

AREA CHARACTER APPRAISAL
MAGNOLIA

Prepared for:
The City of Charleston, South Carolina
2023

MAGNOLIA AREA CHARACTER APPRAISAL (2022)

COPYRIGHT 2023
WEST ASHLEY CONNECTS

TABLE OF CONTENTS

INTRODUCTION	6
PART I: LOCATION AND HISTORY.....	8
PART II: NEIGHBORHOOD BOUNDARIES	22
PART III: ROADS, INTERSECTIONS, & TRANSPORTATION	24
PART V: JURISDICTIONAL BOUNDARIES & LAND USE	43
PART VI: PARKS	49
PART VII: CONCLUSIONS & HISTORICAL TRENDS.....	55
REFERENCES	57

MAGNOLIA AREA CHARACTER APPRAISAL (2022)

MAGNOLIA AREA CHARACTER APPRAISAL (2022)



INTRODUCTION

This document is intended to be the second in a series of Area Character Appraisals by West Ashley Connects focusing on the neighborhoods in Charleston's suburb of West Ashley. Founded in 2020, West Ashley Connects is a 501(c)(3) non-profit organization dedicated to education, engagement, advocacy, diversity, and conservation in the West Ashley community. Founded in 2010, the Magnolia Neighborhood Association is the Magnolia community's neighborhood organization. Historical research contributions were also made by the West Ashley Historians; Ina Bootle, Diane Hamilton, Donna Jacobs, and Charlie Smith. Information about the Albemarle School was provided by Sue Griffin. Additional information about the Magnolia Neighborhood Council and photos of the area were provided by Neighborhood President, Bridget Lussier.

The content herein has been created and informed by the following individuals:

Teresa Tidestrom

Executive Director & Co-Founder, West Ashley Connects
Commissioner on the City of Charleston's West Ashley Revitalization Commission

Eric Pohlman

West Ashley Project Coordinator at the City of Charleston

Kenneth G. Marolda

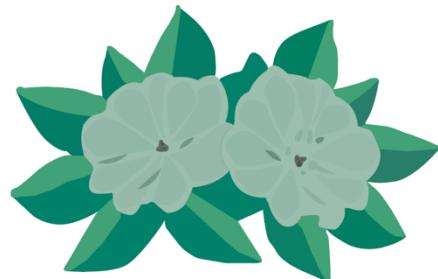
Treasurer & Co-Founder, West Ashley Connects
Commissioner on the City of Charleston's West Ashley Revitalization Commission

James Ward

Board Member, West Ashley Connects
Senior Instructor, College of Charleston, Department of Historic Preservation and Community Planning

Joshua Petro

Intern, West Ashley Connects
Graduate Student, Tufts University, Master of Science in Environmental Policy and Planning

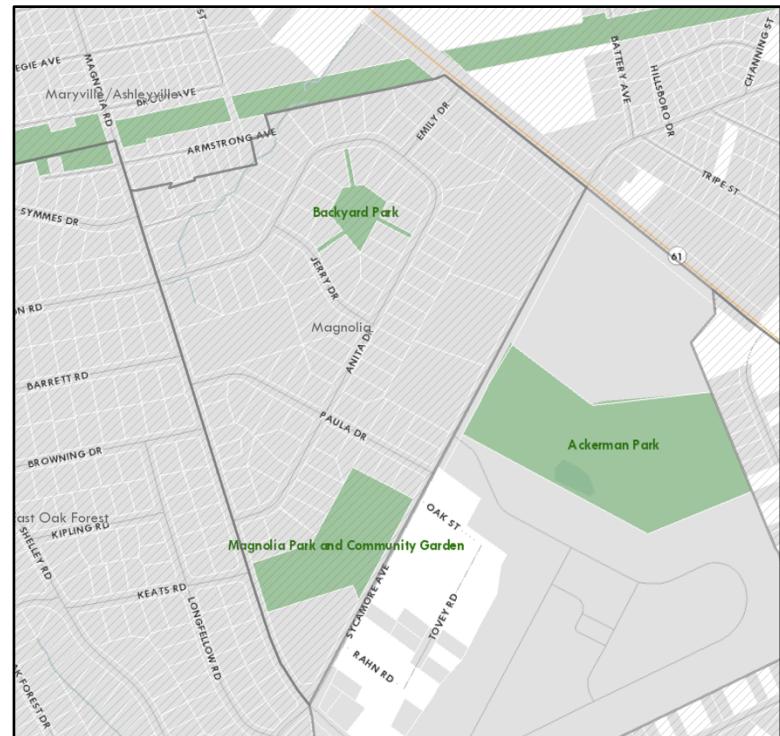


SCOPE OF PROJECT & DEFINITION OF TERMS

The scope of this project is to analyze the overall character of the Magnolia Neighborhood, located in the West Ashley district of the City of Charleston, South Carolina. The term character, in this case, refers to a select group of features such as the age of the area's structures, the uses of the land, and the density of units. The integrity of the historic character is determined by documenting historical locations and analyzing remaining fragments of the historic landscape. In essence, the goal herein is to answer the questions: what features make this area distinct, or unique, and what signature characteristics can be documented, so as they may be referenced and referred to in future projects? Providing specific recommendations to the neighborhood is not within the scope of this project.

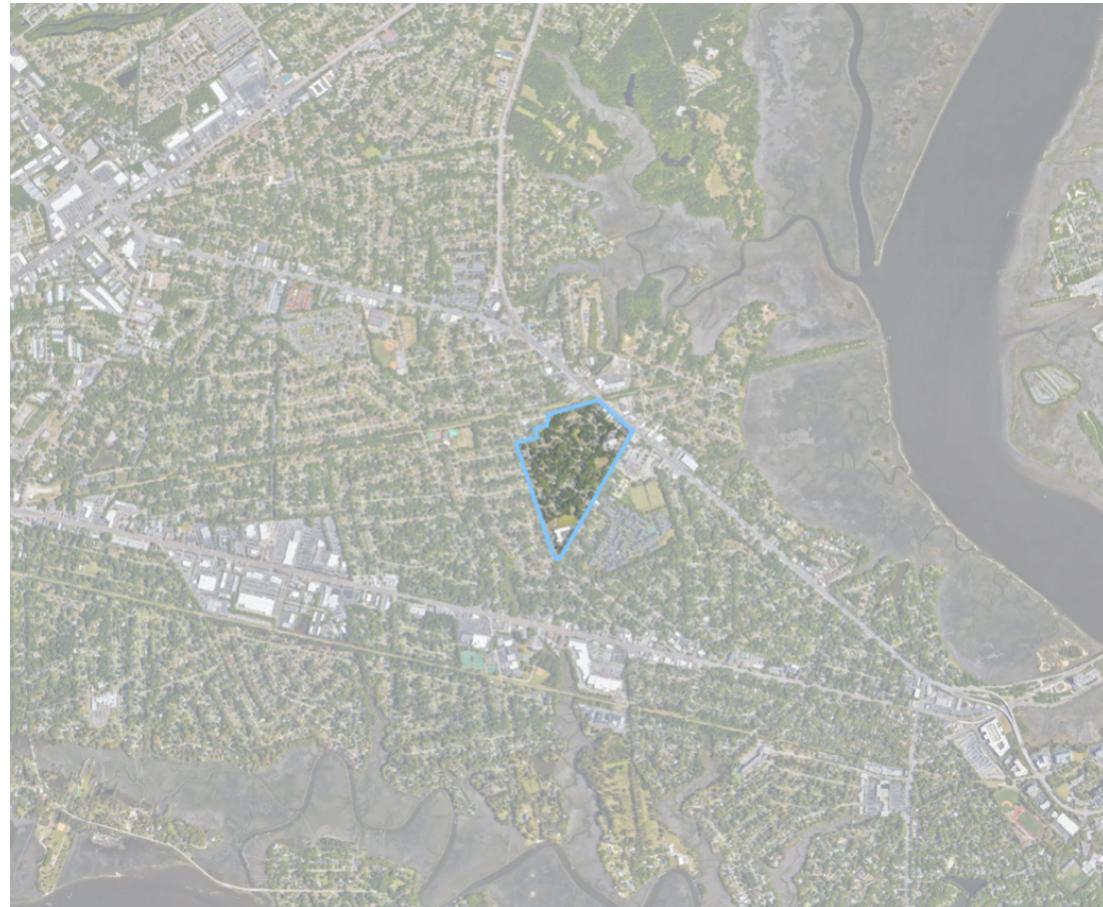
Magnolia Subdivision – The 36-acre subdivision created by Leon Steinburg in 1948-1950

Magnolia Neighborhood Council – The triangular 50-acre neighborhood between Sycamore Avenue, Magnolia Road, St. Andrew's Blvd, and the West Ashley Bikeway, recognized by the City of Charleston's Neighborhood Council

