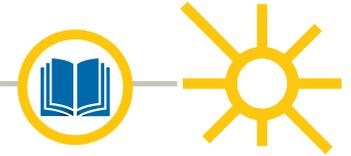


6.0 CULTURAL AND HISTORIC RESOURCES



6.1 OVERVIEW

Cultural and historic resources are the foundation upon which every community is built. These resources provide many benefits to the community, including bridging the present with the past and setting the community apart from others. A community's cultural and historic resources can include any structures or sites having historical, archaeological, architectural, social or cultural significance within the City. Preservation of such resources fosters civic pride and helps to contribute to the economy by attracting residents, businesses, and visitors. North Charleston has been committed to promoting culture and history since the City Council created the Cultural Arts Department in 1979. The Cultural Arts Department is responsible for programs and services that encompass public events, public outreach, artist assistance, economic development, among others that promote the City's history.¹⁵

6.2 HISTORY

The Ashley and Cooper Rivers were integral to life for Native American tribes and the European settlers who followed. Settlers who arrived in the late seventeenth century quickly spread out along the banks of the rivers, starting farms which soon evolved into plantations. The plantations were known to grow crops, such as rice, cotton, indigo, and even silk from imported silk worms. Consequently there are no Native American sites identified in the City today and while the legacy of the Native Americans has faded, vestiges of their occupation of the land remain in the names of many places in the area.

By the middle of the eighteenth century, the area north of the City of Charleston became known as "The North Area." Due to the physical geography of the North Area, it became a transportation corridor with important trade routes, ferries, taverns, and animal watering stops, connecting the growing plantations to the port city. The Broad Path, the main road which was in the location of the present-day Rivers Avenue and Dorchester Road, connected Charleston to the upcountry in South Carolina. Rail lines were eventually added, and the train became the primary mode of transportation. After the railroads were established, more settlements filled in around the railroad crossings, but they were relatively small due to the fact that the North Area was covered with marsh and lowlands. The first true communities in the North Area were Liberty Hill and Pettigru.

During the 1890s, Charleston County drained wetlands to create land for more productive agriculture and to reduce the mosquito population for fear of malaria and other diseases prevalent during that time. The City of Charleston purchased two former plantations on the Cooper River to create Chicora Park, wanting to create a recreation destination for its citizens. That plan was stopped as the federal government purchased the land to develop a naval base that would replace the same at Port Royal in Beaufort, South Carolina. Eventually, the Naval Base was established and the community began to flourish with neighborhoods such as Chicora Place, Charleston Heights, Accabee, Cherokee Place, Buckfield, and Mappus Tract. After the North Area was established as one of Charleston County's first Public Service Districts in 1935, these neighborhoods benefited from street lights, public sewers, water, fire protection, and garbage collection. During the 1940s, the North Area experienced another housing boom due to increased operations at the Naval Base during World War II.

¹⁵. <https://www.northcharleston.org/residents/arts-and-culture/>

North Charleston was incorporated in 1972 and since then has grown into the 3rd largest city in South Carolina based on population. North Charleston has grown into an economic powerhouse where businesses locate and thrive. With two seaports (soon to be a third) and two major freight rail operators in North Charleston, the movement of commodities is instrumental to the economy. The Economic Development and Transportation Chapters discuss businesses and transportation in greater detail for North Charleston.

