned Over to City". Evening Post. Charleston, South Carolina. December 21, 1953.

²¹Eberle, *Charleston Uptown Bicycle Tours*, 94-95.



Kiawah Homes on Mt. Pleasant Street. Image from Google Street View.



WTMA Radio Station. Photo by Rachel Fore.

URBAN FORM AND LANDSCAPE

Introduction

Located on the outskirts of downtown Charleston, Wagener Terrace is known for its early suburban characteristics. While Rutledge Avenue is a mix of residential and commercial properties, the rest of Wagener Terrace consists primarily of residences, as well as a few houses of worship and parks. The following are aspects of the urban form of the neighborhood that contribute to its unique character: edges, nodes, corridors, streetscapes, street patterns, setbacks, and lot sizes.

Edges

Northern Edge

The northern edge of Wagener Terrace is the northern side of Sunnyside Avenue.

Eastern Edge

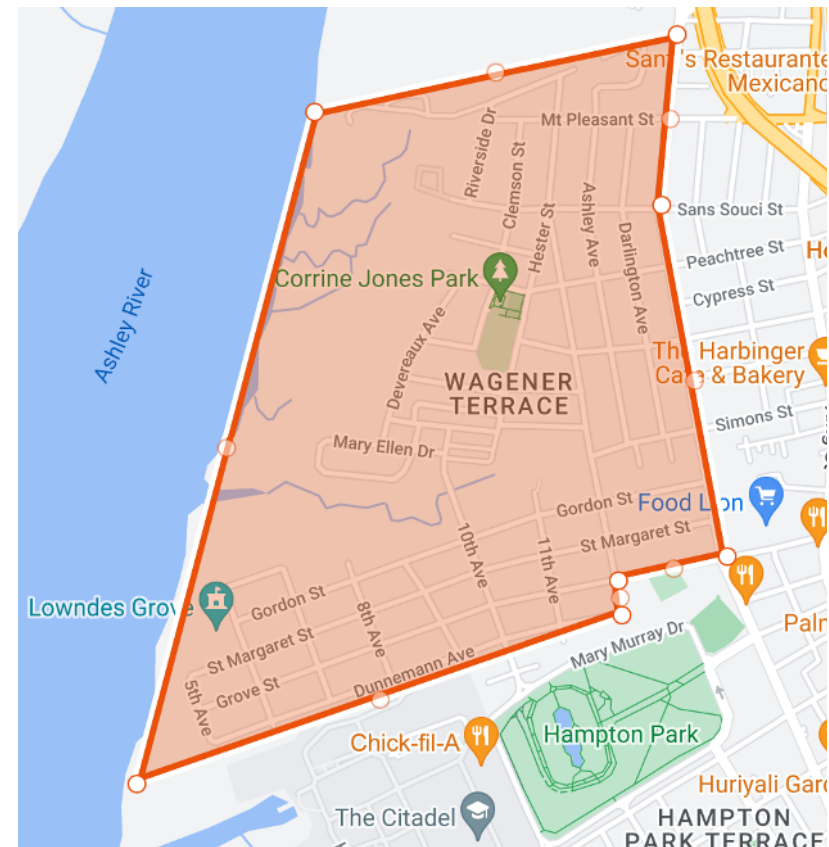
The eastern edge of the neighborhood is the west side of Rutledge Avenue.

Southern Edge

The southern edge is Dunnemann Avenue, and from 12th Avenue to Rutledge Avenue, it is Grove Street.

Western Edge

The western edge is the Ashley River.



Shaded area denotes Wagener Terrace. Map created in MyMaps.

Nodes

- A node is a gathering place or public space that is important to a neighborhood.
- **Corrine Jones Park** is located in the center of the neighborhood and serves as a node.
- Although **Hampton Park** is further south of Dunnemann, it is a significant public space for people who live along the southern edge of Wagener Terrace.

Corridors

- Corridors are the primary routes for vehicular traffic.
- **Rutledge Ave** is the busiest corridor in Wagener Terrace.
- Streets running east to west are busier due to traffic moving towards Rutledge Ave.
- Hampton Park serves as a buffer between other nearby corridors, such as Ashley Ave.

Waterfront Vistas

There are several waterfront vistas in Wagener Terrace, such as:

- The west end of St. Margaret Street.
- The west end of Grove Street.
- 10th Avenue overlooking Halsey Creek.



Aerial photo of Corinne Jones Park. Image from Google Earth.



View of Halsey Creek from 10th Avenue. Image from Google Street View.

Streetscapes and Street Patterns

- The majority of the neighborhood consists of gridded streets. Around Corrine Jones Park, streets occasionally have curved paths.
- Streets are often two-lanes with parking on either side; most streets are two-way. With the exception of Rutledge Ave, Wagener Terrace consists of four-way and two-way stop signs.
- Parts of the neighborhood have sidewalks while others do not, often depending on the proximity to Rutledge Ave. Streets running east to west are busier and are more likely to have sidewalks than streets running north-south.



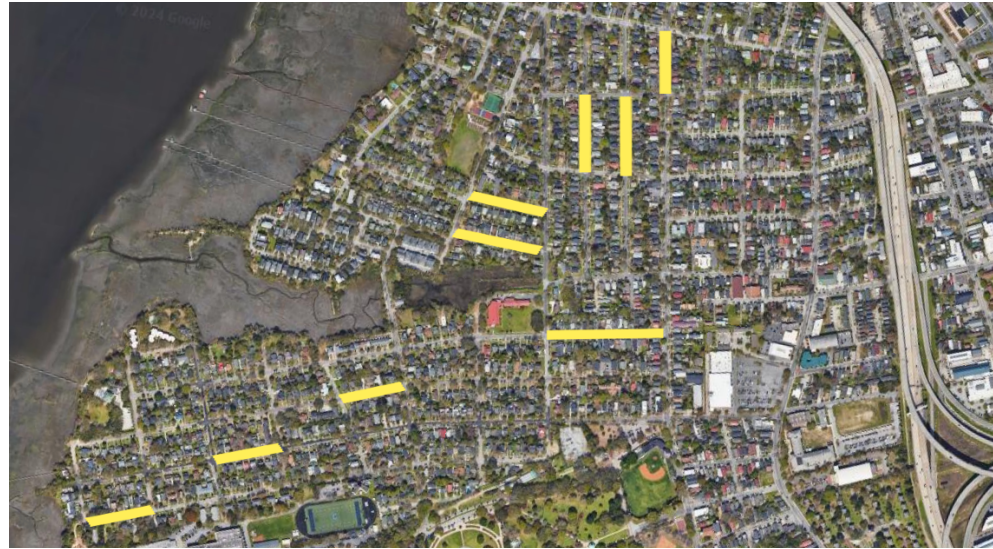
From left to right, 18 and 16 Gordon Street. Photo by Kerry Campion.