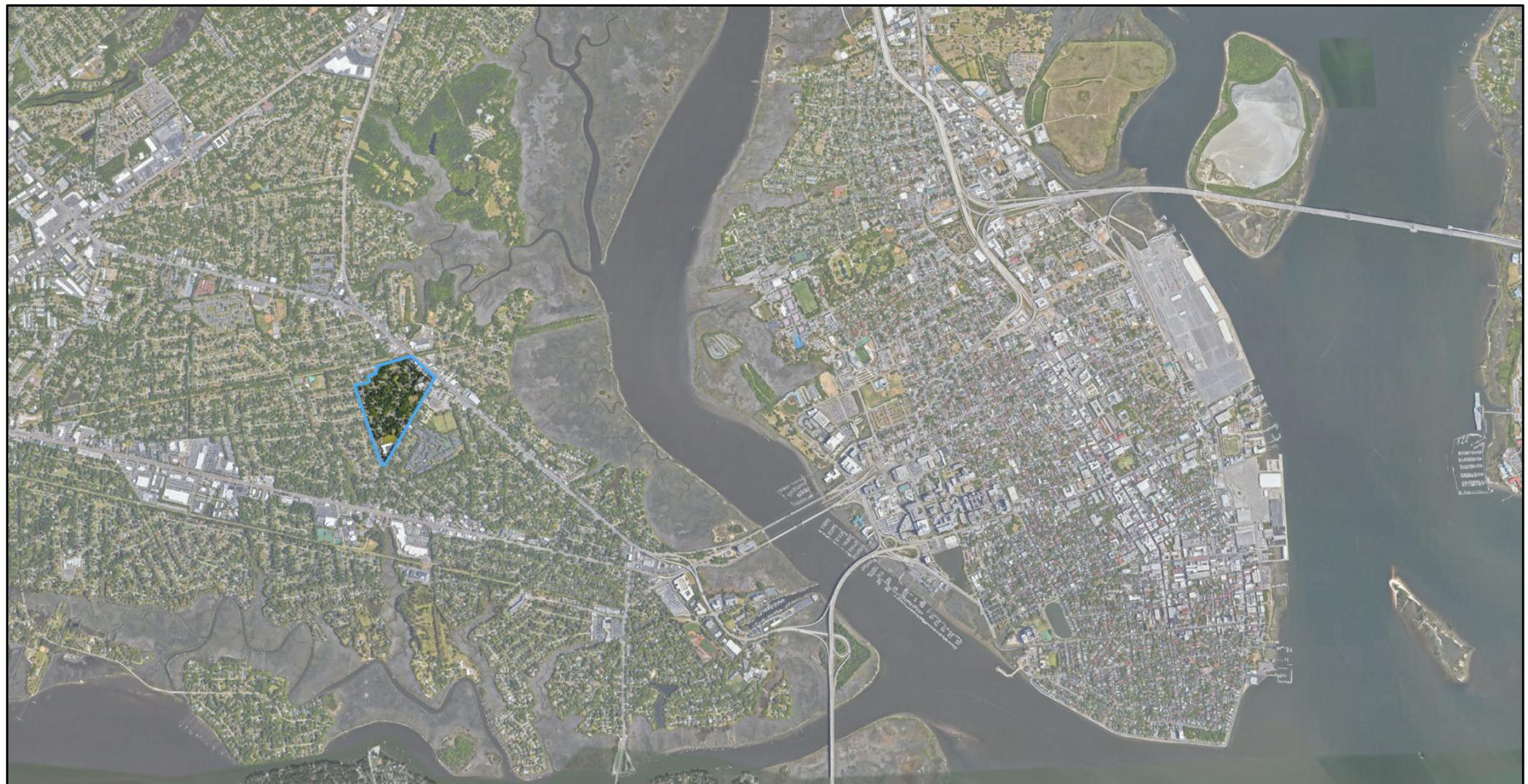


Magnolia Neighborhood as shown on the City of Charleston's Neighborhood Council Map

PART I: LOCATION AND HISTORY



LOCATION



The Magnolia neighborhood, outlined in **blue** on the above map, is located in the West Ashley district of Charleston County, South Carolina, between the Ashley and Stono Rivers. Magnolia is situated between St. Andrew's Boulevard and Magnolia Road, and is approximately 2.7 miles from peninsular Charleston, accessible via three bridges across the Ashley River.

HISTORY

1670 – The tract that would eventually become Magnolia were part of a tract of land in the original Charles Towne Colony called the Lord’s Proprietor’s Plantation.

1692 – Ownership of the Lord’s Proprietors’ Plantation has been transferred to the Godfrey family, likely in repayment of a debt

1715 – Elizabeth Godfrey married Charles Hill and the plantation was named “Hillsborough,” sometimes spelled “Hillsboro”

1739 – Elizabeth’s daughter, Sarah Hill married Dr. John Lining. The Linings lived on Hillsborough Plantation and increased its size.

1780 – The Hillsborough Plantation was marked on a Revolutionary War map of the British Siege of Charleston as the property of “Lining,” or Dr. John Lining.



A Plan for the Siege of Charleston

HISTORY

1826 – A plat survey marked the only settled area of the Hillsborough Plantation as being at the intersection of 5th Avenue, which was the plantation's formal entrance drive, and Main Street, which was a secondary informal entrance that connected to the neighboring plantation.

- A cemetery, highlighted in red, was recorded on the plat near the intersection of Sycamore Avenue and Magnolia Road. The exact dimensions of the cemetery area have not yet been determined, however this is thought to be the burial location of Dr. John Lining (1708-1760).
- A creek bed tied to Old Town Creek, highlighted in green, was recorded on the plat as well.
- There appears to have been one small structure near the intersection of Sycamore Avenue and Magnolia Road.



Plat of Hillsborough Plantation (1826)

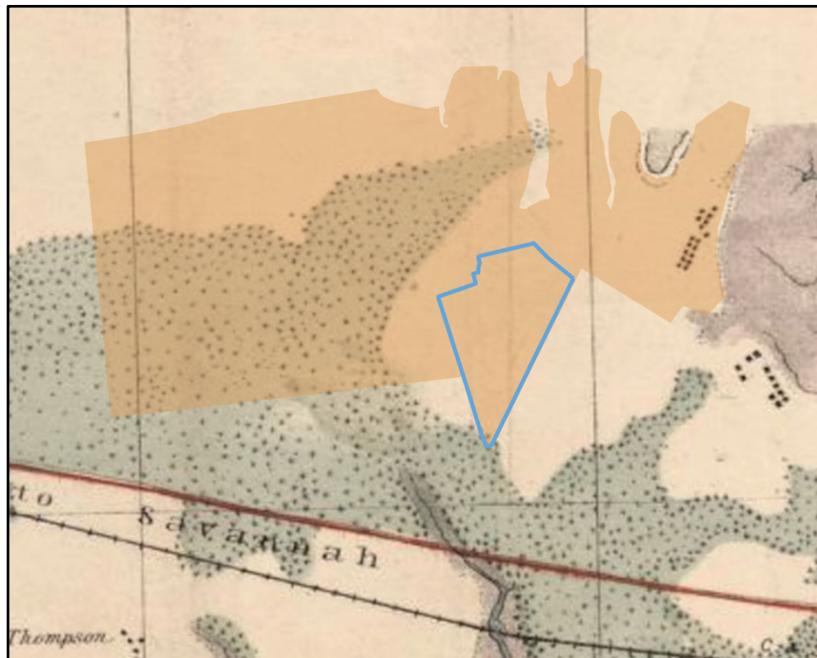
HISTORY

1834 – Edward H. Fishburne purchased plantation from the Lining family

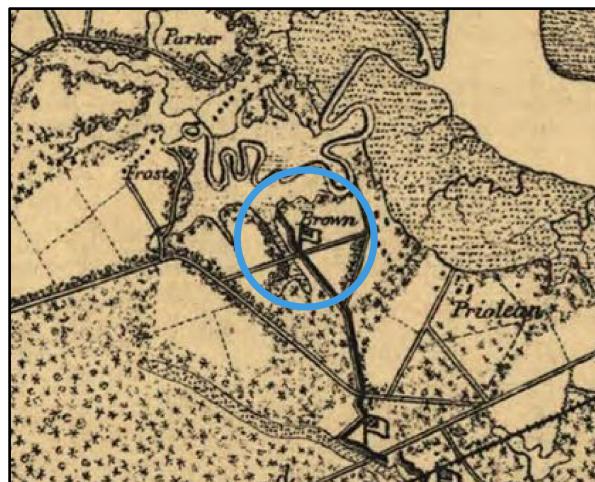
1853 – Alexander H. Brown owned the plantation and added 90 acres of marshland

1858 – The only recorded structures on the Hillsborough Plantation, highlighted in orange, were a collection of seventeen buildings along the Ashley River. No structures were recorded in the area that would become Magnolia Subdivision, which is outlined in blue.

