

HISTORIC ARCHITECTURAL SURVEY
MEMORANDUM
FOR THE
OAKLAND SUBDIVISION,
CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA



New South Associates, Inc.

Historic Architectural Survey Memorandum for the Oakland Subdivision, Charleston

Charleston County, South Carolina

Report submitted to:

CDM Smith • 1441 Main Street, Suite 1000 • Columbia, SC 29201

Report prepared by:

New South Associates • 1819 Hampton Street • Columbia, SC 29201

A handwritten signature in black ink, reading "Natalie Adams Pope". The signature is fluid and cursive, with the first name "Natalie" and last name "Pope" being more prominent than the middle name "Adams".

Natalie Adams Pope – Principal Investigator

Katie Quinn – Historian and Author

December 9, 2019 • **Final Report**
New South Associates Technical
Report 3049

Intentionally Left Blank

TABLE OF CONTENTS

TABLE OF CONTENTS.....

i

LIST OF FIGURES

ii

LIST OF TABLES

ii

I. INTRODUCTION.....

1

II. METHODS.....

3

BACKGROUND RESEARCH

3

HISTORIC RESOURCE SURVEY METHODS

3

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION

3

III. RESULTS

5

INTRODUCTION.....

5

NEWLY SURVEYED RESOURCES

7

Oakland Subdivision

7

Individual Resources within Oakland Subdivision

19

IV. RECOMMENDATIONS.....

41

REFERENCES CITED.....

43

LIST OF FIGURES AND TABLES

Figure 1. Project Area and APE.....	2
Figure 2. Newly Identified Architectural Resources within the APE.....	6
Figure 3. Aerial Photograph, 1977.....	9
Figure 4. Sample House and Extant Example	13
Figure 5. Laterally-Oriented Examples.....	14
Figure 6. Front-Gabled Examples.....	15
Figure 7. Contextual Photographs.....	16
Figure 8. Sample House Floorplan, circa 1955.....	17
Figure 9. Other Architecture - H. Reid Hearn, Jr.....	18
Figure 10. Resource 8008: 2073 Clayton Street	20
Figure 11. Resource 8009: 372 Lynwood Drive.....	21
Figure 12. Resource 8010: 371 Lynwood Drive.....	23
Figure 13. Resource 8011: 368 Lynwood Drive.....	25
Figure 14. Resource 8012: 365 Lynwood Drive.....	27
Figure 15. Resource 8013: 363 Lynwood Drive.....	28
Figure 16. Resource 8014: 358 Lynwood Drive.....	30
Figure 17. Resource 8015: 351 Lynwood Drive.....	32
Figure 18. Resource 8016: 354 Lynwood Drive.....	33
Figure 19. Resource 8017: 353 Lynwood Drive.....	35
Figure 20. Resource 8018: 348 Lynwood Drive.....	37
Figure 21. Resource 8019: 349 Lynwood Drive.....	38
 Table 1. Architectural Resources within the APE	 5
Table 2. Architectural Resources within the Oakland Subdivision	7

I. INTRODUCTION

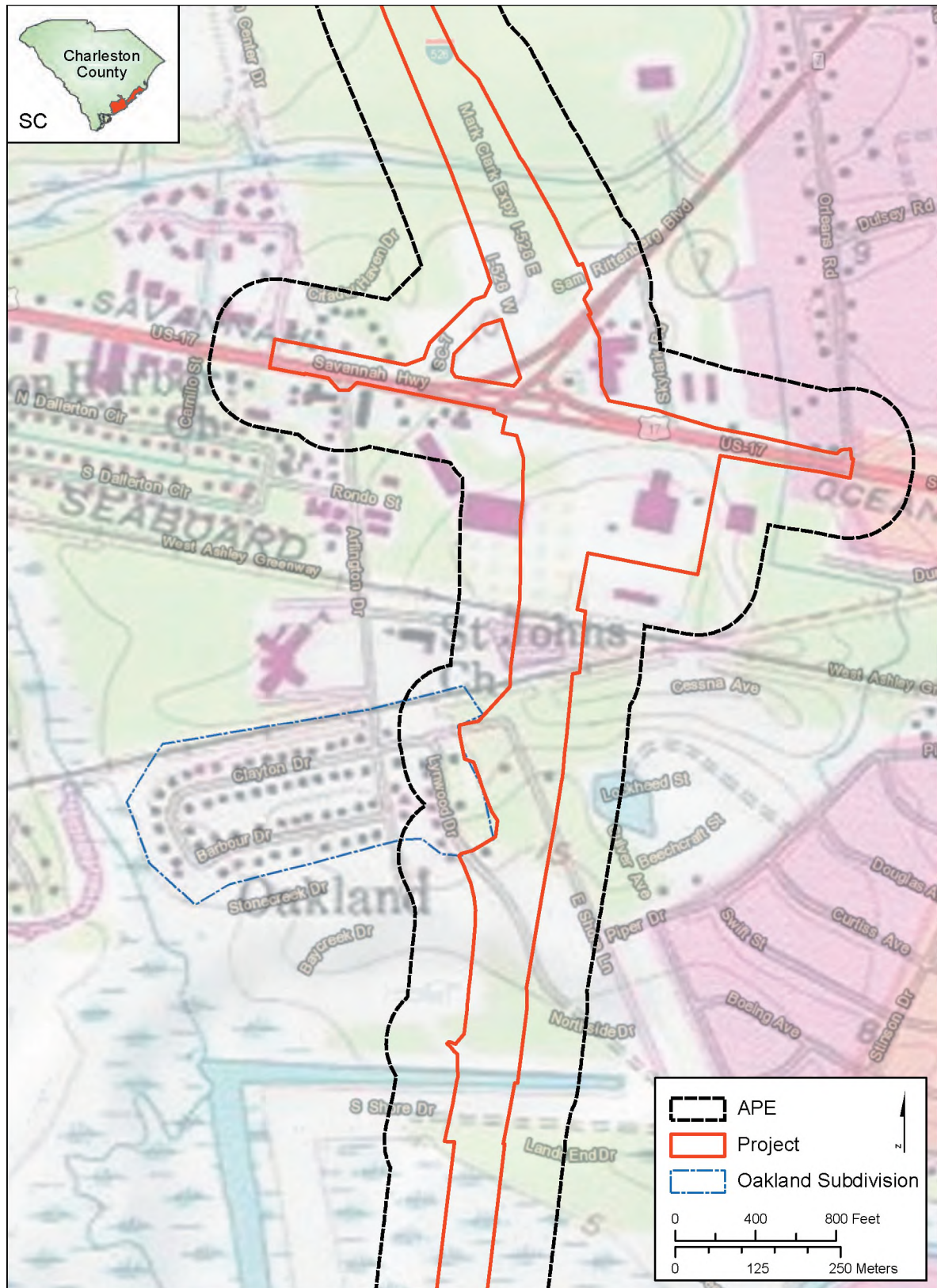
The South Carolina Department of Transportation (SCDOT) proposes to complete the original plan for the Mark Clark Expressway by adding approximately seven miles of new roadway between the current terminus of I-526 at Savannah Highway and the James Island Connector interchange at Folly Road. Seven “Reasonable Alternatives” are currently under consideration.

The Mark Clark Expressway project has been in development for over a decade and significant portions of many alternatives have already been subject to architectural survey. However, the South Carolina State Historic Preservation Office (SHPO) identified a previously unsurveyed historic subdivision near the intersection of I-526 and SC 17. This neighborhood, the Oakland Subdivision, is located near the current terminus of I-526, and thus would likely intersect with any alternative chosen. Per guidance from SHPO, the Oakland Subdivision was surveyed using the methods outlined in the *Survey Manual: South Carolina Statewide Survey of Historic Places*. The results of the survey are presented in this memo report.