From left to right, Nos. 97-101 Gordon Street. Image from Google Street View.

Setbacks and Lot Sizes

- The lots in Wagener Terrace are rectangular, generally half a block deep, and wider than the typical urban lots in neighborhoods further south on the peninsula. Lots along the Ashley River are generally larger.
- Buildings are typically centered on the lot, with deep setbacks from the street and sidewalk.
- A sample survey was completed to quantitatively assess average setbacks and lot coverage within the Wagener Terrace neighborhood. Based on this survey, the following averages were derived:
 - **Average Front Setback:** 36 ft
 - **Average Lot Coverage:** 30%
- The map and table to the right show the sample blocks surveyed. The survey indicates average setbacks measured from the outer edge of the curb to the front of the house, as well as average historic building footprint size and percentage of lot coverage (identifiable non-historic additions are excluded).



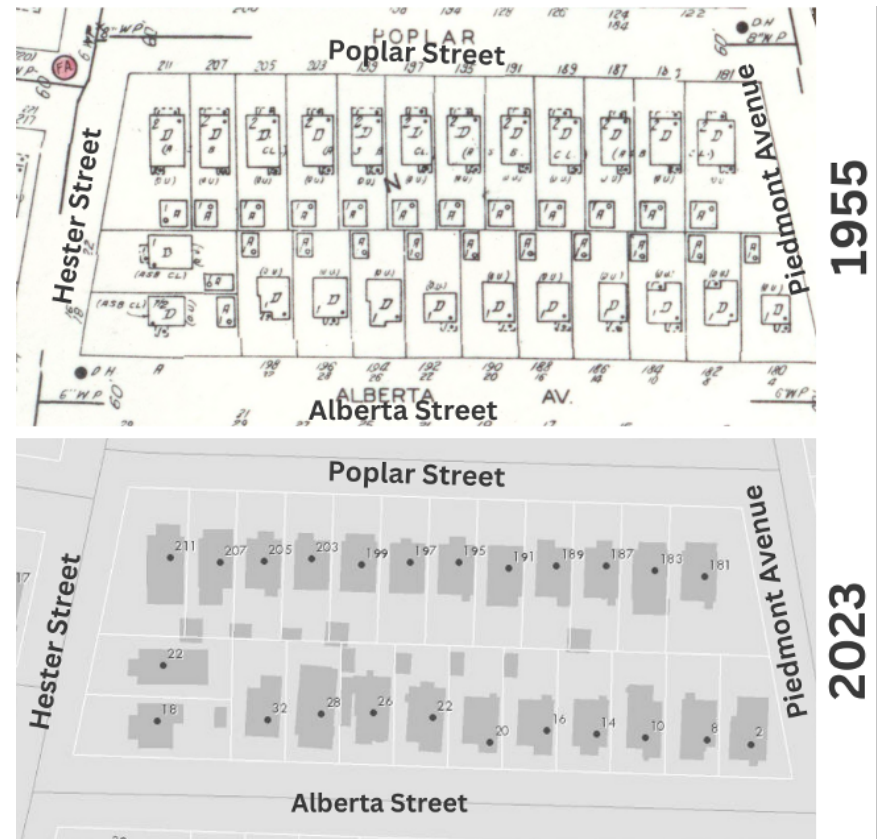
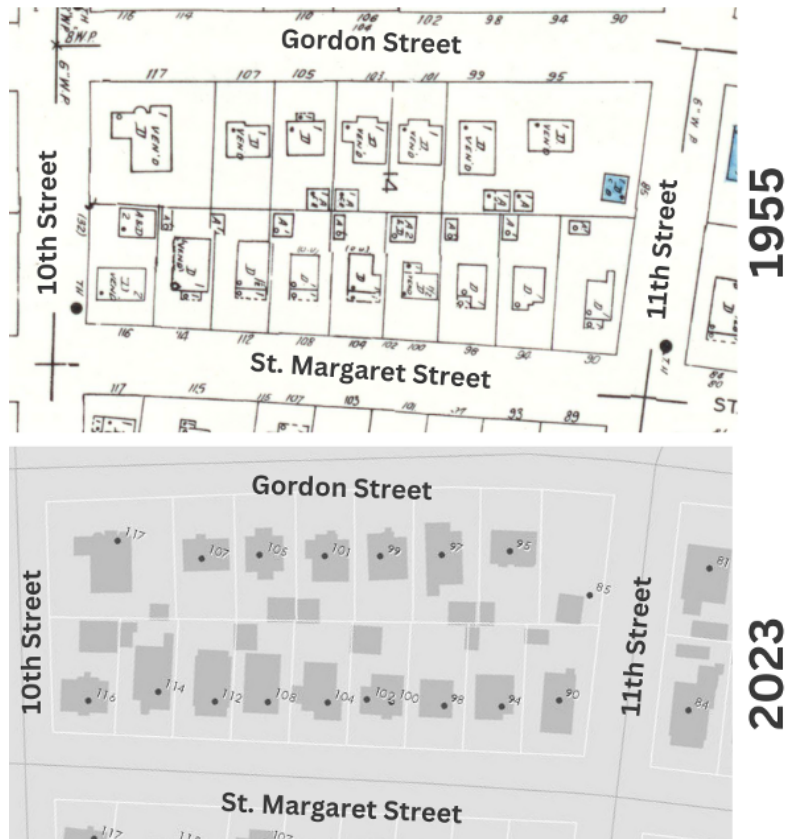
Blocks included in the sample survey.