1865 – The Hillsborough Plantation house, which had probably been built by the linings and had tabby foundations, was destroyed by the Union Army. The house site was marked as being at the intersection what is today Main Street and Sycamore Avenue, and was marked as being captured by Union forces on an 1885 map by William A Walker depicting Union troop positions in March 1865.



A Map of Charleston Harbor and its Approaches (1858)

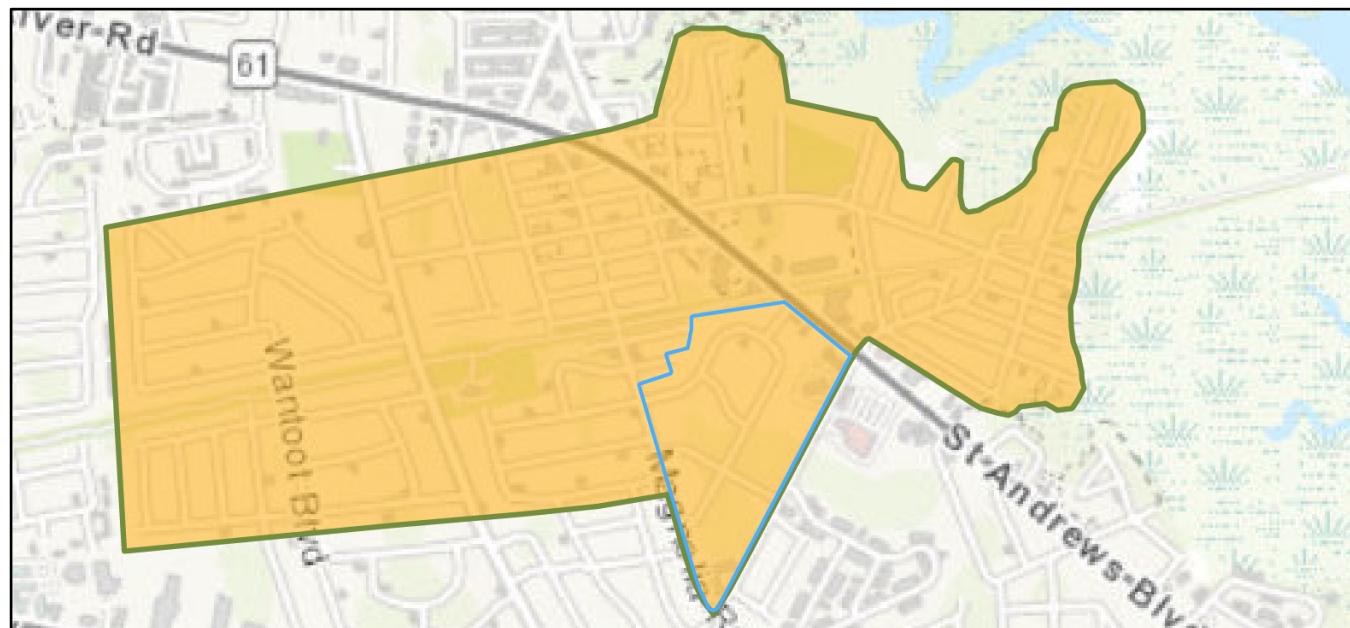


Map of Charleston by William A. Walker

HISTORY

1870 – Alexander H. Brown still owned the Hillsborough Plantation after the Civil War

- Alexander Brown owned stock in the Charleston Bridge Company which constructed several bridges across the Ashley River



Magnolia Neighborhood, shown in blue, depicted within the boundaries of the Hillsborough Plantation, shown in orange

1879 – Death of Alexander H. Brown

1880 - Alexander Brown's daughter, Alice Legare, lost the Hillsborough Plantation to foreclosure of a mortgage at auction to Garrett Byrnes, who, in turn transferred his bid to Mary Richardson Moses for "favorable consideration"

HISTORY

1881 – Mary Richardson Moses Married William Nelson Taft and became Mary Taft

1885 – Mary Taft began selling off parts of the Hillsborough Plantation in 10-acre tracts

1886 – The Village of Maryville and the Village of Ashley were incorporated locally on the former Hillsborough Plantation. The Village of Maryville was located approximately where the intersection of 5th Avenue and Magnolia Road is, while the Village of Ashley, sometimes called the Village of Hillsborough, was located approximately where the intersection of 5th Avenue and Main Street is. The geographic area of these villages has been lost to time, as their local incorporation documents do not remain.

- ❖ Brith Shalom Beth Israel (BSBI) orthodox synagogue purchased land on the old Hillsborough Plantation from Mary Taft to create a cemetery. The cemetery was later partitioned for use by Emanu-El conservative Jewish synagogue



Gate House Building at BSBI Cemetery

1888 – The Town of Maryville was incorporated by the General Assembly of South Carolina on lands formerly part of the Hillsborough Plantation

HISTORY

1892 - Mary Matthews Just, a local phosphate worker and teacher, purchased several tracts of land in the newly founded Town of Maryville and quickly became known as the matron of the community.

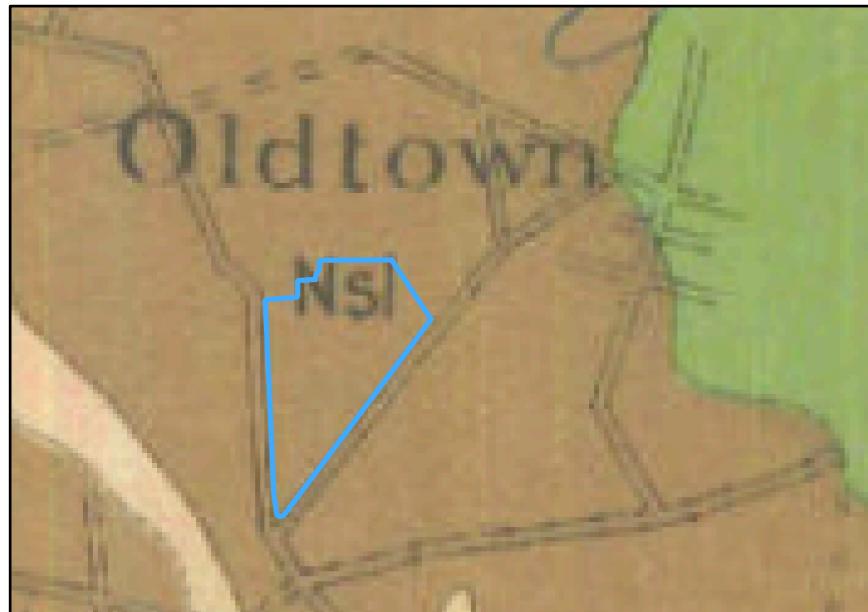
1897 – Jerusalem R.M.U.E. Church is founded on Magnolia Road. Oral histories recall Jerusalem RMUE having used the 1820's cemetery.

1902 – Death of Mary Matthews Just

1904 – A U.S. Department of Agriculture soil survey map shows that the roads of the Town of Maryville were laid out, however the only roads connected to the parcel that would become Magnolia were Magnolia Road (then called River Road) and Sycamore Avenue.



Cornerstone of Jerusalem RMUE Church



1904 USDA Soil Survey Map

HISTORY

1916 – The Seaboard Air Line Railway opened a new line across St. Andrew's Parish, bisecting the Town of Maryville laterally from East to West. This railroad would later become the West Ashley Bikeway, and is one of the boundaries of the Magnolia neighborhood.

1919 - This topographic map created by the U.S. Department of Agriculture in 1919 shows that the land that would become the Magnolia neighborhood was sparsely populated prior to the creation of the subdivision.



1919 USDA Soil Survey Map

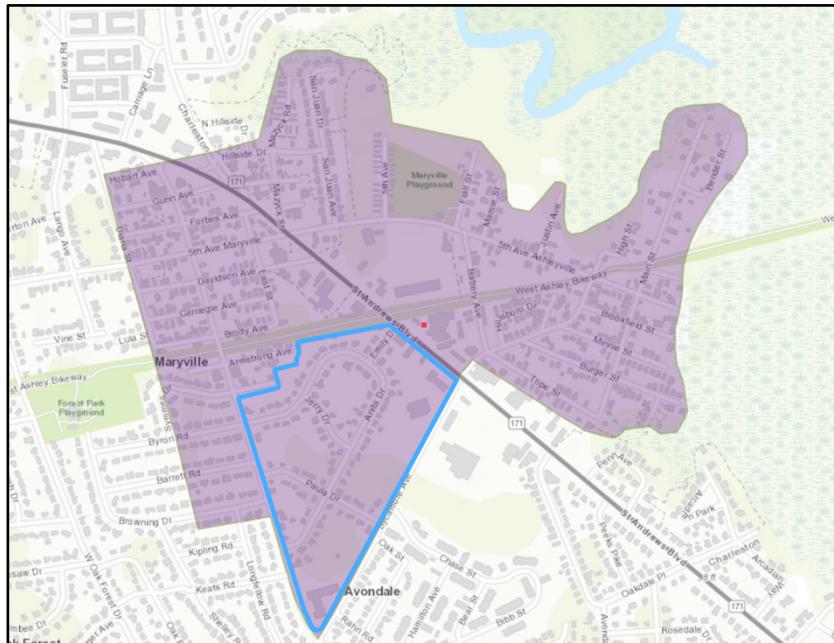
HISTORY

1923 – The Town of Maryville's boundaries were expanded to stretch from the Ashley River to Diana Street, including Magnolia Road, and included the tract of land that would one day become the Magnolia neighborhood.