This memo report addresses a neighborhood not previously surveyed or discussed in earlier studies of the Mark Clark Expressway project, including New South’s *Phase I Cultural Resources Survey of Portions of the Mark Clark Expressway, Alternative G (Preferred Alignment)* (Davis et al. 2014) or *Historic Resources Survey for the Proposed Mark Clark Expressway Project in Charleston County, South Carolina*, a report produced by Wilbur Smith Associates (Bean 2009). The resources within the Oakland Subdivision had not yet reached 50 years of age at the time of either previous survey. The subdivision addressed in this memo report is located in the western portion of the proposed project area and includes an area bounded by Lynwood Drive, Clayton Drive, Arlington Drive, and Barbour Drive (Figure 1). The Area of Potential Effects (APE) consists of the project area and its viewshed (defined as an area extending 300 feet beyond the project limits). Given that the project may result in the taking of ROW from resources within the subdivision, SHPO requested individual survey of all resources inside the project area. A representative sampling survey method was used throughout the remainder of APE to fully describe the subdivision.

Natalie Adams Pope served as Principal Investigator and Katie Dykens Quinn was the Architectural Historian. This memo report describes the objectives and results of this survey, and is organized into four chapters, including this introduction. Methods can be found in Chapter II, while survey results are provided in Chapter III. Chapter IV contains a summary and recommendations.

Figure 1.
Project Area and APE



Sources: USGS Topographic Quadrangle Map, Johns Island, SC (1959) & ESRI Resource Data (2019)

II. METHODS

BACKGROUND RESEARCH

Historic maps were reviewed to develop a general understanding of the Oakland Subdivision over time. Primary sources, including historic newspaper articles and proceedings of the American Institute of Architects, were used to gain a better understanding of the Oakland Subdivision and its historical context. Cultural resource survey and evaluation reports were reviewed. Secondary histories of the West Ashley area were also consulted.

HISTORIC RESOURCE SURVEY METHODS

The architectural historian inspected the APE and recorded resources that were 50 years old or more following guidelines in *Survey Manual: South Carolina Statewide Survey of Historic Places*. Information on individual resources was maintained using a handheld tablet loaded with FileMaker Pro and photographed with a digital camera. Resources were evaluated following the National Register of Historic Places (NRHP) criteria and a preliminary assessment of effect was made for any property in the APE that was listed on the NRHP or that met the NRHP criteria for eligibility. South Carolina State Intensive Survey Forms were prepared for a representative sample of resources within the Oakland Subdivision and for all resources inside the project area.

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION

Cultural resources are evaluated with reference to the NRHP criteria specified in the Department of Interior Regulations 36 CFR Part 60: National Register of Historic Places. Cultural resources can be defined as significant if they if they are 50 years of age or older; “possess integrity of location, design, setting, materials, workmanship, feeling, and association,” and:

- A) are associated with events that have made a significant contribution to the broad pattern of history;
- B) are associated with the lives of persons significant in the past;
- C) embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or,

D) have yielded, or may be likely to yield, information important in prehistory or history.

Criteria A, B, and C are usually applied to architectural resources. Archaeological sites are generally evaluated relative to Criterion D; however, other criteria can apply. In order to evaluate a resource under Criterion D, the National Register Bulletin Guidelines for Evaluation and Registering Archeological Properties (Little et al. 2000) lists five primary steps to follow:

1. Identify the property's data set(s) or categories of archaeological, historical, or ecological information.
2. Identify the historic context(s), that is, the appropriate historical and archaeological framework in which to evaluate the property.
3. Identify the important research question(s) that the property's data sets can be expected to address.
4. Taking archaeological integrity into consideration, evaluate the data sets in terms of their potential and known ability to answer research questions.
5. Identify the important information that an archaeological study of the property has yielded or is likely to yield.

III. RESULTS

INTRODUCTION

New South conducted background research and an intensive field survey of the Oakland Subdivision within the APE. The overall project area and the surveyed portion of the subdivision are shown in Figure 1. The subdivision is located on Arlington Drive, which extends southeast from SC 17, and contains Lynwood Drive, Clayton Drive, and Barbour Drive. The survey area is approximately 28 acres and development within it is exclusively residential. It is adjacent to a more recently developed neighborhood that extends to the south along Clayton Drive. Barbour Street comprises the southern boundary of the historic portion of the Oakland Subdivision. Nineteen resources in the subdivision were surveyed (Figure 2; Table 1). No previously surveyed resources were identified in the APE.

Table 1. Architectural Resources within the APE

Resource Number	Address	Resource Use	Date of Construction	NRHP Eligibility Recommendation
8008	2073 Clayton Street	Residential	1958	Not Eligible
8009	372 Lynwood Drive	Residential	1959	Not Eligible
8010	371 Lynwood Drive	Residential	1960	Not Eligible
8011	368 Lynwood Drive	Residential	1960	Not Eligible
8012	365 Lynwood Drive	Residential	1955	Not Eligible
8013	363 Lynwood Drive	Residential	1963	Not Eligible
8014	358 Lynwood Drive	Residential	1961	Not Eligible
8015	351 Lynwood Drive	Residential	1971	Not Eligible
8016	354 Lynwood Drive	Residential	1960	Not Eligible
8017	353 Lynwood Drive	Residential	1959	Not Eligible
8018	348 Lynwood Drive	Residential	1957	Not Eligible
8019	349 Lynwood Drive	Residential	1961	Not Eligible
8020	2119 Clayton Street	Residential	1955	Not Eligible
8021	2123 Clayton Street	Residential	1957	Not Eligible
8022	2128 Clayton Street	Residential	1960	Not Eligible
8023	406 Clayton Drive	Residential	1955	Not Eligible
8024	2129 Barbour Drive	Residential	1956	Not Eligible
8025	2107 Barbour Drive	Residential	1957	Not Eligible
8026	408 Arlington Drive	Residential	1957	Not Eligible



Figure 2.
Newly Identified Architectural Resources within the APE

Source: Bing Maps Hybrid (2019)

NEWLY SURVEYED RESOURCES

One historic subdivision was identified and surveyed within the APE (see Figure 2). A representative sample of 19 resources in the subdivision were individually surveyed. All of these resources are mid-twentieth-century residential properties. The neighborhood is discussed as a whole and those resources that fall within the project area are described individually as well.

OAKLAND SUBDIVISION

Resources 8008 – 8026

The Oakland Subdivision is a small neighborhood that extends south along Arlington Drive, beginning roughly 0.3 miles south of its intersection with SC 17. The subdivision consists of approximately 0.15 miles of Arlington Drive, Lynwood Drive, Barbour Drive, Clayton Street, and the northern half of Clayton Drive. Approximately 80 single family homes are located within the 28-acre subdivision (Figure 2). North of, but not contiguous with, the subdivision are the Oakland Elementary School (Resource 6341), which was constructed in 1957, and the Coastal Community Church, which was established as St. John's Protestant Episcopal Church, Oakland, in 1958, both to serve residents of the subdivision (Dobrasko 2005; *Charleston Evening Post* 1969). The subdivision is clearly divided from the church and school by a wooded buffer. Delineation to the south is not as obvious because the original subdivision was expanded with three additional streets and loops of Arlington Drive and Clayton Drive. While the two sections are contiguous, there is no intermixing of historic and modern houses and the south boundary was drawn to encompass only the historic portion of the subdivision. The proposed boundary for the subdivision is delineated in Figure 2. A 1977 aerial photograph of the subdivision shows the extant circle of houses, Lynwood Drive, and a small extension of Arlington Drive to the south (Figure 3). Resources were constructed between 1955 and 1971. The majority of houses within the neighborhood are Compact Ranch Houses (Figures 4-7). A representative sample of resources in the neighborhood were surveyed (Table 2).