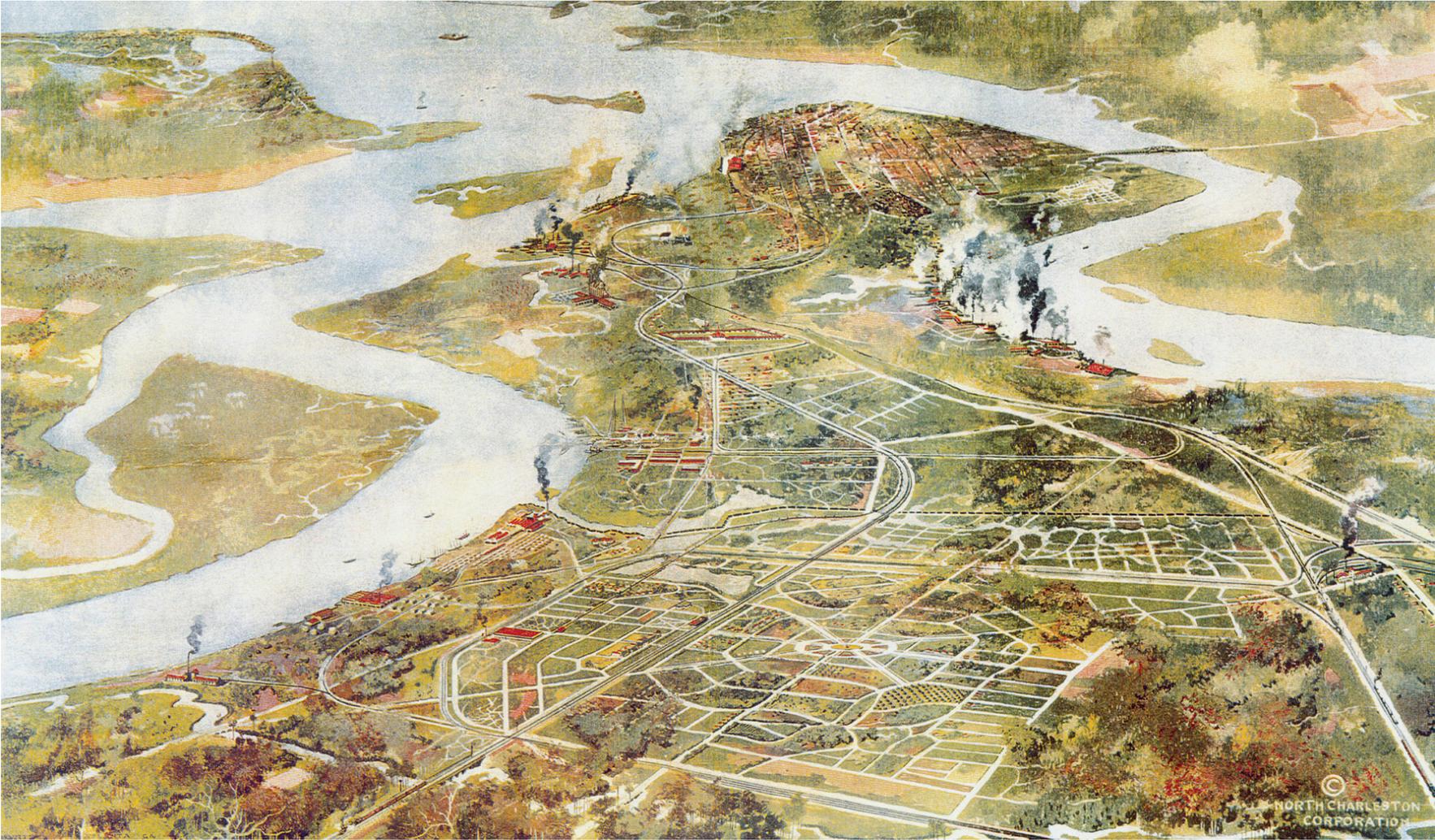


Figure 36: Historical View of North Charleston

6.3 HISTORIC DISTRICTS

The City of North Charleston has several Historic Districts listed on the National Register of Historic Places. Three of these are located entirely within North Charleston, and another, a portion of the Ashley River Historic District, extends into the City to preserve the viewsheds from the western bank of the Ashley River. Listing on the National Register of Historic Places is limited in the protection provided to these resources. Highway 61, Ashley River Road, is a National Scenic Byway that features St. Andrews Parish Church, Drayton Hall Plantation, Magnolia Plantation and Gardens, Middleton Place Plantation, and Fort Dorchester State Park.