- Death of Mary Taft in Washington D.C.

1925 – The Gobel House was constructed on Magnolia Road on a 2-acre tract that was purchased by Henry F. Gobel from Lawrence Pinckney.

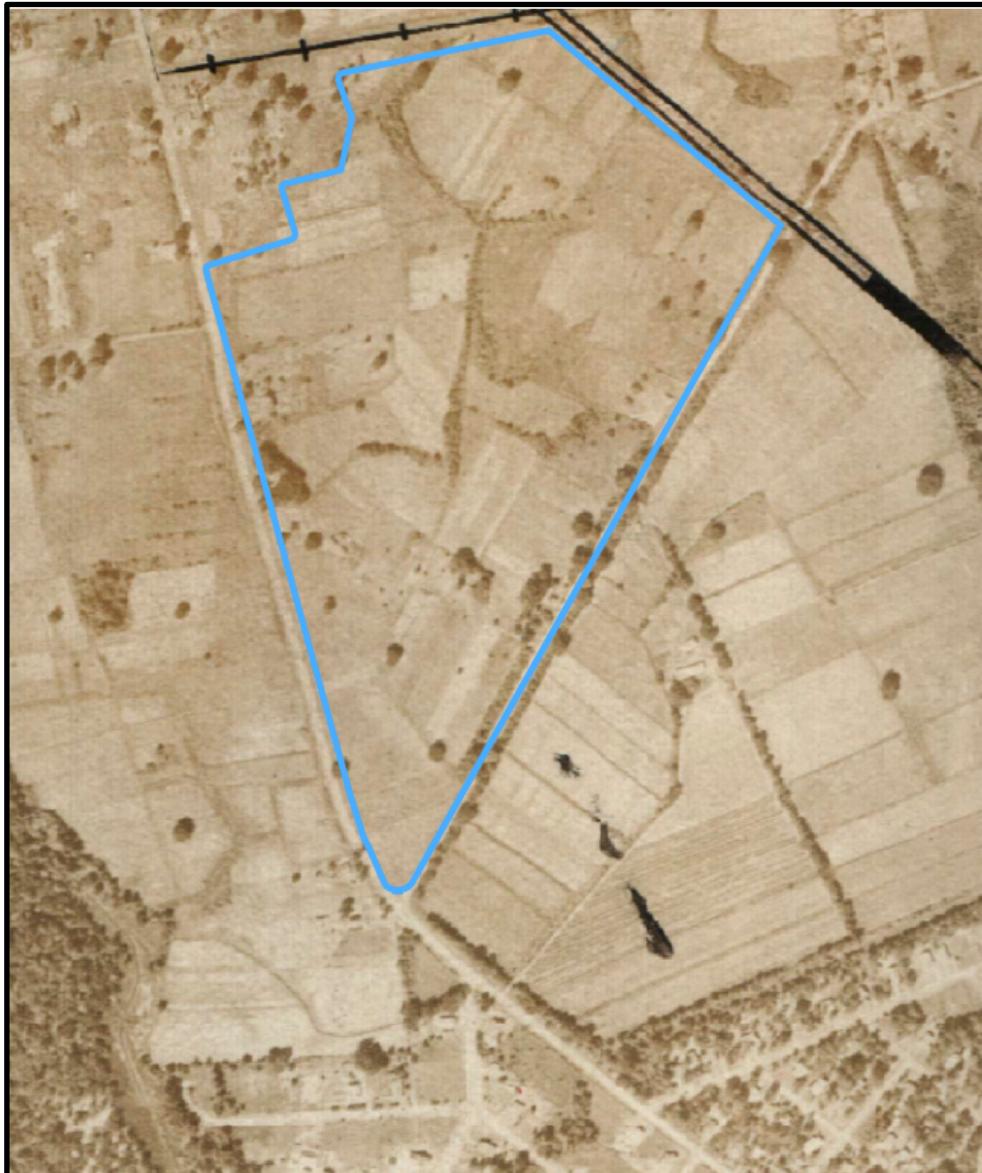
1936 – The General Assembly of South Carolina Dissolved the Town of Maryville



The Gobel House

HISTORY

1939 - Aerial imagery by the U.S. Department of Agriculture shows that the land that would become Magnolia was almost entirely agricultural, except for the section along Sycamore Avenue that was BSBI Cemetery. Some small homesteads are visible, along with some grand trees.

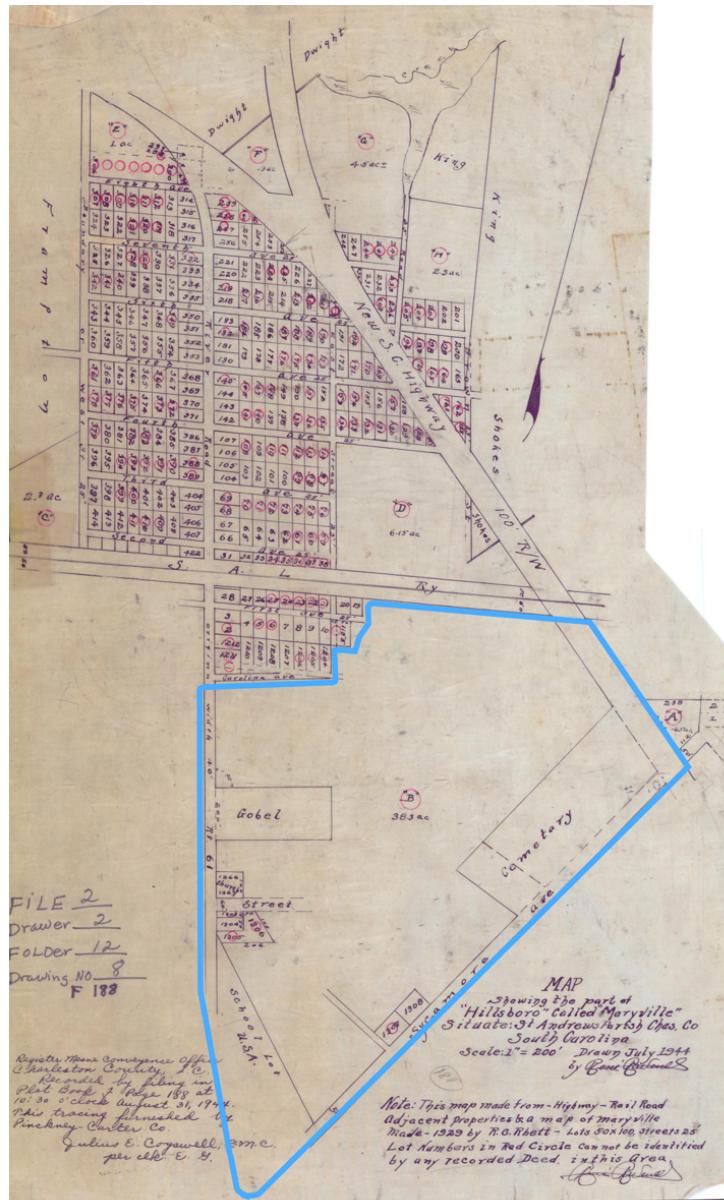


1939 USDA Aerial Imagery

HISTORY

1942 – St. Andrew's Boulevard is constructed. This highway forms one of the boundaries of Magnolia Neighborhood

1944 – Albemarle School created. Prior to being named Magnolia, this area was called Albemarle, which is likely where the school derived its name.



HISTORY

1948 – Leon Steinburg (1898-1985) purchases a 36-acre tract in the Town of Maryville from a group of investors led by Lawrence M. Pinckney. Pinckney worked as a realtor for Mary Taft, and appears to have purchased large tracts of land in Maryville from her.

1949 - Aerial photography by the U.S. Department of Agriculture shows the construction of the subdivision's roads in progress.

- Original subdivision plat was created by Leon Steinburg.
- Restrictive Covenants are filed by Leon Steinburg for the new Magnolia subdivision which contained racial restrictions.
- Leon Steinburg donated the land for Emanu-El Cemetery.
- Nat Peeples (1905-1970) was the realtor who marketed the lots in Magnolia and may have also been a partner in the project.
- Jenkins Home Construction built some of the homes in Magnolia.



1949 USDA Aerial Imagery

HISTORY

1950 – Magnolia master plan was fully platted as a 36-acre subdivision

- Average residential lot size is 0.24 Acres, or 10,454 sqft

1952 – Magnolia Civic Club was created.