Table 2. Architectural Resources within the Oakland Subdivision

Resource Number	Address	House Type	Date of Construction
8008	2073 Clayton Street	Lateral Gable Compact Ranch House	1958
8009	372 Lynwood Drive	Lateral Hip Compact Ranch House	1959
8010	371 Lynwood Drive	Lateral Gable Compact Ranch House	1960
8011	368 Lynwood Drive	Front Gable Compact Ranch House	1960
8012	365 Lynwood Drive	Lateral Hip Compact Ranch House	1955
8013	363 Lynwood Drive	Lateral Gable Compact Ranch House	1963

Table 2. Architectural Resources within the Oakland Subdivision

Resource Number	Address	House Type	Date of Construction
8014	358 Lynwood Drive	Lateral Gable Compact Ranch House	1961
8015	351 Lynwood Drive	Lateral Gable Compact Ranch House	1971
8016	354 Lynwood Drive	Lateral Hip Compact Ranch House with Porch	1960
8017	353 Lynwood Drive	Lateral Hip Compact Ranch House	1959
8018	348 Lynwood Drive	Front Gable Compact Ranch House	1957
8019	349 Lynwood Drive	Lateral Hip with Cluster Compact Ranch House	1961
8020	2119 Clayton Street	Lateral Gable Compact Ranch House with Flat Porch	1955
8021	2123 Clayton Street	Front Gable Compact Ranch House	1957
8022	2128 Clayton Street	Front Gable Compact Ranch House	1960
8023	406 Clayton Drive	Lateral Hip Compact Ranch House	1955
8024	2129 Barbour Drive	Lateral Hip Compact Ranch House	1956
8025	2107 Barbour Drive	Lateral Gable Compact Ranch House	1957
8026	408 Arlington Drive	Lateral Hip Compact Ranch House	1957

The houses are primarily clad in brick veneer with decorative sections of wood or vinyl siding. Roofs are either gabled or hipped composition shingle. All resources are roughly rectangular and are one-story tall. Where historic examples have been retained, window types are wood frame horizontal two-over-two double-hung sashes, tripartite or multi-pane picture windows with wide muntins, or six-over-six double-hung sashes. Many houses also have distinctive small wood frame one-over-one double-hung sashes that appear to be original as well. Ornamentation is subtle and typically consists of variations on necessary architectural elements rather than added decoration. They include the use of different types of cladding, such as brick veneer skirt walls against sections of vertical siding, or the use of unique brick bonds. While the majority of the houses are brick veneer, the types of accent siding used vary greatly and include vertical wood siding, wide weatherboard, vinyl drop siding, and asbestos shingles. Many of the houses use a stacking brick bond throughout, while some define fenestration through the use of a basket weave pattern in the surround. Certain elements, such as overhanging boxed eaves and siding in the gable ends of laterally gabled buildings, are almost ubiquitous. Small one-over-one windows that are set directly under the roofline and are often paired can be found in almost every laterally oriented house in the subdivision.

Figure 3.
Aerial Photograph, 1977



When construction on the subdivision began in 1955, it was advertised as offering six different exterior designs (Stevenson, Zimmerman & Co. 1955). However, only four distinct designs are identifiable today. One of these designs resembles the (no longer extant) “Sample House” that was constructed and decorated for potential homeowners to view in 1955 (Figure 4A). These laterally gabled Compact Ranch Houses have vertical wood siding, brick veneer skirt walls, and a flat or low-pitched porch supported by a brick wall in the front that creates a combination patio/carport (Figure 4B).

A house type that is frequently repeated is a laterally oriented Compact Ranch House with a hipped roof and three sets of one-over-one windows to the right and a carport to the left (Figure 5). The windows for this house type are set in a section of decorative siding and a brick veneer skirt wall runs beneath them. This house type is characterized by very deep overhanging boxed eaves. A laterally gabled Compact Ranch House with the same one-over-one windows, no porch, and siding in the gable ends is also common (Figure 5C). Perhaps the most distinctive repeated type is a front-gabled Contemporary-Style Compact Ranch House with a very deep overhang on part of the front elevation that is supported by visible beams (Figure 6). This house type has a large, multi-pane window on the front elevation and is asymmetrical, with an attached carport on one side. Due to the modest size of all of the houses within the subdivision, alterations and additions are extremely common; it was difficult to find examples that retained original carports, for example. All of the resources are sited on relatively small, standardized lots with a setback of approximately 30 feet. The two-lane roads are paved and there is one sidewalk on Arlington Drive. Landscaping includes grass lawns, bushes and shrubs, and a wooded buffer to the rear of the properties (Figure 7).

The subdivision was developed starting in 1955, when the Yeamans Development Co. capitalized and plans for 50 single-family housing units were put in motion (*Greenville News* 1953). The Yeamans Development Co., under the leadership of T.C. Stevenson, was a subsidiary of Stevenson, Zimmerman & Co, a large conglomerate based in Charleston that had involvements in businesses ranging from machining and fabrication to real estate development and banking (*Greenville News* 1958; *News and Courier* 1967). The company managed all aspects of the subdivision from construction to providing mortgages to residents.

The houses were advertised as roomy and modern, with four bedrooms, two bathrooms, and a central air-conditioning and heating system from Carrier (Figure 8). Finish materials included oak flooring and Douglas fir, but the overall message of advertising emphasized their innovations, going so far as to describe the floor plan as “scientifically designed.” The subdivision itself was touted as a healthful place to live, having high ground, good views, its own school, and churches that were large enough to be “protected from undesirable encroachments.”

Given that the subdivision was constructed during a time of racial turmoil and attempts at integration, can be assumed to mean it was intended for whites only (Reft 2014; Stevenson, Zimmerman & Co. 1955).

Oakland Subdivision was one of many established in the area west of the Ashley River and southwest of the Charleston peninsula. Now known as West Ashley, this area first developed as a bedroom community for Charleston in the 1920s and 30s after the elimination of bridge tolls allowed easier access to the peninsula from the southwest (Jacobs 2012). Development accelerated in the 1940s, partly in response for the need to house military families during World War II. The Byrnes Downs subdivision, for example, was started in 1942 under the V-Housing Corporation (Jacobs 2008). Houses in Byrnes Downs are modest and largely clad in brick veneer. Construction was active during the height of the post-World War II-Cold War era (1945-1960). The subdivision has been determined eligible for the NRHP as a historic district by the National Park Service. The Windemere neighborhood (Charleston County Resources 5026-5069), with houses constructed from 1920-1950, has also been recommended eligible as a historic district in West Ashley (Salo et al. 2007).

The “V” in Byrnes Downs’ V-Housing Corporation stood for “victory,” but construction continued after the war. In fact, residential development in West Ashley grew rapidly during the post-World War II era, as a Cold War expansion of the military presence in Charleston meant an influx of military families. Given that no family housing had been constructed by the military since the Tom McMillan Homes were completed in 1942, the Charleston area and its growing population of military families were left without adequate housing (Reft 2014). The Oakland Subdivision was specifically advertised as convenient to the Charleston Air Force Base and Navy Base (presently Joint Base Charleston).