- Charleston Navy Yard Historic District
 - Designated in 2006, part of the former Navy Base and ShipYard (1903-1996)
 - District includes 29 buildings, 27 structures associated with U.S. Navy operations, and a portion of the shipyard and its associated buildings.
 - Provides historic context and resources about what occurred on this land during the 20th Century, especially during World War II
- Charleston Navy Hospital Historic District
 - Designated in 2010
 - Located in northwest corner of the former Navy Base
 - Includes collection of 32 buildings
 - At risk of being delisted due to proposed Navy Base Intermodal Container Transfer Facility (ICTF) project
 - Demolition of several structures in district has begun and/or been completed to accommodate the proposed Intermodal Container Transfer Facility (ICTF)
- Charleston Navy Yard Officers' Quarters Historic District
 - Located in north end of former Navy Base
 - Includes 24 buildings built between 1903 and 1945 that were used for housing Navy officers and their families
- Ashley River Historic District
 - Created in 1994
 - Roughly 23,000 acres; partially in City of North Charleston
 - District includes both banks of the Ashley River
 - District was expanded in 2010 to include adjacent areas with a distinctive historic rural landscape, Watson Hill property annexed by the City of North Charleston in 2005 (finalized in 2011) is adjacent to the District's expanded boundary and the Whitfield Tract along the Runnymede and Middlebrook Plantations, which were annexed into the City in 2018

6.4 HISTORIC ZONING OVERLAY DISTRICTS

A Historic Zoning Overlay District is a regulatory planning tool used to preserve the historic character of an area.

- Olde North Charleston Neighborhood Historic District
 - Adopted in 2008 to preserve the historic character of this neighborhood
 - District includes properties built between 1900 and 1945 that are worthy of protection
 - Historic District overlay requires additional design review for new construction and alterations of the existing structure. There are regulations for bulk, setbacks, building materials, and other physical characteristics to help preserve the original character of the neighborhood
- Olde North Charleston Neighborhood Conservation District
 - Next to the Olde North Charleston Neighborhood Historic District and includes homes built in the same era
 - Historic properties are more spread out than those in the Neighborhood Historic District
 - Conservation District is intended to limit “out-of-character” development adjacent to the Historic District
 - District requires additional design review which mimics the controls from the Historic District, including those for massing, bulk, setbacks, materials, orientation, and demolition
- Ashley River Scenic District
 - Not a district for historic preservation specifically. Subdivided into three districts: AR-I, AR-II and AR-III.
 - AR-I protects the viewsheds from the historic plantation and properties that line the river. Design controls in this district are primarily height limitations and buildings or structures placement. Tree protection, grading, filling, excavating, and limiting impervious surfaces are also used to conserve the natural environment
 - AR-II and AR-III are to protect the natural resources of the Ashley River
 - District includes regulations for boat dock facilities to help preserve the natural environment surrounding the Ashley River