1957 – USDA Aerial imagery shows the subdivision was largely completed



1957 USDA Aerial Imagery

1970's – The Magnolia Civic Club ceased to appear in newspaper articles, and likely became inactive.

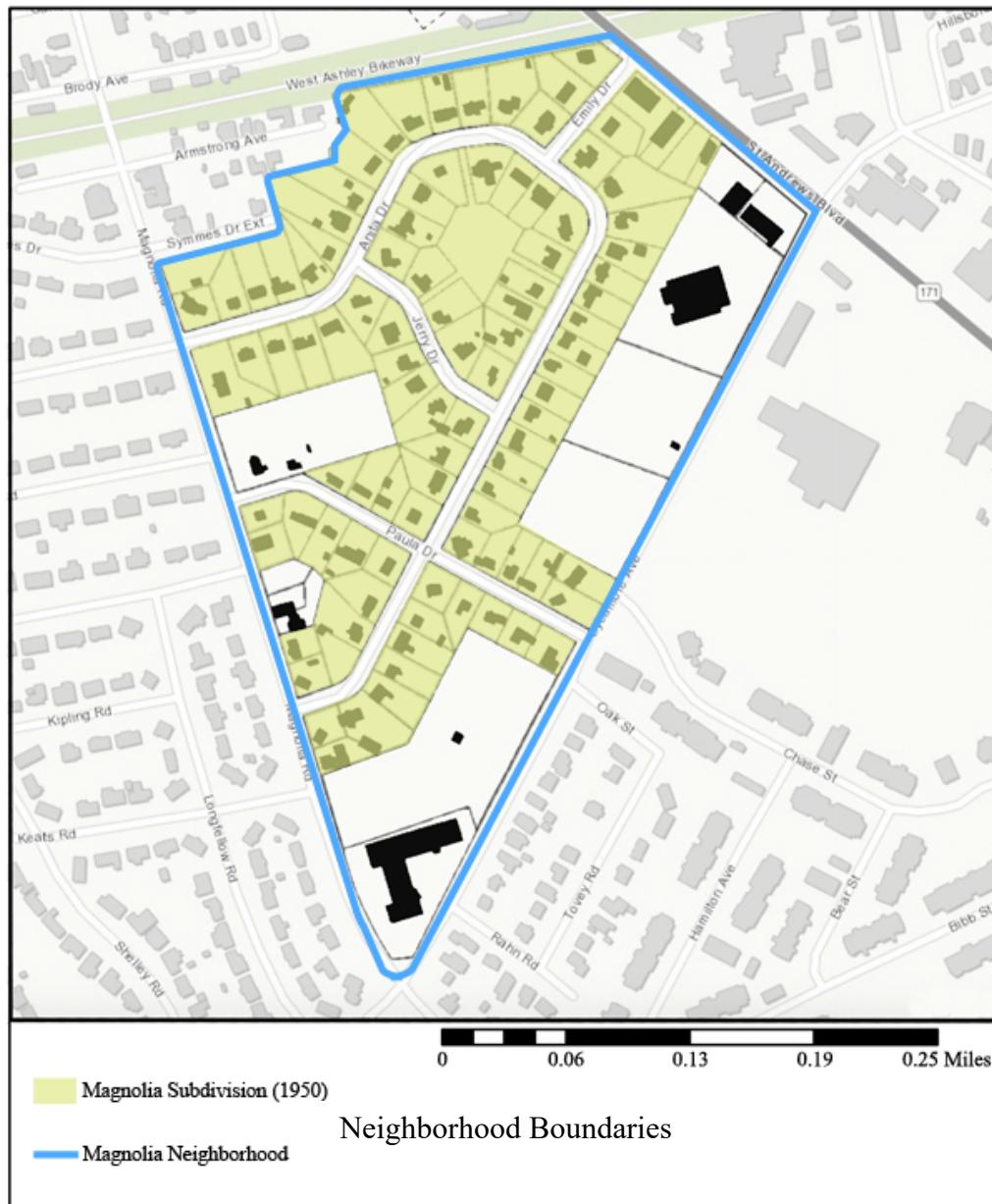


Master Plan of Magnolia Subdivision

PART II: NEIGHBORHOOD BOUNDARIES



NEIGHBORHOOD BOUNDARIES

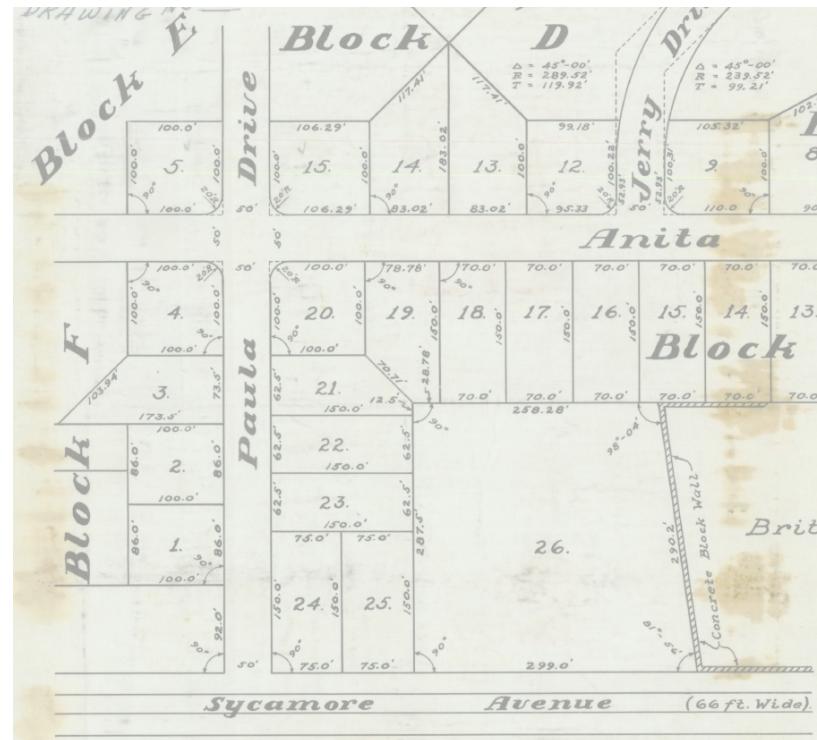


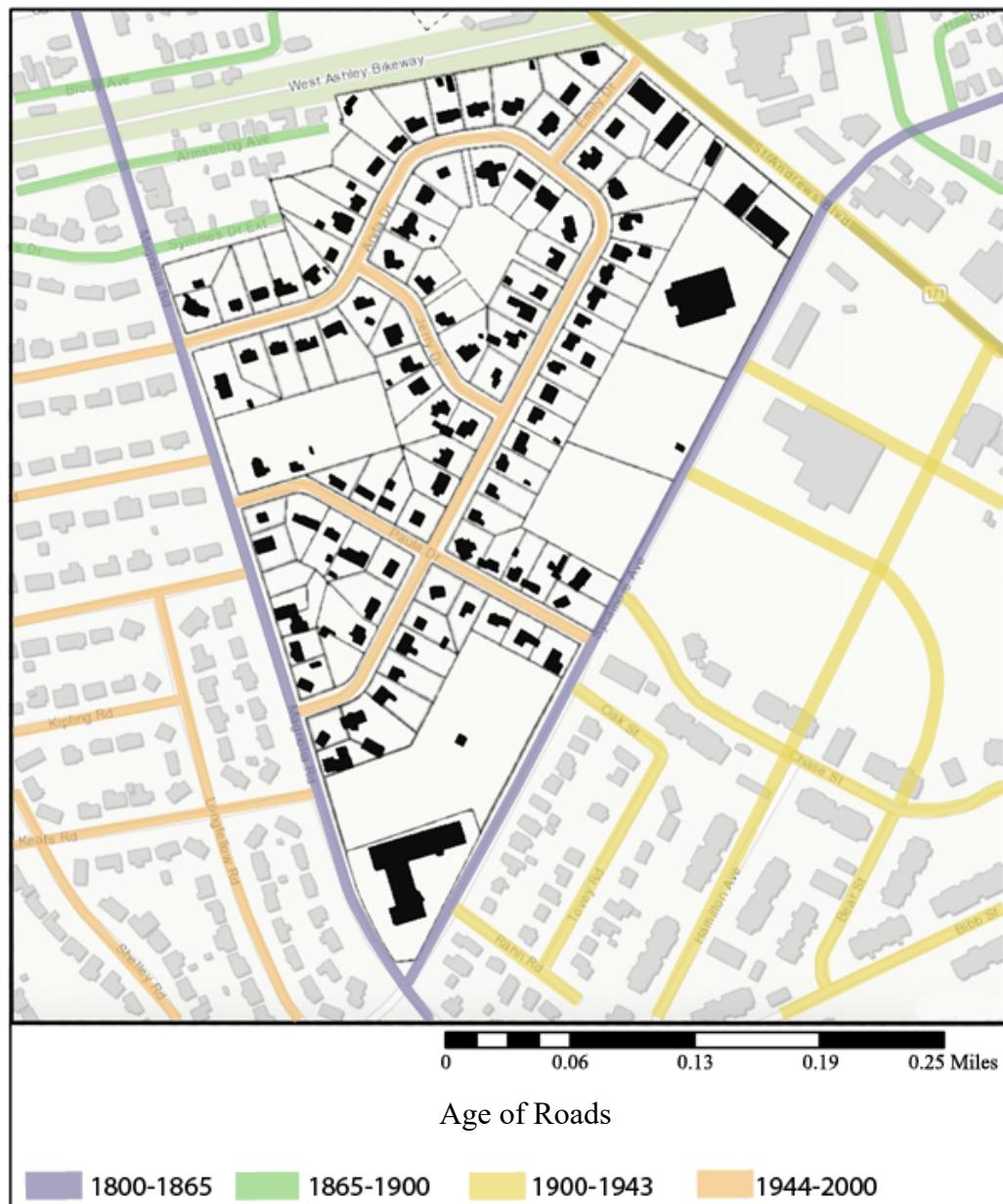
- ❖ **Magnolia Subdivision** – The 36-acre subdivision, highlighted in **yellow**, composed almost exclusively of residential single-family homes created by Leon Steinburg between 1948 and 1950
- ❖ **Magnolia Neighborhood Council** – The triangular 50-acre neighborhood outlined in **blue** between Sycamore Avenue, Magnolia Road, St. Andrew's Boulevard, and the West Ashley Bikeway, recognized by the City of Charleston's Neighborhood Council. This includes:
 - Magnolia subdivision
 - A neighborhood garden
 - Two historic Jewish cemeteries
 - A post office
 - A community park, (Backyard Park)
 - A multi-use commercial and event space
 - Additional commercial parcels
 - A historic R.M.U.E. church