The architect who designed Oakland Subdivision’s original seven models was H. Reid Hearn, Jr. After serving in the Army during World War II, he became the Chief Architect for the South Carolina Federal Housing Administration (FHA) (Genealogy Buff 2011; *News and Courier* n.d.). Hearn later served as President of the South Carolina Chapter of the American Institute of Architects in 1963 (AIASC Magazine 2014).

In 1963, Hearn designed a South Carolina National Guard Armory in Beaufort. Earlier, in 1959, he had developed 1,100 family housing units for the Marine Corps in Myrtle Beach under the Capehart program (*Civil Engineer Corps Bulletin* 1958; South Carolina National Guard 2017). The Capehart Act, named after Senator Homer Capehart, passed in 1954 and aimed to provide military families housing with larger floorplans as well as more single-family homes and duplexes than were previously available. Developers could finance construction with low-rate

FHA loans (Reft 2014). While the armory Hearn designed has been replaced with a modern building, the Myrtle Beach housing he designed, known as Seagate, remains. The houses differ from those in the Oakland Subdivision, many being duplexes, for example, but they are in the Ranch House style with long lines and deep overhanging boxed eaves (Figure 9). Other stylistic and decorative elements are similar, such as the use of large multi-pane picture windows with wide muntins and vertical wood siding (*News and Courier* 1958). Seagate was evaluated during a 2008 survey of Horry County and recommended not eligible for the NRHP (Richey and Langdale 2009). The neighborhood as a whole is surveyed under Horry County Resource 3079. Other projects by Hearn, such as a high-rise hotel on Fripp Island, are Modernist but do not bear a strong resemblance to the houses in Oakland Subdivision (Figure 9C) (*Index-Journal* 1964).

The Oakland Subdivision was considered for the NRHP under Criterion C. It consists predominately of Ranch Houses, a common type throughout South Carolina. They are the work of architect H. Reid Hearn, Jr., who designed similar buildings for the Capehart housing program that have been recommended not eligible for the NRHP. The subdivision was judged to lack high artistic value. The integrity of the subdivision as a whole is moderate. Almost every house has been altered, often with the modification of the original carport. There is no modern infill within the extant subdivision but a few resources, including, notably, the original Sample House, have been lost to modern development encroaching on the south side. The historic streetscape remains largely unchanged and the subdivision generally retains integrity of location, setting, feeling, and association. Given the nearly ubiquitous level of alteration of houses within the subdivision, it lacks integrity of design, material, and workmanship. Because of the combination of relatively common house types, undistinguished architect, and middling integrity, the subdivision is recommended not eligible for the NRHP under Criterion C.

The subdivision was also evaluated for the NRHP under Criterion A on a local level for its association with the post-World War II population boom in the West Ashley area. While the subdivision does convey this significance, it does not rise to a level of importance that would warrant inclusion in the NRHP for this association, particularly given that other, more prominent subdivisions such as Byrnes Downs have already been assessed and convey this association more readily. The integrity issues that affected Oakland Subdivision's eligibility under Criterion C apply here as well. It is associated with the Yeamans Development Co., T.C. Stevenson, and Stevenson, Zimmerman & Co. While both T.C. Stevenson and Stevenson, Zimmerman & Co. are locally significant, the Oakland Subdivision is not the most suitable historic resource to convey this significance. For example, the Stevenson, Zimmerman & Co. offices were located in a Modernist high-rise building constructed for the company in Charleston. This would be a more appropriate resource to represent the company on the NRHP. The Oakland Subdivision is recommended not eligible for the NRHP under Criteria A, B, and C.

Figure 4.
Sample House and Extant Example



A. Sample House Rendering, circa 1955



B. Resource 8020, North Elevation

Figure 5.
Laterally-Oriented Examples

A. Resource 8026,
West Elevation



B. Resource 8024,
Northeast Oblique



C. Resource 8025,
Northwest Oblique



Figure 6.
Front-Gabled Examples



A. Resource 8021, Northwest Oblique



B. Resource 8022, Southwest Oblique

Figure 7.
Contextual Photographs

A. Arlington Drive,
Facing Northeast
towards Clayton



B. Clayton Drive,
Facing West



C. Lynwood Drive,
Facing North



Figure 8.
Sample House Floorplan, circa 1955

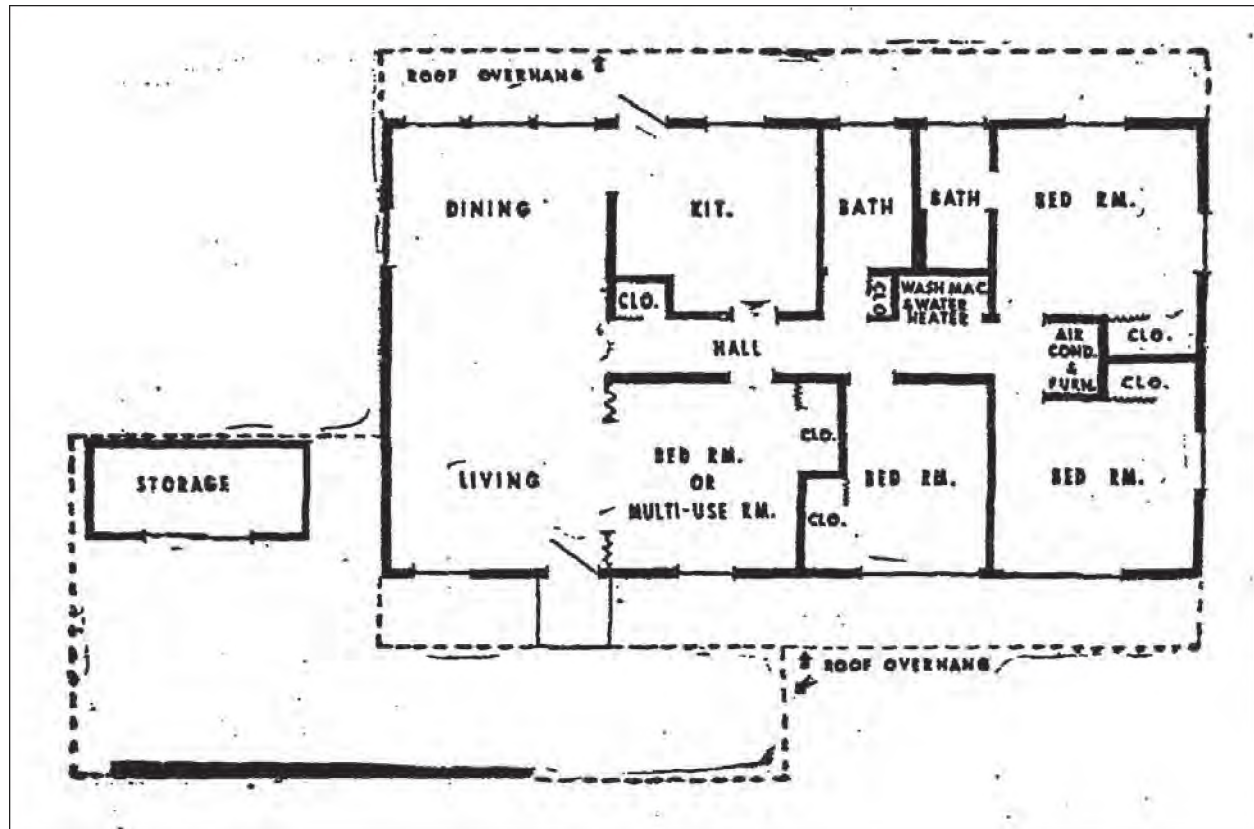


Figure 9.
Other Architecture - H. Reid Hearn, Jr.