Block	Average Front Setback (ft)	Average Square Footage of Building Footprint	Average Lot Coverage
North side of Dunnemann between 5th and 6th	41	1,120	25%
North side of Gordon between 12th and Rutledge	26	1,595	37%
South side of Alberta between Hester and 12th	39	1,273	23%
South side of Grove between Wagener and 8th	41	1,464	27%
South side of St. Margaret between 9th and 10th	36	1,951	33%
South side of W. Poplar Street between Hester and Piedmont	43	1,372	27%
West side of Ashley between Maple and Peachtree	36	1,620	28%
West side of Darlington between Peachtree and Maple	37	1,817	34%
West side of Rutledge between Sans Souci and Peachtree	33	1,960	30%
TOTAL	36	1,575	30%

The [Charleston County GIS parcel viewer](#) measurement tool was used to obtain measurements for each property on the block. Due to the nature of the tool, the figures shown are estimated values.

Footprints

Building footprints in Wagener Terrace were traditionally compact rectangles with projecting front or rear porches. Many lots were developed with rear accessory structures, which were typically one story and used for utilitarian purposes. While late 20th and early 21st century additions have impacted the floor plans of a number of historic structures in the neighborhood, some blocks are characterized by sizable groupings of buildings and accessory structures that retain their original footprints.



Above are two examples of blocks that have remained relatively unchanged since the 1950s.



Map of current lot sizes and building footprints between 10th and Rutledge. Map from City of Charleston CIS Mapnet.

Landscape

- Vegetation is prominent in Wagener Terrace and gardens or yards are often visible from the street.
- Most residential properties have a driveway that is straight and accessible from the front of the lot.
- Wagener Terrace is characterized by a large number of trees that occasionally serve as a buffer between residential properties and the public right-of-way.
- Privacy fences are not common in Wagener Terrace. If there is a fence, it is usually a picket garden fence.



Landscaping with diverse vegetation. Photo by Paige Regna.



Trees lining either side of the street at the corner of Dunnemann Ave and 10th Street. Photo by Kerry Campion.

ARCHITECTURE

Introduction

Wagener Terrace's architectural inventory showcases the gradual development of building styles on the northwestern portion of Charleston's upper peninsula. The neighborhood's most prominent styles illustrate popular trends in building forms and materials that are consistent across the United States from the early to mid-20th century.

Uses

The majority of buildings in Wagener Terrace were historically residential and remain so today. Commercial structures exist on the perimeter of the neighborhood on streets like Rutledge Avenue. Additional buildings on single family properties often included garages or sheds at the rear.



*From left to right, 910, 908, and 906 Ashley Avenue.
Photo by Kerry Campion.*



Properties with detached garages on Gordon Street between Rutledge Avenue and 12th Street from the 1955 Sanborn Map.

Types

Types of residential properties range from single-family homes to multi-family units in the form of duplexes, townhomes and apartment complexes. Single-family homes remain the prominent building type with multi-family, attached dwellings concentrated on Gordon and 8th Streets, as well as Dunnemann, Devereaux and Ashley Avenues.

***Historic example of a
single-family dwelling***
881 Rutledge Avenue



***New construction of a
single-family dwelling***
169 Maple Street



Multi-family townhomes
120-130 Gordon Street



Multi-family duplex
981 Ashley Avenue



Photos by Kerry Campion and courtesy of Redfin.

Typical Height

The height of dwellings in Wagener Terrace is consistently between one and two-and-a-half stories. One-and-a-half story buildings are most common and typically serve as single-family residences, while buildings of two stories or higher are most often duplexes or new construction. A variety of additions have been made over the years to many one and one and a half story residences that have impacted original roof forms and building height.

One-story house
1006 Ashley Avenue



One-and-a-half story house
39 Darlington Avenue



Two-story house
334 Grove Street



Two-and-a-half story house
931 Rutledge Avenue



ARCHITECTURAL STYLES

The diverse architectural styles of Wagener Terrace are comparable to other Charleston-area neighborhoods built in the same era, such as Old Windermere, Avondale, or Byrnes Downs in West Ashley. These styles represent the gradual growth of cities throughout the 20th century as preferred architectural taste and trends changed and new modern materials emerged. The following elements comprise the broad categories of character defining features in Wagener Terrace that span multiple styles and periods of construction.

- Site features (i.e. driveways, fences, sidewalks etc.)
- Roofs
- Exterior cladding
- Foundation
- Bays
- Porches
- Windows
- Chimneys
- Decorative Detailing (i.e. ironwork, brick details etc.)