Signage on the Magnolia Neighborhood's entrance pillars were funded through Coastal Community Foundation's N.E.W. Fund grant in 2012, along with street signs

PART III: ROADS, INTERSECTIONS, & TRANSPORTATION



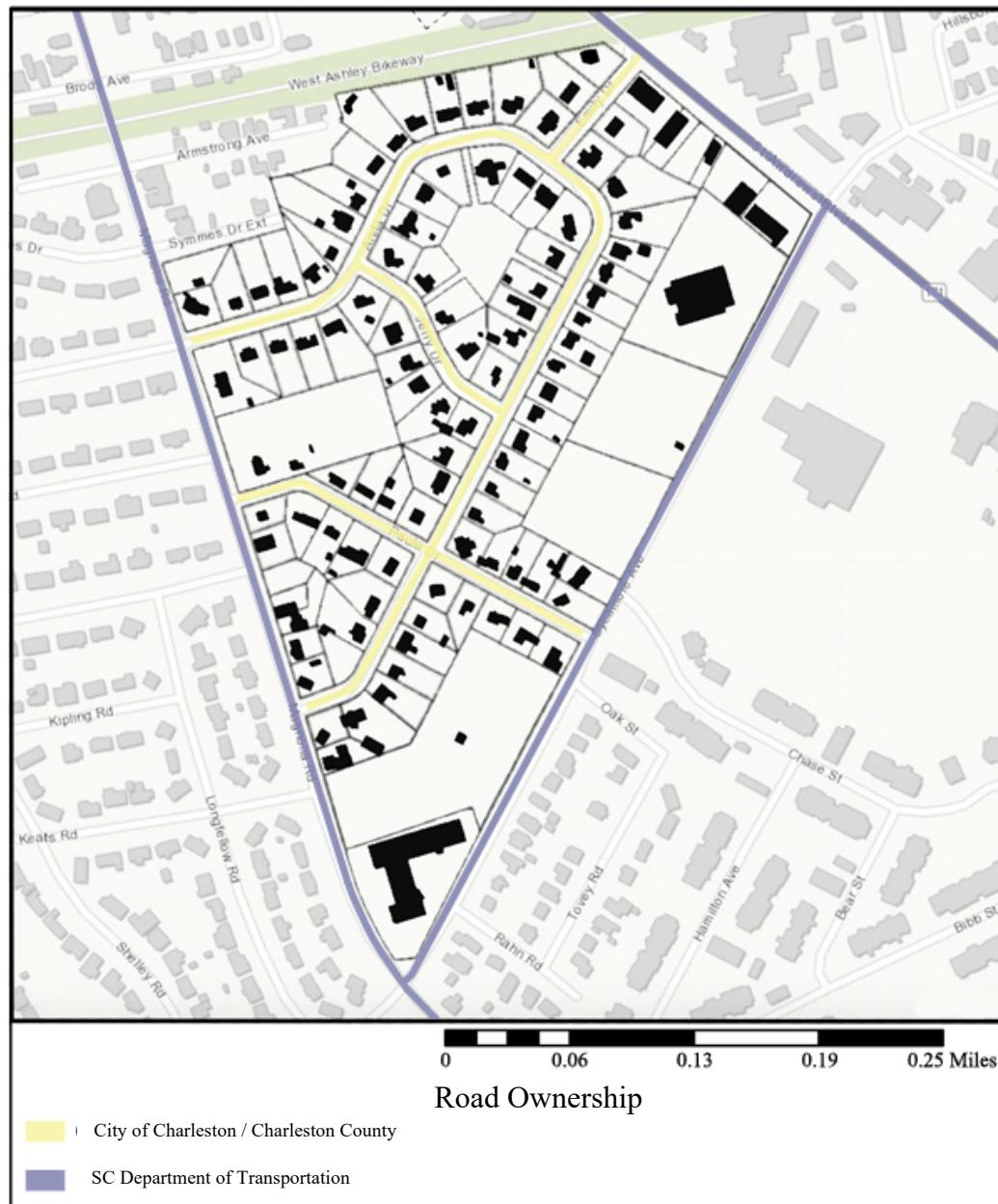


AGE OF ROADS

- ❖ Two major roads that form the western and southeastern boundaries of the neighborhood, Magnolia Road and Sycamore Avenue, date to the early 1800's
- ❖ Streets in the adjacent Maryville-Ashleyville neighborhood were platted in 1885 and date to between 1886 and 1900.
- ❖ Saint Andrew's Boulevard, which forms the northeastern boundary of the neighborhood, dates to 1942
- ❖ Roads in other adjacent neighborhoods date to between 1930 in Carolina Terrace, and 1950 in East Oak Forrest
- ❖ All roads in the neighborhood's interior date from the creation of the subdivision in 1949-1950

Note: the road structure shown for the Concord condo complex at 45 Sycamore Avenue and the shopping center at 65 Sycamore Avenue is the historic road structure from when these two areas were originally developed as a single WWII wartime housing project, St. Andrew's Homes. Bits of that original road structure were re-used in both later projects.