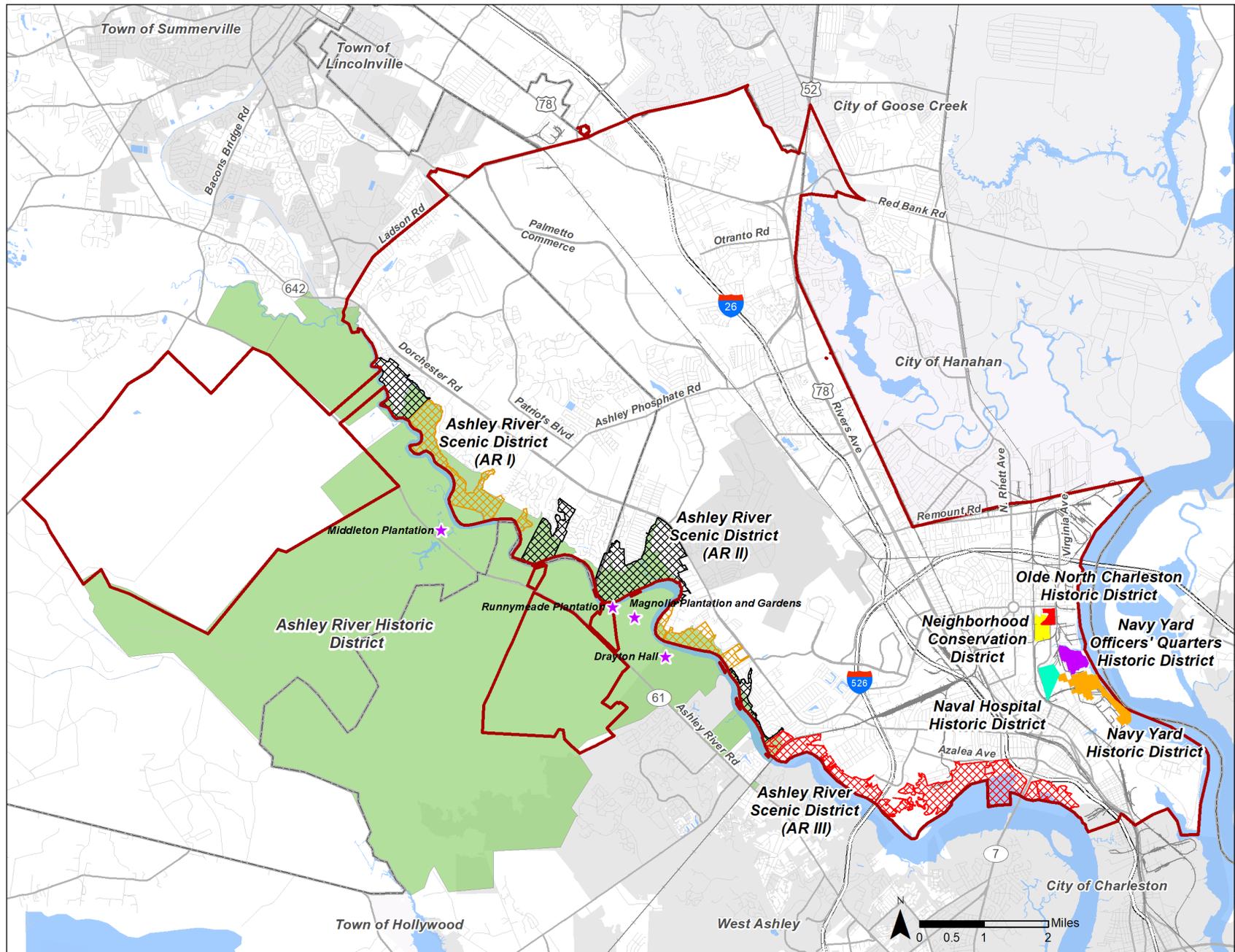


Figure 37: North Charleston Historic Districts and Historic Overlay Districts

6.5 HISTORIC STRUCTURES AND NEIGHBORHOODS

The City of North Charleston has a rich history with numerous historic neighborhoods, some of which are highlighted in Figure 38. The City contains many properties within the Districts listed on the National Register of Historic Places. The City of North Charleston Historical and Architectural Survey (1995), prepared by Preservation Consultants, Inc. of Charleston, SC, documented North Charleston's history and historic properties. A total of 2,706 properties were surveyed in North Charleston, of which approximately 38 were designated as historic by the South Carolina State Historic Preservation Office (SHPO). Table 18 identifies the number of historic properties that were surveyed in each neighborhood. Since completion of the survey, the George Legare Homes, John C. Calhoun Homes and Liberty Homes has since been demolished and developed as the Horizon Village, Mixson and Oak Terrace Preserve communities, respectively.