187 Gordon Street (above) and 191 Gordon Street (below), c. 1940s, courtesy of Historic Charleston Foundation Archives.

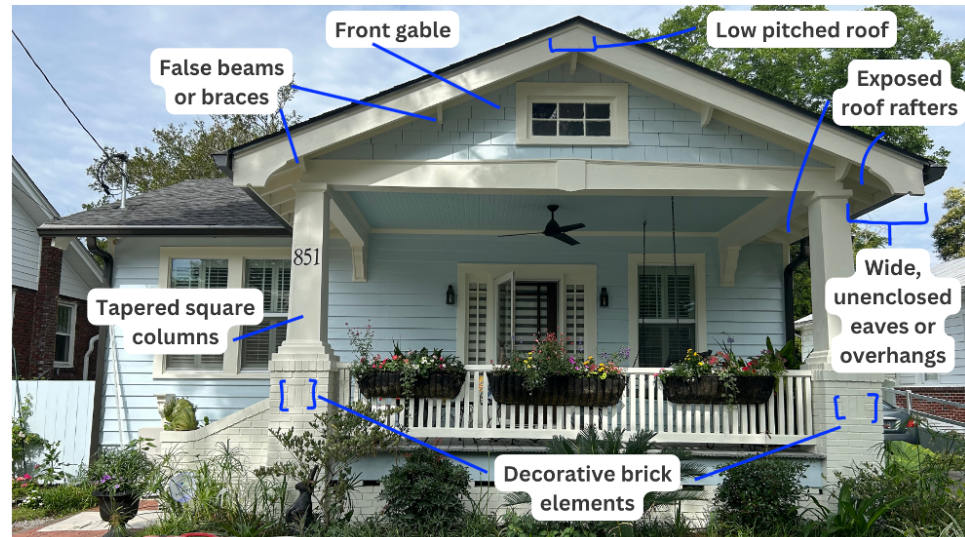


Craftsman Style

Craftsman architecture was the dominant style for smaller houses built throughout the country from about 1905 to the early 1920s. They frequently make up a large portion of early suburban neighborhoods like Wagener Terrace. Craftsman houses in the neighborhood are characterized by:

- Low pitched side or front gabled roofs
- Wide unenclosed eaves or overhangs
- Exposed roof rafters
- False beams or braces
- Tapered square columns
- Decorative brick elements
- Curved entryways or porch supports
- Sloped chimneys
- Three-over-one sash windows

One-and-a-half story Craftsman bungalows are widespread throughout Wagener Terrace but are most concentrated on Ashley, Rutledge and Darlington Avenues, as well as Gordon Street. Bungalows are a house *type*, and Craftsman is the *style*.



851 Rutledge Avenue. Photo by Kerry Campion.

American Foursquare Style

American Foursquares are vernacular buildings, popular from about 1895 to the early 1930s. The Foursquare, indicating a square floor plan with four rooms on each floor, originated out of the Prairie style in the Midwestern United States, making it a truly American style. Foursquares share characteristics with Craftsman houses but can be differentiated by:

- A simple, boxy design
- Two-story configuration
- Hipped roofs
- Center dormers
- Wide porches

There are only a few examples of Foursquare houses in Wagener Terrace which are almost exclusively found on the periphery of the neighborhood along Rutledge Avenue.



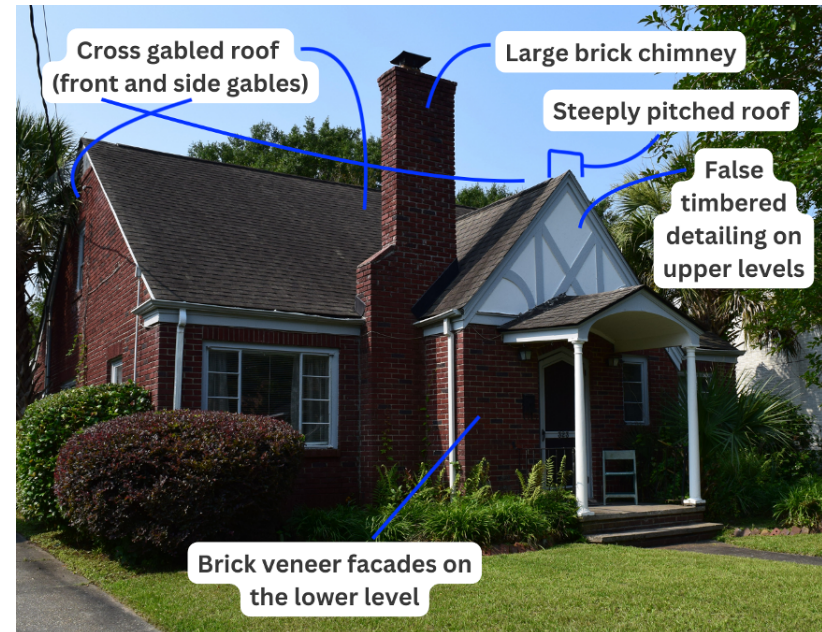
128 San Souci Street. Photo by Kerry Campion.

Tudor Revival Style

The revival of the Tudor style, which originally dates to the late 1400s and 1500s when Tudor monarchs ruled Britain, was most popular between the 1920s and 1930s, during Wagener Terrace's early stages of development. Common features of this style include:

- Steep pitched roof
- Brick veneer facades on the lower level
- False timbered detailing on the upper levels
- Three-over-one sash double-hung windows
- Large stone or brick chimneys
- Cross gabled roofs

Tudor revival houses are most frequent in the southern half of the neighborhood.



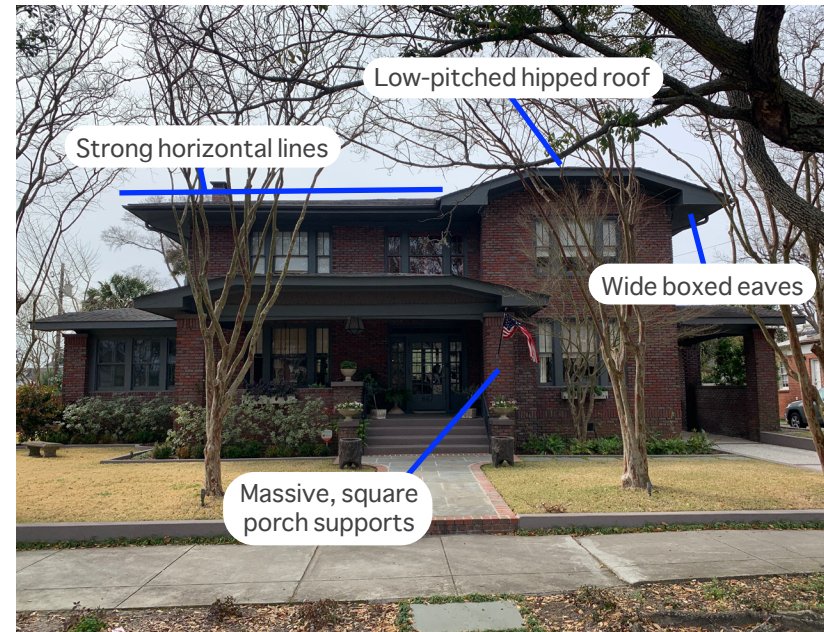
323 Grove Street. Photo by Kerry Campion.