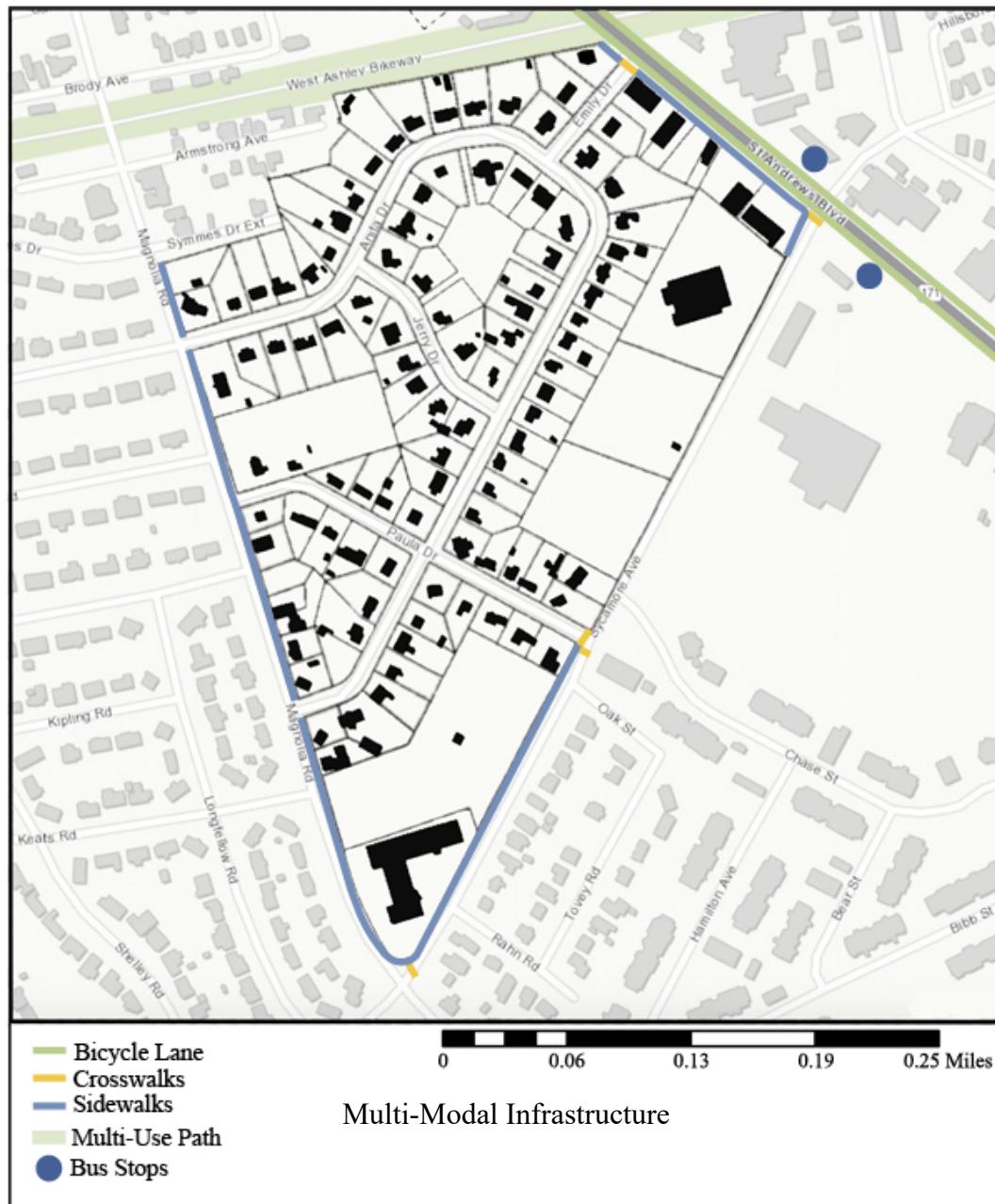
ROAD OWNERSHIP



- ❖ The three major roads that form the outer boundaries of the neighborhood, Magnolia Road, Sycamore Avenue, and St. Andrew's Blvd, are owned by South Carolina Department of Transportation
- ❖ All streets on the interior of the neighborhood, which were created as part of the subdivision, are owned locally either by the City of Charleston or by Charleston County

Street Names

- **Anita Drive** was named after Leon Steinburg's wife
- **Paula Drive** was named after Leon Steinburg's daughter
- **Emily Drive** name origin is unknown
- **Jerry Drive** name origin is unknown
- **Magnolia Road** was once called "River Road" and "Maryville Road," and was originally SC Highway-61 leading towards Magnolia Plantation.
- **Sycamore Avenue** was originally a border road between the Hillsborough Plantation and the Ravenel Farm. Some maps show a Sycamore tree near the modern intersection of Tripe Street and Sycamore Avenue, which perhaps reveals the origin of the name.



MULTI-MODAL INFRASTRUCTURE

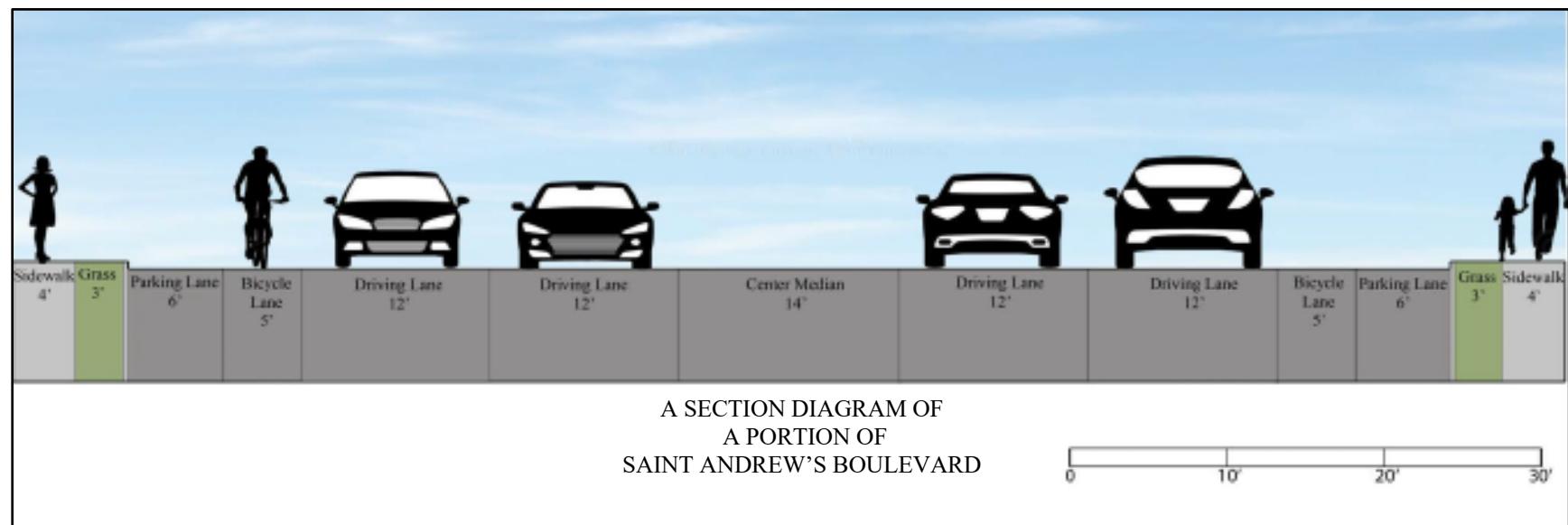
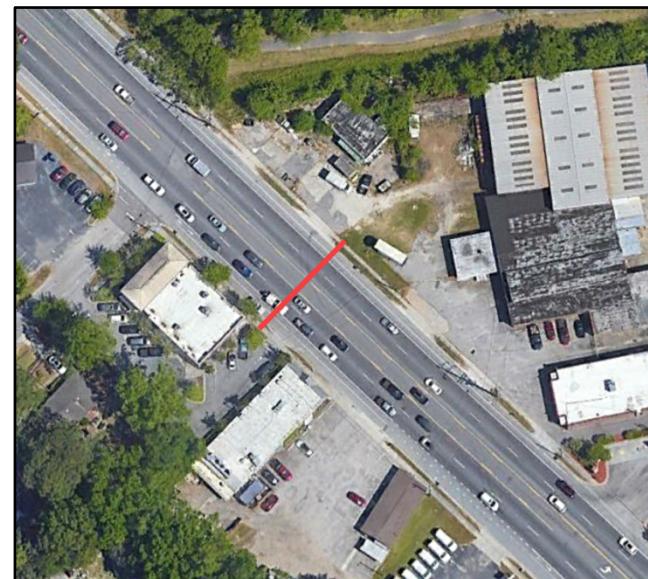
- ❖ Unprotected bike lanes exist for the entire portion of St. Andrew's Blvd along the Magnolia neighborhood
- ❖ Painted crosswalks exist only along Sycamore Avenue and St. Andrew's Blvd
- ❖ Sidewalks are present only along St. Andrew's Blvd, Magnolia Road, and Sycamore Avenue
- ❖ There are no multi-use paths in the neighborhood, but the West Ashley Bikeway runs adjacent to the Magnolia neighborhood
- ❖ There are no bus stops within the neighborhood, but there are two adjacent to the neighborhood along St. Andrews Blvd



Entrance to the West Ashley

ST. ANDREW'S BLVD

- ❖ St. Andrew's Boulevard forms the north-east boundary of the Magnolia neighborhood. The highway was planned only a few years before the Magnolia subdivision, between 1940 and 1942, and the subdivision was conceived of with the highway connecting to it.
- ❖ St. Andrew's Boulevard was conceived of by Cotesworth Means and Isaac Peek as State Senator and State Representative, respectively. Peek also served as State Highway Commissioner for the Charleston District from 1942 to 1946, during which time the highway was completed.
- ❖ Originally authorized in the South Carolina legislature's 1941 session in Act. No. 145, the boulevard's completion was initially delayed due to wartime supply shortages, and was widened from 1960-1961. It was always planned to have a 100-foot wide right-of-way. The boulevard was re-striped in 1963.
- ❖ As of 2019, the boulevard experienced 52,300 cars per day and remains one of the primary vehicular arteries in West Ashley.