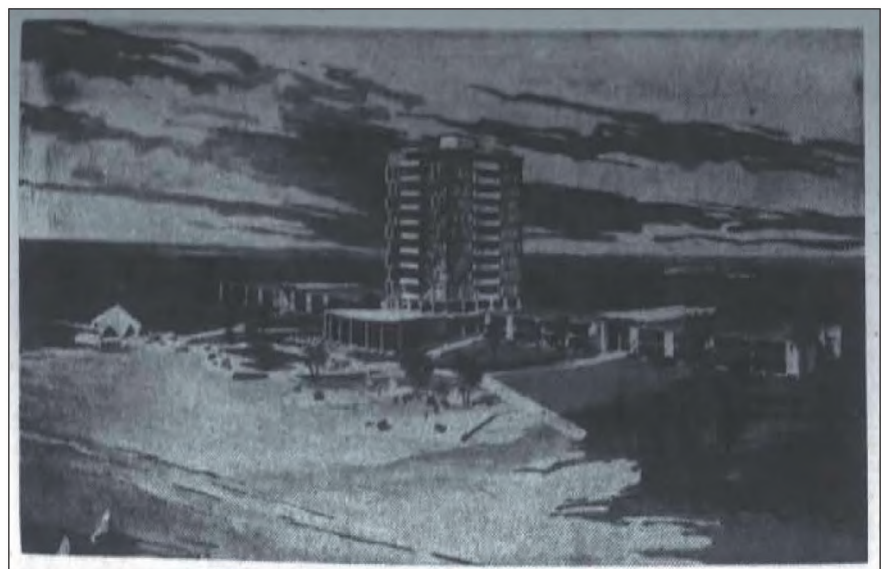


A. Seagate,
Myrtle Beach,
Architect's
Rendering



B. Seagate, Myrtle Beach, Tea Rose Street

C. High Rise Motel on Fripp
Island, Architect's Rendering



INDIVIDUAL RESOURCES WITHIN OAKLAND SUBDIVISION

Resources in Oakland Subdivision that were located within the project area were individually surveyed per SHPO guidance. They are discussed below.

Resource 8008: 2073 Clayton Street

Resource 8008 is a Compact Ranch House that Charleston County tax records indicate was constructed in 1958. The house is sited diagonally on the lot at the intersection of Clayton Street and Lynwood Drive, and faces northeast. It is one story tall and rectangular in plan with a laterally gabled composition shingle roof and white mottled brick veneer (Figure 10). The wood panel front door is located roughly in the center of the facade. To the right of the door are two bays containing modern vinyl undersized one-over-one double-hung sash windows with louvered shutters. To the left of the door lies a set of tripled horizontal two-over-two wood frame double-hung sash windows. An engaged garage or carport is located on the east side of the building and has been finished as a room, with vinyl siding and a modern, multi-pane window. The house has overhanging boxed eaves and vinyl siding in the gable ends. A brick veneer shed-roofed addition has been made to the rear of the building and the foundation is concealed.

Resource 8008 is located in the Oakland Subdivision (see above). It has a setback of approximately 50 feet and is sited on a 0.21-acre, roughly square, lot. It is landscaped with a lawn, mature palm and magnolia trees, and a macadam driveway, and there is a chain link fence to the rear. Resource 8008 is a Compact Ranch House, a common type in South Carolina, and is not a distinctive or noteworthy example of this type. Its integrity is impacted by the replacement of its original windows. It was found to lack the distinctive characteristics of a style, period, or method of construction, and does not possess significance for its engineering or materials. It has no known associations with events or persons significant in the past. Therefore, the resource is recommended as not individually eligible for the NRHP under Criteria A, B, or C. It was evaluated for the NRHP as a component of the Oakland Subdivision. The Oakland Subdivision as a whole was recommended not eligible for the NRHP under Criteria A, B, or C.

Resource 8009: 372 Lynwood Drive

Resource 8009 is a Compact Ranch House that Charleston County tax records indicate was built in 1959. Located at the intersection of Clayton Street and Lynwood Drive, it is sited diagonally on the lot and faces northwest towards the intersection. It is one story tall and rectangular in plan with a hipped composition shingle roof and brick veneer cladding (Figure 11). The modern wood panel front door has a fanlight and is located on the left half of the front elevation. On the

Figure 10.
Resource 8008: 2073 Clayton Street

A. Northwest Oblique



B. North Elevation



C. Northeast Oblique



Figure 11.
Resource 8009: 372 Lynwood Drive

A. Northeast Oblique



B. North Elevation



C. Northwest Oblique



right side of the door are three bays with two sets of paired and one single modern vinyl one-over-one double-hung sash windows. Each bay has a panel of vertical vinyl siding extending almost to the ground beneath undersized windows that are set flush with the roofline. An engaged garage or carport was located on the north side of the building and has been converted to room with vinyl siding and a modern, multi-pane bay window. The house has overhanging boxed eaves and vinyl siding on both side elevations. The foundation is concealed, while a low brick planter wall obscures the front steps.

Resource 8009 is located in the Oakland Subdivision. It has a setback of about 90 feet and is sited on a 0.28-acre, roughly square lot with a lawn and concrete driveway in front and a wooded buffer to the rear. A rustic wood utility shed was added to the rear of the property in 1992 and a wood fence surrounds the backyard. Although Resource 8009 is a Compact Ranch House, it is not a distinctive or noteworthy example of this house type, which is common in South Carolina. Its integrity is further impacted by the infill of its original carport and use of replacement windows. It was found to lack the distinctive characteristics of a style, period, or method of construction, and does not possess significance for its engineering or materials. It has no known associated with events or persons significant in the past. Therefore, the resource is recommended as not individually eligible for the NRHP under Criteria A, B, or C. It was evaluated as a component of the Oakland Subdivision, which, as a whole, was recommended not eligible for the NRHP under Criteria A, B, or C.

Resource 8010: 371 Lynwood Drive

Resource 8010 is a Compact Ranch House that Charleston County tax records indicate was constructed in 1960. Located about 150 feet south of the Clayton Street-Lynwood Drive intersection, it faces east towards Lynwood Drive. It is one story tall and rectangular in plan with a laterally gabled composition shingle roof and brick veneer cladding (Figure 12). The modern wood panel front door has a fanlight and is located roughly in center of the front elevation. There are two bays containing undersized modern vinyl one-over-one double-hung sash windows to the left of the door and a set of paired windows to the right. An engaged carport with a square brick support is on the north side of the building. The rear of the carport has been finished as a room with vinyl siding and modern, fixed windows. The house has overhanging boxed eaves and vinyl siding in the gabled ends. The foundation is concealed.

Resource 8010 is in the Oakland Subdivision. It has a setback of approximately 50 feet and is sited on a 0.2-acre lot that is longer than it is wide. The front is landscaped with a lawn, palm trees, and a divided concrete driveway and a wooded buffer is to the rear. Resource 8010 is a

Figure 12.
Resource 8010: 371 Lynwood Drive

A. Northeast Oblique



B. East Elevation



C. Southeast Oblique



Compact Ranch House but is not a distinctive or noteworthy example of this common house type. Its integrity is impacted by an alteration to its carport and use of replacement windows. It does not embody the distinctive characteristics of a style, period, or method of construction, and has no significance for its engineering or materials. Insofar as is known, it is not associated with events or persons significant in the past. Therefore, the resource is recommended as not individually eligible for the NRHP under Criteria A, B, or C. The resource was evaluated as a component of the Oakland Subdivision, which was recommended not eligible for the NRHP under Criteria A, B, or C.