Prairie Style

Prairie Style architecture was developed in the Midwest in the early 20th century by a group of architects, including one of the most influential in American history, Frank Lloyd Wright. Most popular between 1900 and 1930, this eclectic type of residence is commonly found in early suburban neighborhoods across the country, like Wagener Terrace. This uniquely American style is characterized by:

- Low-pitched roof, usually hipped
- Wide overhanging eaves, often boxed
- Emphasis on horizontal lines
- Casement windows with geometric details or double-hung sash windows
- Porches with massive, square supports
- Dormers

The J.C Long House at 308 Grove Street highlighted in the Local Landmarks section is another quintessential example of the Prairie Style.



887 Rutledge Avenue. Photo by Anna-Catherine Carroll.

Minimal Traditional Style

Modestly styled and detailed houses built increasingly after World War II are known as Minimal Traditional. This style is defined by:

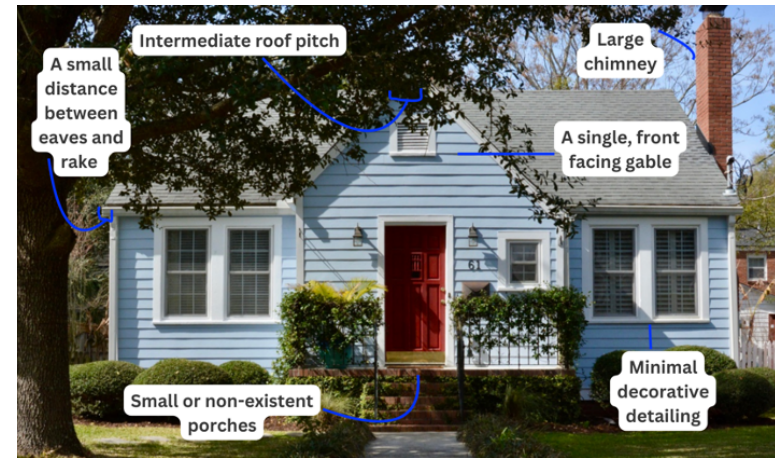
- Minimal decorative detailing
- Low to intermediate roof pitch
- A single, front-facing off-center gable
- A small distance between eaves and rake
- Large chimneys
- Small or non-existent porches

Concentrations of Minimal Traditional houses are located along Hester and Clemson streets but are also dispersed throughout the neighborhood.

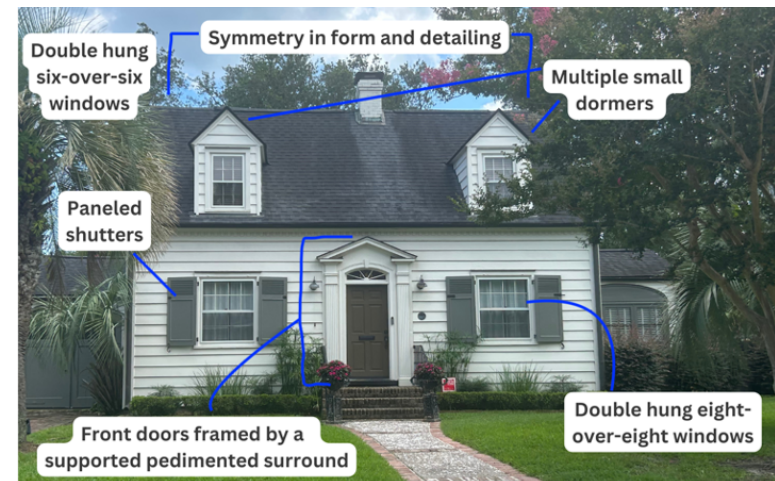
The Minimal Traditional homes in Wagener Terrace commonly have Colonial Revival-inspired features, such as:

- Symmetry in form or detailing
- Front doors framed by a supported pedimented surround
- Paneled shutters
- Multiple small dormers
- Double-hung, six-over-six or eight-over-eight windows

Examples of Colonial Revival elements can be seen on houses located along Sans Souci and Gordon Streets as well as Riverside Drive.



61 Clemson Street. Photo courtesy of Redfin.



191 San Souci Street. Photo by Kerry Campion.



8 9th Avenue. Photo by Kerry Campion.

Ranch Style

Ranch-style houses were the dominant domestic building style in the United States in the 1950s and 60s but existed as early as the 1930s in California. Middle class Americans' increased reliance on the automobile and growing lot sizes resulted in these sprawling designs on spacious lots. The ranch style is characterized by the following elements:

- Single story
- Horizontal proportions
- Asymmetry
- Low-pitched roofs
- Wide, minimally divided windows or ribbon windows
- Brick or wood cladding
- Minimal ornamentation
- Decorated iron porch supports
- Often includes built-in garage or carport

Ranch houses are most concentrated in the Western portion of the neighborhood near the Ashley River.

CHARACTER DEFINING FEATURES

Site Features

Site features take the overall scale, landscaping, property setback, and fixtures that surround the contributing dwelling. Almost all properties in Wagener Terrace include a combination of the following:



Driveways

336 Grove Street. Photo by Paige Regna.



Front walkways and houses set back from the street

253 St. Margaret Street. Photo by Kerry Campion.



Garden fences

324 Grove Street. Photo by Kerry Campion.

Roofs

Roof configurations, ridgeline, and pitch are some of the most significant character-defining features of Wagener Terrace homes. Common roof types in the neighborhood include high- and low-pitched front or side gables, which when combined are known as “cross gables,” as well as hipped roofs, which are low-pitched roofs where all four corners meet at a single point, similar to a pyramid.