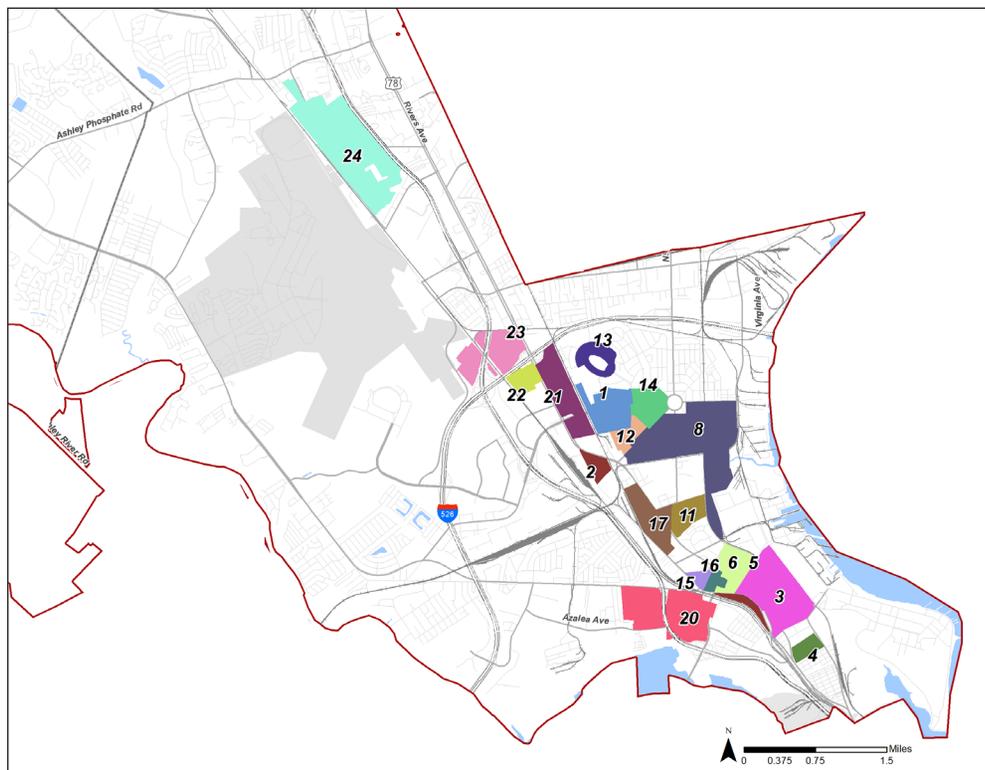


Figure 38: Surveyed North Charleston Neighborhoods

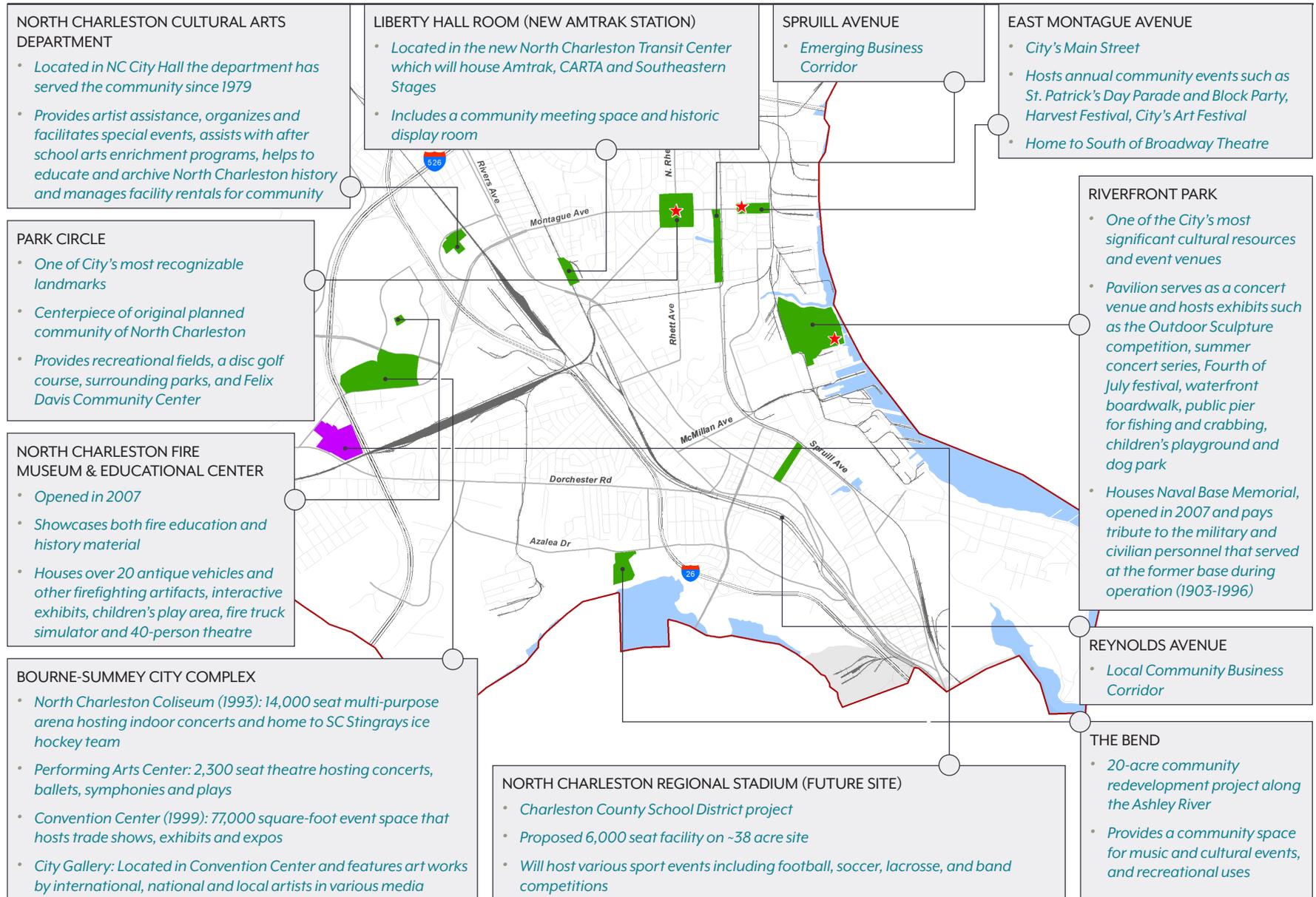
NEIGHBORHOOD		SURVEYED PROPERTIES
1	Liberty Hill	37
2	Ashley Junction/Pettigru/Six Mile/Deas Hill	22
3	Chicora	224
4	Stromboli	99
5	Charleston Heights	49
6	Cherokee Place & Mappus Tract	66
7	Buckfield – Not shown in map	33
8	Olde North Charleston	335
9	Charleston Farms	98
10	Ben Tillman Holmes – Not shown in map	138
11	George Legare Homes (North Park Village) – Now Horizon Village	160
12	John C Calhoun Homes – Now Mixson	200
13	Liberty Homes – Now Oak Terrace Preserve	192
14	Palmetto Gardens – Not shown in map	200
15	Nafair	67
16	Nafair Addition	52
17	Whipper Barony	90
18	Whipper Barony Extension – Not shown in map	12
19	St Johns - Not shown in map	10
20	Dorchester Terrace	550
21	Ferndale and Morningside	83
22	Russelldale	10
23	Liberty Park and Highland Terrace	18
24	Midland Park	12
25	Ladson - Not shown in map	3
	Other/Scattered Sites	36