Resource 8011: 368 Lynwood Drive

Resource 8011 is a Contemporary-Style Compact Ranch House that was constructed in 1960, according to Charleston County tax records. Located around 150 feet south of the intersection of Clayton Street and Lynwood Drive, it faces west towards Lynwood Drive. One story tall and roughly rectangular in plan, it has a shallow pitched front gabled composition shingle roof and brick veneer cladding (Figure 13). The main entrance is on the south elevation in a section originally sheltered by an engaged carport that has been converted to a screened porch with an additional shed roofed canopy on the front elevation. Paired modern one-over-one double-hung sash windows set high and flush with the roofline flank the entrance, and the interior of the carport is paneled with narrow vertical wood siding. A bank of four modern vinyl windows with wood shingle siding beneath them is on the front elevation and is sheltered by a shed roofed canopy. Both added canopies have simple scroll brackets and the house has a triangular louvered window in the front gable end. The house apparently had deep overhanging eaves originally, but the exterior wall has been extended outward to make it flush with the roofline on the front elevation. The overhanging eaves remain on the sides. The foundation is concealed.

Resource 8011 is located in the Oakland Subdivision,. It has a setback of approximately 60 feet and is sited on a 0.3-acre lot that is longer than it is wide. It is landscaped with a lawn, mature live oak, and a macadam driveway with a wooded buffer to the rear. Although Resource 8011 is a Contemporary-Style Compact Ranch House, it is not a distinctive or noteworthy example of this type which is common in South Carolina. Its integrity is impacted by extensive alterations. It was judged to be missing distinctive characteristics of a style, period, or method of construction, and does not possess significance for its engineering or materials. It is not known to have associations with events or persons significant in the past. Therefore, the resource is recommended as not individually eligible for the NRHP under Criteria A, B, or C. It was also evaluated as a component of the Oakland Subdivision, which was recommended not eligible for the NRHP under Criteria A, B, or C.

Figure 13.
Resource 8011: 368 Lynwood Drive

A. Southwest Oblique



B. Northwest Oblique



C. Entrance Detail,
Southwest Oblique



Resource 8012: 365 Lynwood Drive

Resource 8012 is a Compact Ranch House that Charleston County tax records indicate was constructed in 1955. It lies approximately 250 south of the intersection of Clayton Street and Lynwood Drive and faces east towards Lynwood Drive. The one story house is rectangular in plan with a hipped composition shingle roof and veneer (Figure 14). The modern wood panel front door is located at about the center of the east elevation. Two sets of paired modern vinyl undersized multi-pane double-hung sash windows are left of the door. To the right of the door is a modern tripartite multi-pane picture window. An engaged garage or carport is on the north side and has been finished as a room with vinyl siding and modern multi-pane windows flanking a modern half-light door. The house has overhanging boxed eaves and solar panels on the roof. The foundation is concealed.

Resource 8012 is located with the Oakland Subdivision. Sited on a 0.2-acre lot that is slightly longer than it is wide, the house has a setback of approximately 40 feet. The lot is landscaped with a lawn, magnolia and crepe myrtle trees, and a wood retaining wall in the front. It has a concrete driveway, a chain link fence to the rear, and a prefabricated utility shed that was added in 1977. Resource 8012 is a Compact Ranch House but is not a distinctive or noteworthy example of this common type. The use of replacement windows and alterations to the carport have impacted its integrity and the house was not considered to embody distinctive characteristics of a style, period, or method of construction, or to possess significance for its engineering or materials. It is not known to be associated with events or persons significant in the past. Therefore, the resource is recommended as not individually eligible for the NRHP under Criteria A, B, or C. It was evaluated as a component of the Oakland Subdivision, which was recommended not eligible for the NRHP under Criteria A, B, or C.

Resource 8013: 363 Lynwood Drive

Resource 8013 is a Compact Ranch House that Charleston County tax records indicate was built in 1963. Located about 350 feet south of the Clayton Street-Lynwood Drive intersection, it faces east towards Lynwood Drive. It is one story tall and rectangular in plan with a laterally gabled composition shingle roof and brick veneer cladding (Figure 15). The modern wood panel front door has a fanlight and is located near the center of the front elevation. To the right of the door are two single modern vinyl one-over-one double-hung sash windows with louvered shutters, while a section clad in vinyl siding is to the left and contains a set of paired modern one-over-one windows and a single sided modern vinyl picture window. The left half of the front elevation and the front door are sheltered by a shed roofed porch with square wood supports and a raised concrete floor. The partial use of vinyl siding on the elevation indicates that the left side of the front elevation may have been an engaged carport or garage. The house has overhanging boxed eaves and vertical wood siding in the gable ends. The foundation is concealed.

Figure 14.
Resource 8012: 365 Lynwood Drive

A. Southeast Oblique



B. East Elevation



C. Northeast Oblique



Figure 15.
Resource 8013: 363 Lynwood Drive

A. Northeast Oblique



B. East Elevation



C. Southeast Oblique



Resource 8013 is in the Oakland Subdivision. It has a setback of about 40 feet and is sited on a 0.2-acre lot that is slightly deeper than it is wide. It is landscaped with a lawn and a concrete driveway at the front and a wooded buffer to the rear. A wood fence surrounds the backyard. A Compact Ranch House, Resource 8013 is not a distinctive or noteworthy example of this common type. Its integrity is affected by the infill of its original carport and replacement windows. It was found to lack the distinctive characteristics of a style, period, or method of construction, and does not possess significance for its engineering or materials. It is not known to have any associations with events or persons significant in the past. Therefore, Resource 8013 is recommended not individually eligible for the NRHP under Criteria A, B, or C. It was also evaluated as a component of the Oakland Subdivision, which was recommended as not eligible for the NRHP under Criteria A, B, or C.

Resource 8014: 358 Lynwood Drive

Resource 8014 is a Linear Ranch House that was built in 1961 according to Charleston County tax records. Located about 400 feet south of the intersection of Clayton Street and Lynwood Drive, it faces west towards Lynwood Drive. It is one story tall and rectangular in plan with a laterally gabled composition shingle roof and brick veneer cladding (Figure 16). The modern wood panel front door has a fanlight and is located roughly in the center of the front elevation. On the right side of the door are two bays with paired undersized modern vinyl one-over-one double-hung sash windows with louvered shutters. A wood frame tripartite picture window with horizontal two-over-two side pieces is to the right of the door. An engaged carport or garage is on the north side of the building and has been finished as a room with a multi-pane picture window. The house has overhanging boxed eaves and vinyl siding in the gabled ends. An interior brick chimney is located behind the front door at the apex of the roofline and the foundation is concealed.

Resource 8014 is within the Oakland Subdivision. It has a setback of approximately 40 feet and is sited on a 0.29-acre lot that is roughly twice as long as it is wide. It is landscaped with a lawn, multiple mature live oaks, and a macadam driveway. Although Resource 8014 is a Linear Ranch House, it is not a distinctive or noteworthy example of this common South Carolina house type. Its integrity is impacted by an alteration to its carport and use of replacement windows. It was not found to embody the distinctive characteristics of a style, period, or method of construction, and does not possess significance for its engineering or materials. It is not known to be associated with events or persons significant in the past. Therefore, the resource is recommended as not individually eligible for the NRHP under Criteria A, B, or C. It was evaluated as a component of the Oakland Subdivision, which was recommended not eligible for the NRHP under Criteria A, B, or C.