Low-pitched front-gabled roof

11 Darlington Avenue. Photo by Kerry Campion.



High-pitched front-gabled roof

285 Grove Street. Photo by Kerry Campion.



Side-gabled roof

2306 Sunnyside Avenue. Photo by Paige Regna.



Gross-gabled roof

253 West Poplar Street. Photo by Kerry Campion.



Hipped roof

929 Rutledge Avenue. Photo by Kerry Campion.

Exterior Cladding

“Cladding” is the exterior material used to cover the facade of a building. “Veneer” siding is the exposed exterior material over a solid wall underneath. The most common historic cladding types in Wagener Terrace are:



Unpainted brick veneer



Wood lap siding



Asbestos siding

Photos by Kerry Campion.

Foundation

Dwellings in Wagener Terrace are generally raised on a shallow foundation supported by masonry piers, with a crawlspace. The exterior is often finished with an unpainted brick veneer.



The majority of dwellings in Wagener Terrace are raised on a small foundation traditionally consisting of unpainted brick veneer.

Bays

Houses of all styles and periods in Wagener Terrace often are frequently three bays wide. “Bays” are the number of openings, including doors or windows, on the front facade from left to right. These three homes are all different styles but each three bays wide.



224 Gordon Street

Photos by Kerry Campion.



25 Devereaux Avenue



8 St. Margaret Street

Porches

Porches of all shapes and sizes can be found throughout Wagener Terrace. When a porch is present, it is often wide, spanning the entire width of the home, or is off-center and spans a portion of the facade. Porches can also take on the form of a “stoop,” which is a small landing covered by an overhang, usually spanning the width of a doorway or a set of front steps.



Wide porch

*158 Darlington Avenue.
Photo courtesy of Zillow.*



Front stoop

*10 Clemson Street
Photo courtesy of Zillow.*



Off-center porch

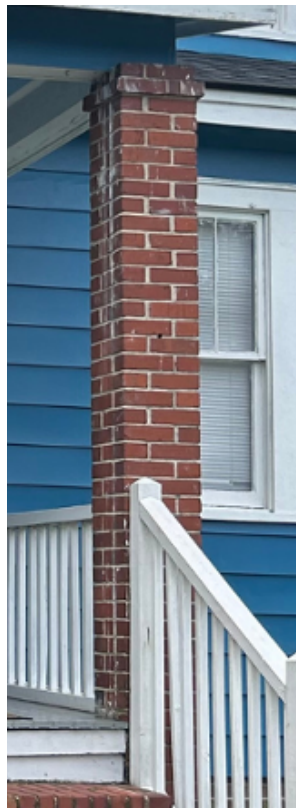
*1 Darlington Avenue
Photo courtesy of Zillow.*

Porch Supports

Many porches are supported by columns, including wood, brick, truncated, and decorative iron supports. Truncated columns are columns composed of two materials such as brick and wood, and are often tapered with a wider base. Brick and truncated columns commonly support larger porches while decorative iron supports can be found on both porches and stoops.



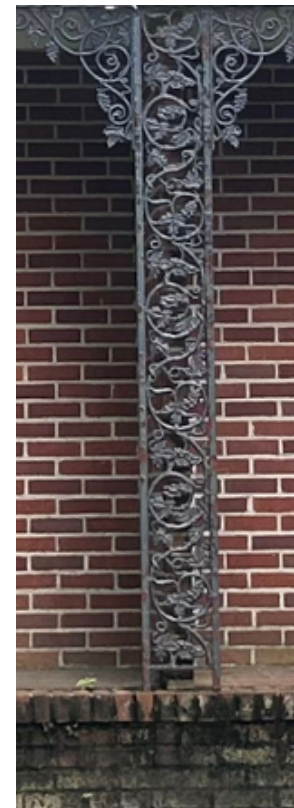
Truncated column



Entirely brick column



Forged iron column



Cast iron column



Simple wood columns

Photos by Kerry Campion.

Windows

Most historic windows in Wagener Terrace are “true divided lite” windows, meaning single panes of glass are divided by muntins. Wood, double hung, sash windows are the most common window type in the neighborhood, but there are also numerous examples of wood or metal casement windows. Notably, many windows in Wagener Terrace feature a multiple-lite sash over a one-lite sash, which is characteristic of early to mid-20th century architectural styles prevalent throughout the neighborhood, like the Craftsman style.



Metal casement window



Six-over-one, double hung window



Four-over-one, double hung window



Three-over-one, double hung window



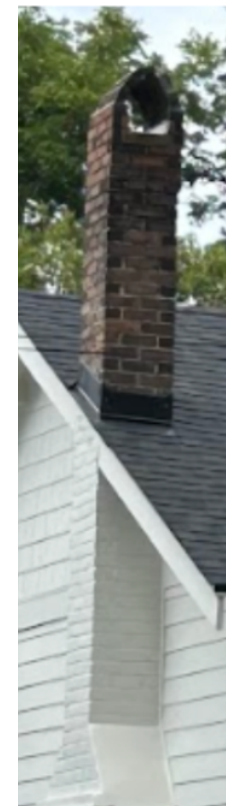
Diamond pane window

Chimneys

Exterior chimneys are prominent design elements on many of the dwellings in Wagener Terrace. Some chimneys are capped with a decorative feature, such as an arched bishop's cap found on some of Charleston's oldest buildings in neighborhoods further south on the peninsula.



Large exterior chimneys



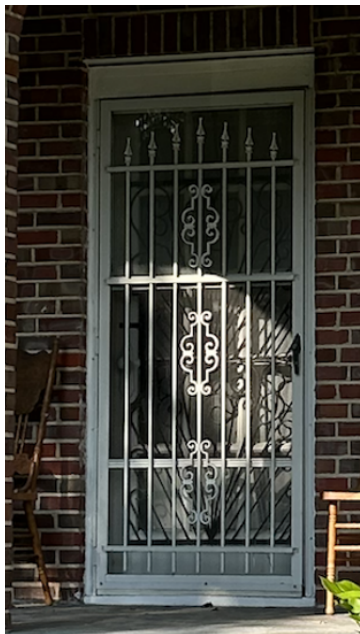
Bishop's caps

DECORATIVE DETAILS

Decorative detailing in the form of ironwork, brick ornamentation, and shingle cladding can be seen throughout Wagener Terrace.