Source: North Charleston Historical & Architectural Survey (1995)

Table 18: Historical Properties Surveyed (1995)

6.6 CULTURAL ARTS AND ENTERTAINMENT VENUES

The City of North Charleston host events at special venues specifically designed to promote cultural arts and activities within the community. These facilities include the following:



6.7 PROTECTED LANDS

The Charleston County Greenbelt Program began in 2004 with approval of a referendum for a one-half penny sales tax to fund roads, mass transit, and greenbelts. Citizens were concerned that the new roads would promote growth that could impact the natural beauty of Charleston County. Therefore, of the \$1.3 billion dollars that was expected to be collected during the 25-year life of the tax, \$221 million was set-aside for greenbelts. Since funding from the first sales tax has been virtually exhausted, Charleston County citizens approved a second one-half penny sales tax for roads, mass transit, and greenbelts in 2016. The 2016 tax provides an additional \$210 million for the greenbelt funding that will be used for preservation and beautification. There are approximately 185 recorded acres of lands in North Charleston that have been protected by the Greenbelt Program.

The lands in North Charleston are also protected by other organizations such as the Lowcountry Open Land Trust, East Edisto Conservancy, and the National Trust for Historic Preservation through the purchase of properties or conservation easements. Approximately 3,600 recorded acres have been protected so far in North Charleston, as depicted in Figure 39. The Watson Hill Tract in Dorchester County is the largest part of this with approximately 2,661 acres that are conserved by limiting one dwelling unit per six acres.

6.8 HERITAGE CORRIDORS

North Charleston is part of the South Carolina National Heritage Corridor which promotes and preserves cultural, natural, and historic resources across South Carolina. The South Carolina National Heritage Corridor stretches across 17 counties from the Appalachian Mountains to the Atlantic Ocean. North Charleston is also part of the Gullah Geechee Heritage Corridor which recognizes the Gullah Geechee culture. The Gullah Geechee corridor extends 12,000 square miles through North Carolina, South Carolina, Georgia, and Florida.