Figure 16.
Resource 8014: 358 Lynwood Drive



A. Northwest Oblique



B. West Elevation

Resource 8015: 351 Lynwood Drive

Resource 8015 is a Compact Ranch House that Charleston County tax records indicate dates to 1971. Located about 400 feet south of the intersection of Clayton Street and Lynwood Drive, it faces east towards Lynwood Drive. It is one story tall and rectangular in plan with a laterally gabled composition shingle roof and brick veneer cladding (Figure 17). Windows throughout are horizontal two-over-two wood frame double-hung sashes with louvered shutters. The wood panel front door is located in roughly the center of the front elevation. Two single windows are located to the right of the front door and one is located to the left. An engaged carport with square brick support is on the south side of the building. There are overhanging boxed eaves and vinyl siding in the gable ends. The foundation is concealed.

Resource 8015 is in the Oakland Subdivision. It has a setback of about 45 feet on a nearly square 0.25-acre lot with a lawn, deciduous trees, and a concrete driveway. The resource is a Compact Ranch House but it is not a distinctive or noteworthy example of this type. It is judged to lack distinctive characteristics of a style, period, or method of construction, and does not possess significance for its engineering or materials. It has no known associations with events or persons significant in the past. Therefore, the resource is recommended as not individually eligible for the NRHP under Criteria A, B, or C. It was evaluated as a component of the Oakland Subdivision, which was considered not eligible for the NRHP under Criteria A, B, or C.

Resource 8016: 354 Lynwood Drive

Resource 8016 is a Compact Ranch House that Charleston County tax records indicate was built in 1960. Located roughly 500 feet south of the intersection of Clayton Street and Lynwood Drive, it faces Lynwood Drive to the west. It is one story tall and rectangular in plan with a hipped composition shingle roof and brick veneer cladding (Figure 18). Located in the approximate center of the front elevation, the historic wood panel front door has a small window with turned wood grate. A modern vinyl tripartite picture window is to the right of the door. A hipped roof porch with wrought iron supports and railing shelters both the door and picture window. Two sets of paired modern vinyl one-over-one double-hung sash windows, one small and one standard-sized, are on the left side of the front door. On the south elevation, an original engaged carport has been converted to a one-car garage with weatherboard siding and a plain wood garage door. The house has overhanging boxed eaves. The foundation is concealed.

Resource 8016 is located in the Oakland Subdivision. It has a setback of about 35 feet on a 0.32-acre lot that is roughly twice as deep as wide. It is landscaped with a lawn, a mature magnolia tree, and shrubs in the front and has a macadam driveway. The resource is a Compact Ranch

Figure 17.
Resource 8015: 351 Lynwood Drive

A. Southeast Oblique



B. East Elevation



C. Northeast Oblique



Figure 18.
Resource 8016: 354 Lynwood Drive

A. Northwest Oblique



B. West Elevation



C. Southwest Oblique



House, but is not a distinctive or noteworthy example of this type. The infill of its original carport and use of replacement windows have compromised its integrity. The resource is judged to lack the distinctive characteristics of a style, period, or method of construction, or significance for its engineering or materials. It has no known associations with events or persons significant in the past. Therefore, Resource 8016 is recommended as not eligible for the NRHP under Criteria A, B, or C. It was evaluated for the NRHP as a component of the Oakland Subdivision, which was recommended not eligible for inclusion in the NRHP under Criteria A, B, or C.

Resource 8017: 353 Lynwood Drive

Resource 8017 is a Compact Ranch House. Charleston County tax records indicate it was constructed in 1959. Located approximately 500 feet south of the intersection of Clayton Street and Lynwood Drive, it faces east towards Lynwood Drive. It is one story tall and rectangular in plan with a laterally gabled composition shingle roof and brick veneer cladding (Figure 19). Windows throughout are modern vinyl one-over-one double-hung sashes. The modern wood panel front door has a large oval window and is located roughly in the center of the front elevation. Two bays containing paired undersized windows with louvered shutters are to the right of the door, while a tripartite picture window is to the left. An engaged carport with round metal supports is on the south side of the building. A three-quarter-light side door provides access to the house from the carport. The house has overhanging boxed eaves and vinyl siding in the gabled ends. A brick planter hides the front steps and the foundation is concealed.

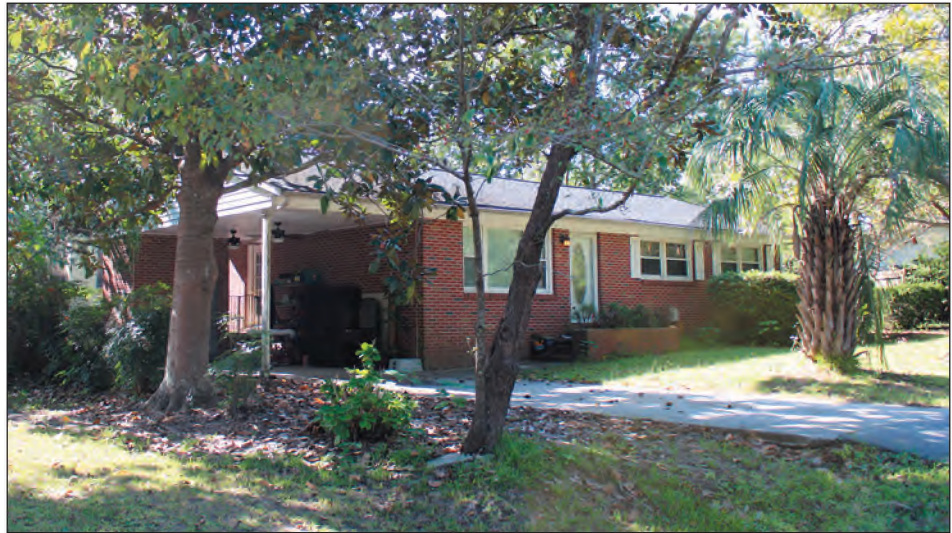
Resource 8017 is in the Oakland Subdivision on a 0.27-acre lot that is slightly longer than it is wide, with a setback of about 40 feet. It is landscaped with a lawn, palm trees, and a macadam driveway in the front and a wooded buffer to the rear. Resource 8017 is a Compact Ranch House, but is not a distinctive or noteworthy example of this type, which is common in South Carolina. Its integrity is impacted by the replacement windows. It was not found to embody the distinctive characteristics of a style, period, or method of construction, and does not possess significance for its engineering or materials. It is not known to have associations with events or persons significant in the past. Therefore, the resource is recommended as not individually eligible for the NRHP under Criteria A, B, or C. It was evaluated as a component of the Oakland Subdivision, which was judged not eligible for the NRHP under Criteria A, B, or C.

Resource 8018: 348 Lynwood Drive

Resource 8018 is a Contemporary-Style Compact Ranch House that Charleston County tax records indicate dates to 1957. The house lies about 550 feet south of the Clayton Street-Lynwood Drive intersection and faces west towards Lynwood Drive. One story tall and roughly

Figure 19.
Resource 8017: 353 Lynwood Drive

A. Southeast Oblique



B. East Elevation



C. Northeast Oblique



rectangular in plan, it has a shallow pitched front gabled composition shingle roof and brick veneer cladding (Figure 20). The main entrance is located on the north elevation, in a section that was originally sheltered by an engaged carport with a brick slab support and internal vertical wood siding. The modern front door has an oval window and is flanked by paired modern one-over-one double-hung sash windows set high and flush with the roofline. In the center of the front elevation lies a section of vertical wood siding capped with a louvered gable end. This section contains two sets of paired four-over-four wood frame double-hung sash windows. A skirt wall of older brick is set almost flush with the current exterior wall on the southwest corner of the building, suggesting that the house originally had deep overhanging eaves, but the exterior wall has been extended outward to be flush with the roofline. The foundation is concealed.