Ironwork

Iron railings and columns adorn front porches and entryways in many different styles. Iron window and door casings are less common but can be found throughout the neighborhood.



Iron door casing



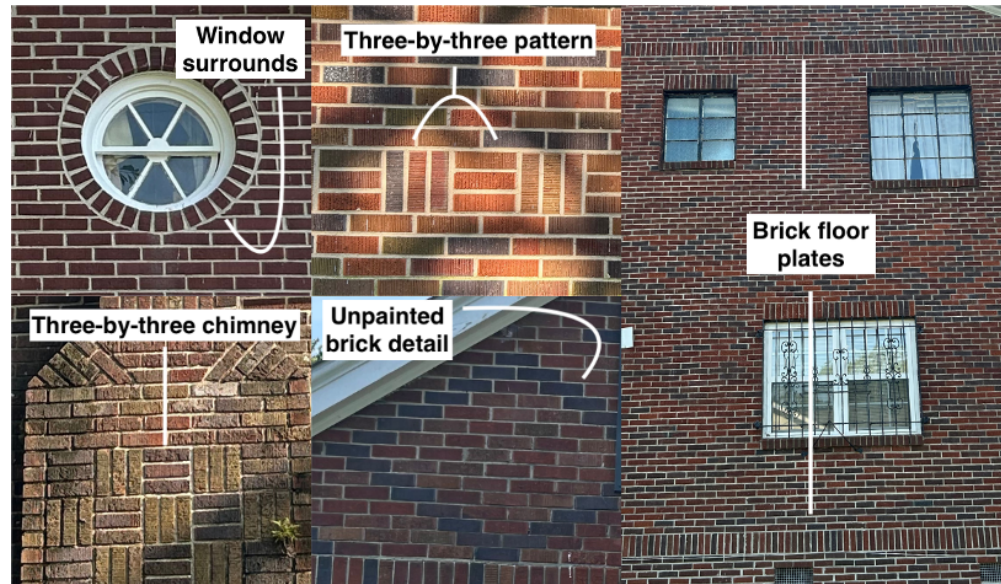
Iron railing



Decorative iron window surrounds

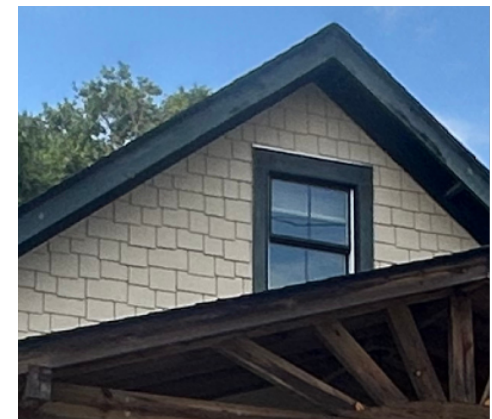
Brick Ornamentation

Brick patterns and ornaments are a prevailing feature of Wagener Terrace and are best highlighted in unpainted brick structures. Brick ornaments include unique patterns in window and door surrounds, belt courses, and gables, among others. Brick was typically intended to remain unpainted to display these features that reflect an intentional part of the house's original design.



Shingle Cladding

Shingle cladding in varying profiles, materials, colors, and textures is typically found on the front gables, and occasionally the upper story of residences in the neighborhood.



THREATS

Today, Wagener Terrace faces several threats to its unique historic character and sense of place. The most prevalent threats are insensitive modifications, loss of historic materials, and flooding. Wagener Terrace is situated within the [Historic Materials Demolition Purview District](#), which gives the Board of Architectural Review (BAR) purview over demolition of historic materials visible from the public right-of-way on structures over 50 years old, and does not include review of designs of alterations, additions and new construction. Since the introduction of limited BAR purview in this area, preservation of the neighborhood's historic features and character has improved and become a community priority. To support residents' efforts to preserve their historic properties, a new [policy statement](#) was adopted in 2022 to guide repair or in-kind replacement of historic materials in the Demolition Purview District.

Insensitive Modifications

One of the most pressing threats as Charleston grows is development pressure. Each day, more people move to Charleston and are in need of housing. While this brings opportunity, it also presents challenges to neighborhoods like Wagener Terrace. In search of housing in a market that is already stressed, people will often purchase properties with the intent to modify them to meet their needs. This often results in alterations or new construction that are not in keeping with the style and historic character of the neighborhood, in particular, new additions that are insensitive to the height, scale, mass, and architectural character of the historic structure, or construction of much larger houses that do not relate to their surrounding context. These changes threaten to compromise the character of the neighborhood and it is important that property owners be given the opportunity to understand and appreciate the value of the neighborhood's history and environment.



The above map depicts an example neighborhood block that has been altered in footprint, overall massing, and/or building proportions, among other character defining features. The red polygons represent the 1955 footprints, overlaid on a 2023 map of the same area. Map graphics by Kerry Campion and Laurel M. Fay.

Loss of Historic Materials

Additionally, removal or out-of-kind replacement of historic material drastically alters the character of the home and could compromise the aesthetics of the neighborhood over time. Painting historically unfinished brick, removing or altering historic siding, windows, or character-defining features like porches or chimneys, put the historic integrity of the neighborhood at risk.

Loss of historic materials can have the added consequence of making the neighborhood ineligible for the National Register of Historic Places. National Register designation unlocks access to key tax incentives to aid in preservation efforts, but requires a level of historic integrity that can be compromised by loss of historic material or out-of-character modifications. For more information on the National Register, please refer to the Resources section at the end of the document.



The above map displays one of the western-most sections of the neighborhood where new development is prevalent. New dwellings that are inconsistent with the typical height and footprint of Wagener Terrace have replaced what was present in 1955 on both sides of Alberta Avenue and the surrounding area. The red polygons represent the 1955 footprints, overlaid on a 2023 map of the same area. Map graphics by Kerry Campion and Laurel M. Fay.