Resource 8018 is located in the Oakland Subdivision. It occupies a 0.27-acre lot that is slightly longer than it is wide and has a setback of approximately 50 feet. The landscape includes a lawn, mature oak and magnolia trees, and a divided concrete driveway. There is a wooded buffer behind the house. Although Resource 8018 is a Contemporary-Style Compact Ranch House, it is not a distinctive or noteworthy example of this house type, which is common in the state. Alterations, including replacement windows and changes to the front elevation, have impacted its integrity. The house was considered to lack distinctive characteristics of a style, period, or method of construction, or significance for its engineering or materials. It has no known associations with events or persons significant in the past. Accordingly, the resource is recommended as not individually eligible for the NRHP under Criteria A, B, or C. It was evaluated for the NRHP as a component of the Oakland Subdivision, but the subdivision as a whole was recommended not eligible for the NRHP under Criteria A, B, or C.

Resource 8019: 349 Lynwood Drive

Resource 8019 is a Compact Ranch House that Charleston County tax records indicate was constructed in 1961. Located approximately 575 south of the intersection of Clayton Street and Lynwood Drive, it faces east towards Lynwood Drive. It is one story tall and rectangular in plan with a hipped composition shingle roof and brick veneer cladding (Figure 21). The modern half-light wood panel front door is located in the center of the façade. On the right side of the door there are two modern vinyl undersized one-over-one double-hung sash windows with louvered shutters. To the left is a modern tripartite vinyl picture window. An engaged carport is located on the south side of the house and has been finished as a room with weatherboard siding and a set of paired modern one-over-one vinyl windows. The original square brick carport support has been retained. The house has a shallow hipped cluster on the roof only, forming an overhanging boxed eave that shelters the entrance, tripartite window, and former carport. The foundation is concealed.

Figure 20.
Resource 8018: 348 Lynwood Drive



A. Northwest Oblique



B. West Elevation

Figure 21.
Resource 8019: 349 Lynwood Drive

A. Southeast Oblique



B. East Elevation



C. Northeast Oblique



Resource 8019 is located in the Oakland Subdivision, described in detail above. It has a setback of approximately 50 feet and is sited on a 0.26-acre lot that is roughly twice as deep as it is wide. Landscaping includes a lawn, deciduous trees, and a wooded buffer to the rear. It has a concrete driveway. Resource 8019 is a Compact Ranch House, but is not a distinctive or noteworthy example of this house type, which is common in South Carolina. Its integrity is impacted by the replacement windows and alterations to the carport. It was considered to have no distinctive characteristics of a style, period, or method of construction, and no significance for its engineering or materials. It is not known to have associations with events or persons significant in the past. Therefore, the resource is recommended as not individually eligible to the NRHP under Criteria A, B, or C. It was also evaluated as a component of the Oakland Subdivision, which was not found to reach a level of importance that would warrant inclusion in the NRHP under Criteria A, B, or C.

Intentionally Left Blank

IV. RECOMMENDATIONS

This historic architectural survey identified one historic subdivision. A representative sample of 19 resources within the subdivision were individually surveyed. All of the resources examined are residential properties dating from the mid-twentieth century. Neither the subdivision as a whole nor any individual resource is recommended as eligible for the NRHP.

Intentionally Left Blank

REFERENCES CITED

AIASC Magazine

- 2014 AIASC Past Presidents. *South Carolina Architecture, AIASC Magazine* 20:9.

Bean, Jana

- 2009 *Appendix M: A Historic Resources Survey for the Proposed Mark Clark Expressway Project in Charleston County, South Carolina*. Report prepared for the South Carolina Department of Transportation, Charleston County, and the Federal Highway Administration. Wilbur Smith Associates, Columbia, South Carolina.

Charleston Evening Post

- 1969 Oakland Episcopal Church to Mark 130th Year Sunday. *Charleston Evening Post*, October 10. Charleston, South Carolina.

Civil Engineer Corps Bulletin

- 1958 Capehart City to Rise at Beaufort, S.C. *U.S. Navy Civil Engineer Corps Bulletin* 12(4):16.

Davis, Valerie, Summer Ciomek, and Lee Cox

- 2014 *Phase I Cultural Resources Survey of Portions of the Mark Clark Expressway, Alternative G (Preferred Alignment) Charleston County, South Carolina*. New South Associates, Stone Mountain, Georgia.

Dobrasko, Rebekah

- 2005 *Architectural Survey of Charleston County's School Equalization Program 1951-1955*. University of South Carolina, Columbia, South Carolina.

Genealogy Buff

- 2011 H. Reid Hearn, Jr., Georgia Obituary and Death Notice Collection - Putnam County. Electronic document, http://www.genealogybuff.com/ga/state/webbbs_config.pl/noframes/read/323, accessed November 19, 2019

Greenville News

- 1953 Business News. *The Greenville News*, January 6. Greenville, South Carolina.

- 1958 Welding Firm Opened Office Past February. The *Greenville News*, October 5. Greenville, South Carolina.

Index-Journal

- 1964 Multi-Million Dollar Resort Motel Soon to be Built at Fripp Island. The *Index-Journal*, July 15. Greenville, South Carolina

Jacobs, Donna F.

- 2008 *Byrnes Downs*. Arcadia Publishing, Charleston, South Carolina.

- 2012 *West Ashley*. Arcadia Publishing, Charleston, South Carolina.

Little, Barbara J., Erika Martin Seibert, John H. Sprinkle Jr., and John Knoerl

- 2000 *National Register Bulletin: Guidelines for Evaluating and Registering Archeological Properties*. National Register of Historic Places, National Park Service, Washington, D.C.

News and Courier

- 1958 Start Scheduled for New S.C. "City." The *News and Courier*, January 26. Charleston, South Carolina.

- 1967 Office Building Nears Completion. The *News and Courier*, September 25. Charleston, South Carolina.

- n.d. S.C. Housing Work Pleases FHA Commissioner. The *News and Courier*, Charleston, South Carolina.

Reft, Ryan

- 2014 The Metropolitan Military: Navy Families and Housing in the American Sunbelt, 1941-2000. PhD dissertation, University of California, San Diego.

Richey, Staci and Jennifer Langdale

- 2009 *Horry County Historic Resource Survey, Horry County, South Carolina*. New South Associates, Inc., Stone Mountain, Georgia.

Salo, Edward, Jason Ellerbee, and Josh Fletcher

- 2007 *Intensive Cultural Resources Survey of the US Highway 17 and SC Route 61 Improvements Project, Charleston County, South Carolina*. Brockington and Associates, Inc, Mount Pleasant, South Carolina.

South Carolina National Guard

- 2017 Unlisted Armories. South Carolina National Guard. Electronic document, <https://www.scguard.com/resources/historian/faces-of-the-guard/unlisted-armories/>, accessed November 15, 2019.

Stevenson, Zimmerman & Co.

- 1955 The First in South Carolina... Carrier Weathermaker Home... It's a New Way to Live! (Advertisement). *The News and Courier*, June 5:13-D. Charleston, South Carolina.

Intentionally Left Blank