Flooding

Flooding is a problem impacting communities across the Lowcountry. Wagener Terrace sits on the coastline of the Ashley River, exposing it to a higher risk of tidal and storm-related flooding. Over the next several decades as sea levels continue to rise, flooding will become an even larger problem.

The map on the right shows Wagener Terrace outlined in red. The map reflects the flood hazard zones in the neighborhood. Areas in blue are the most susceptible to flooding. It is critical for homeowners to be informed about their flood risk and consider undertaking resilience enhancing projects in accordance with preservation best practices to sensitively adapt their property to changing climate conditions.



Flooding in Wagener Terrace. Credit: The Post and Courier/Andrew J. Whitaker.



This 2021 FEMA flood map is overlaid with the Wagener Terrace neighborhood boundary. FEMA flood maps show designated zones related to levels of flood risk, and indicate the base flood elevation for buildings, which is the level that surface water will likely reach in a 100-year flood.

Source: FEMA.gov.

RECOMMENDATIONS

Wagener Terrace is a unique neighborhood filled with history. It is important to consider what actions could be taken to ensure its special character is preserved while still allowing for growth and development. The following are recommendations to that end.

- Use the character defining features list in this ACA as guidance for decisions for alterations.
 - Maintain roof forms and ridgelines to preserve the scale and character of the neighborhood.
 - Preserve original massing of historic structures.
 - Use in-kind repairs (repairs with the same material or technique).
 - Avoid uncrafterman-like repairs (repairs using incompatible materials or techniques).
 - Avoid “trendy” updates, such as painting historic brick, or replacing porch railings with contemporary styled railings.
 - Avoid large additions to the house to preserve the form.
 - If an addition is necessary, limit visibility from the street. Additions should not be larger or taller than the historic structure.
 - Follow the National Park Service’s Bulletin, “New Additions to Historic Buildings,” to ensure that the historic fabric is maintained.
- Educate residents on Board of Architectural Review policies impacting Wagener Terrace, in particular the Policy Statement for Historic Materials Demolition Purview.
- Encourage creative, sensitive resilience measures for historic properties (i.e. landscaping for water management, flood proofing, etc.).

ADDITIONAL RESOURCES

Local Resources

SURVEYS

- A Historic Architectural Resources Survey of the Upper Peninsula Charleston, South Carolina Final Report (2004):
nationalregister.sc.gov/SurveyReports/CharlestonUpperPeninsula2004SM.pdf

BOARD OF ARCHITECTURAL REVIEW (BAR)

- Charleston Board of Architectural Review website:
www.charleston-sc.gov/293/Board-of-Architectural-Review-BAR-L-BAR-
- Charleston Board of Architectural Review Purview Map:
www.charleston-sc.gov/DocumentCenter/View/1270/Historic-Districts-Purview-Map--color-2020?bidId=
- Policy Statement for Historic Materials Demolition Purview:
www.charleston-sc.gov/DocumentCenter/View/32850/BAR-Policy-Statement-North-of-Line-Historic-Materials--FAQs---Adopted-102022?bidId=

BAR STAFF CONTACTS

- www.charleston-sc.gov/directory.aspx?did=92

PRESERVATION SOCIETY OF CHARLESTON (PSC) WEBSITE

- www.preservationsociety.org

HISTORIC CHARLESTON FOUNDATION (HCF) WEBSITE

- www.historiccharleston.org/

Local Resources (continued)**FLOODING**

- City of Charleston GIS Flood and Other Maps: gis.charleston-sc.gov
- FEMA Flood Maps:
hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd
- NOAA Sea Level Rise Viewer:
coast.noaa.gov/slr/#/layer/slr/0/-11581024.663779823/5095888.569004184/4/satellite/none/0.8/2050/interHigh/midAccretion
- Charleston All Hazards Vulnerability and Risk Assessment, 2020:
www.charleston-sc.gov/DocumentCenter/View/27994/All-Hazards-Vulnerability-Assessment-Full-Report
- Charleston Climate Action Plan, 2021:
www.charleston-sc.gov/DocumentCenter/View/29030/Climate-Action-Plan-May-2021?bidId=
- Charleston Sea Level Rise Strategy Update, 2023:
storymaps.arcgis.com/collections/5f03a3cd61d244908eed5be10489d9a4?item=2
- Charleston Design Guidelines for Elevating Historic Buildings:
www.charleston-sc.gov/DocumentCenter/View/18518/BAR-Elevation-Design-Guidelines-Adopted?bidId=
- National Park Service Guidelines on Flood Adaptations for Rehabilitating Historic Buildings:
www.nps.gov/articles/000/guidelines-on-flood-adaptation-for-rehabilitating-historic-buildings.htm

State and National Resources

- South Carolina State Historic Preservation Office (SC SHPO):
scdah.sc.gov/historic-preservation
- National Park Service's Bulletin, "New Additions to Historic Buildings":
www.nps.gov/subjects/taxincentives/additions.htm
- The Secretary of the Interior's Standards for Rehabilitation:
www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm
- The National Register of Historic Places FAQ page:
www.nps.gov/subjects/nationalregister/index.htm

Further Reading

- *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* by Virginia McAlester
- *Lowcountry at High Tide: A History of Flooding, Drainage, and Reclamation in Charleston, South Carolina* by Christina Butler

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Eberle, Kevin. *Charleston Uptown Bicycle Tours*. (Charleston: 2018).

“Lowndes Grove Plantation.” Glenn Keyes Architects. Accessed July 18, 2023. <https://glennkeyesarchitects.com/lowndes-grove-plantation>.

McAlester, Virginia et al., *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture*. New York, Alfred A. Knopf, 2013.

South Carolina Department of Archives and History. “Florence Crittenton Home.” South Carolina Historic Properties Records. Accessed July 18, 2023. <http://schpr.sc.gov/index.php/Detail/properties/12007>.

“Wagener Terrace To Be Developed.” *Charleston News and Courier*. March 7, 1919:8. *Newsbank: Access World News—Historical and Current*.