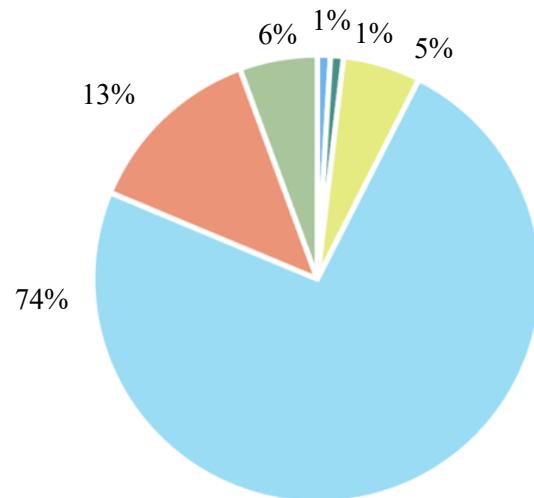
PART IV: HOMES & BUILDINGS





AGE OF STRUCTURES

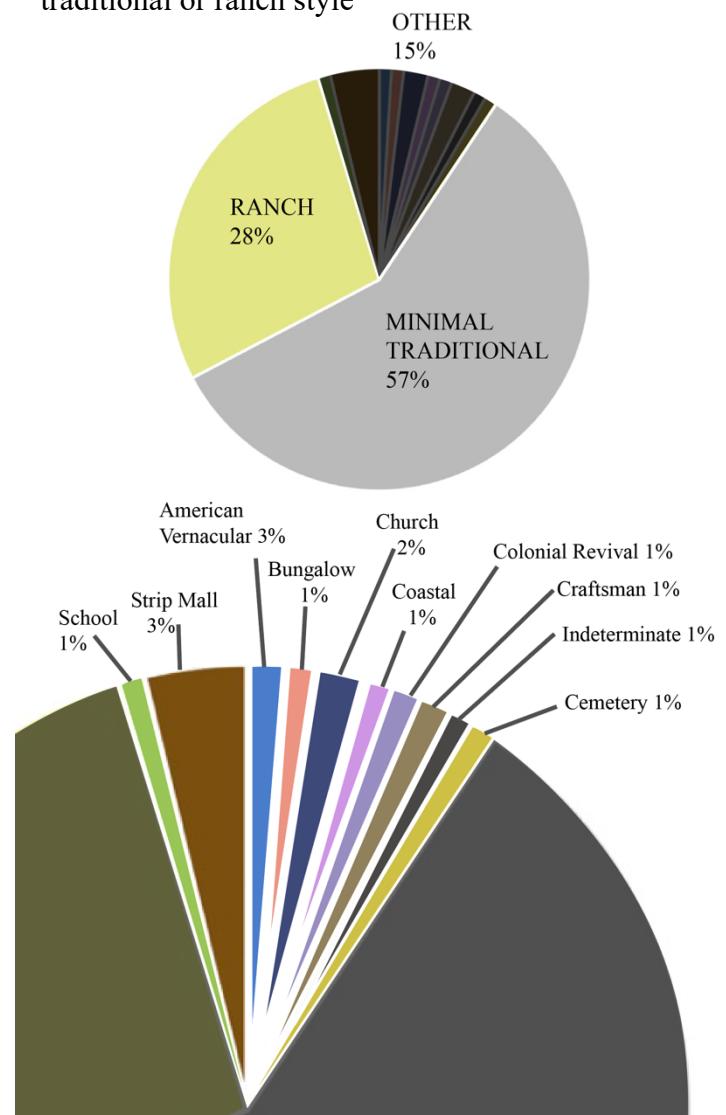
- ❖ 2% of structures were built before 1925. These include the gate house in BSBI cemetery, and the Marzluff house
- ❖ 1% of structures built 1925 and 1939, namely the Gobel House
- ❖ 5% of structures built between 1940 and 1949. This includes Jerusalem R.M.U.E. Church and the Schoolhouse
- ❖ 74% of structures were built between 1950 and 1959. This was Magnolia's primary phase of development
- ❖ 13% of structures were built between 1960 and 1989, most the commercial buildings and the post office
- ❖ 6% of structures built between 1990 and 2022





ARCHITECTURAL STYLES

- ❖ The overwhelming majority of homes in Magnolia, a combined 85%, are either minimal traditional or ranch style



ARCHITECTURAL STYLES

Bungalow – Derived from the Hindi word *bungala*, meaning a style of house from India that was favored by British colonists for broad overhangs and open porches, which were desirable in warm climates. Bungalows were especially popular in the United States between 1900 and 1930, and in particular after the First World War, where they were adapted into a typology that has the appearance of a small or humble house, even when used as a style for larger homes. Definitive features include a broad front porch usually supported by substantial square or tapered columns resting on the porch rail. A side-gabled roof typically continues from the main house and sweeps over the porch in a continuous line. This typology also frequently has dormer windows in the center of the roof, facing front, with the result of a two-story house that resembles a low, one-story structure



Coastal - A relatively young architectural type, it is typically characterized by prominent porches, a pitched roof, and a raised first floor. A blend of rural and suburban characteristics, the ground level, often composed of brick piers that support the living space, reflects the typology's premise of being found in coastal areas where flood zone requirements would prohibit usage of the ground floor as habitable space. The space is usually unfinished, using louvers or slats to enclose a garage or storage area. Metal gable roofs and siding are the main materials for the living spaces. Storm shutters reminiscent of storm-prone environments are common features. This housing type can be two or three stories and features light-toned or neutral colors such as browns, beiges, and shades of white and gray all contrasted by black ornamentation.



Minimal Traditional – This small house type has a low or intermediate pitched roof that is more often gabled. It's generally one or one and a half stories in height with roof eaves and usually no overhang. Windows are typically multi-pane or 1/1. There is frequently minimal architectural detail and are rarely dormers. The “Gable and Wing” subtype has a low-pitched, front-facing gable added on one side of a side-gabled roof. Typically, the front-facing gable does not protrude very far in front of the side gable and consists of a small extension added to one room of the house. Two-story examples are sometimes found.

ARCHITECTURAL STYLES



Ranch – Broad one-story houses built low to the ground with a low-pitched roof without dormers. These houses commonly have a moderate-to-wide roof overhang with a front entry that is usually located off-center and sheltered under the main roof. A garage is typically mounted to the main façade facing either front, side, or rear. There is also frequently a large, picturesque, and horizontal window facing the front, creating an asymmetrical façade.



Craftsman - Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns or piers frequently extended to ground level (without a break at level of porch floor); commonly one or one and a half stories high



Colonial Revival - Accentuated front door, normally with decorative crown pediment supported by pilasters, or extended forward and supported by slender columns to form entry porch; doors commonly have overhead fanlights or sidelights; façade normally shows symmetrically balanced windows and center door (less common with door off-center); windows with double-hung sashes, usually with multi-pane glazing in one or both sashes; windows frequently in adjacent pairs.



ARCHITECTURAL STYLES

American Vernacular – In general terms, *vernacular architecture* is identified based on designs that meet on local needs, availability of construction materials, and reflecting local traditions, and often designed without involvement of a professional architect. In Magnolia subdivision, there are three of these structures that meet these criteria. Prominent front porches that dominate the front façade and entranceway were historically prominent in both Maryville, and among truck-farm-era farm houses.



Religious – Magnolia's two religious structures both belong to Jerusalem R.M.U.E. Church. The main sanctuary was built in an American Ecclesiastical, or Neotraditional style reminiscent of English churches. These structures are built as a cruciform, or shaped as a cross with an entrance at the base of the symbol. In this case, the entrance is along the sidewalk on Magnolia Road and orients the structure to address the road.

The second structure owned by the church is a Fellowship Hall that was built in an American vernacular style with a massing consisting primarily of a long rectangular hall with a minimally ornate façade, commonly found among rural religious structures. This building also has a rear addition of indeterminant style.



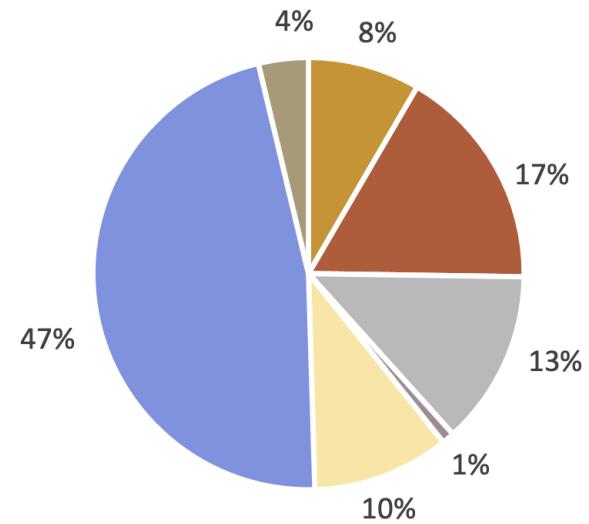
Cemetery – The gate house building constructed at the entrance Brith Shalom Beth Israel orthodox Jewish cemetery is perhaps not in a distinguished architectural style, but it does incorporate architectural elements as part of its ornamentation. Notably, it has a stucco façade that is scored to resemble stone blocks, which is not found elsewhere in the neighborhood.

NOTE: The Schoolhouse, the Post Office, and the commercial buildings on St. Andrew's Blvd are not included in this section because their aesthetic form is determined exclusively by their function and they do not display characteristics of any particular architectural style.

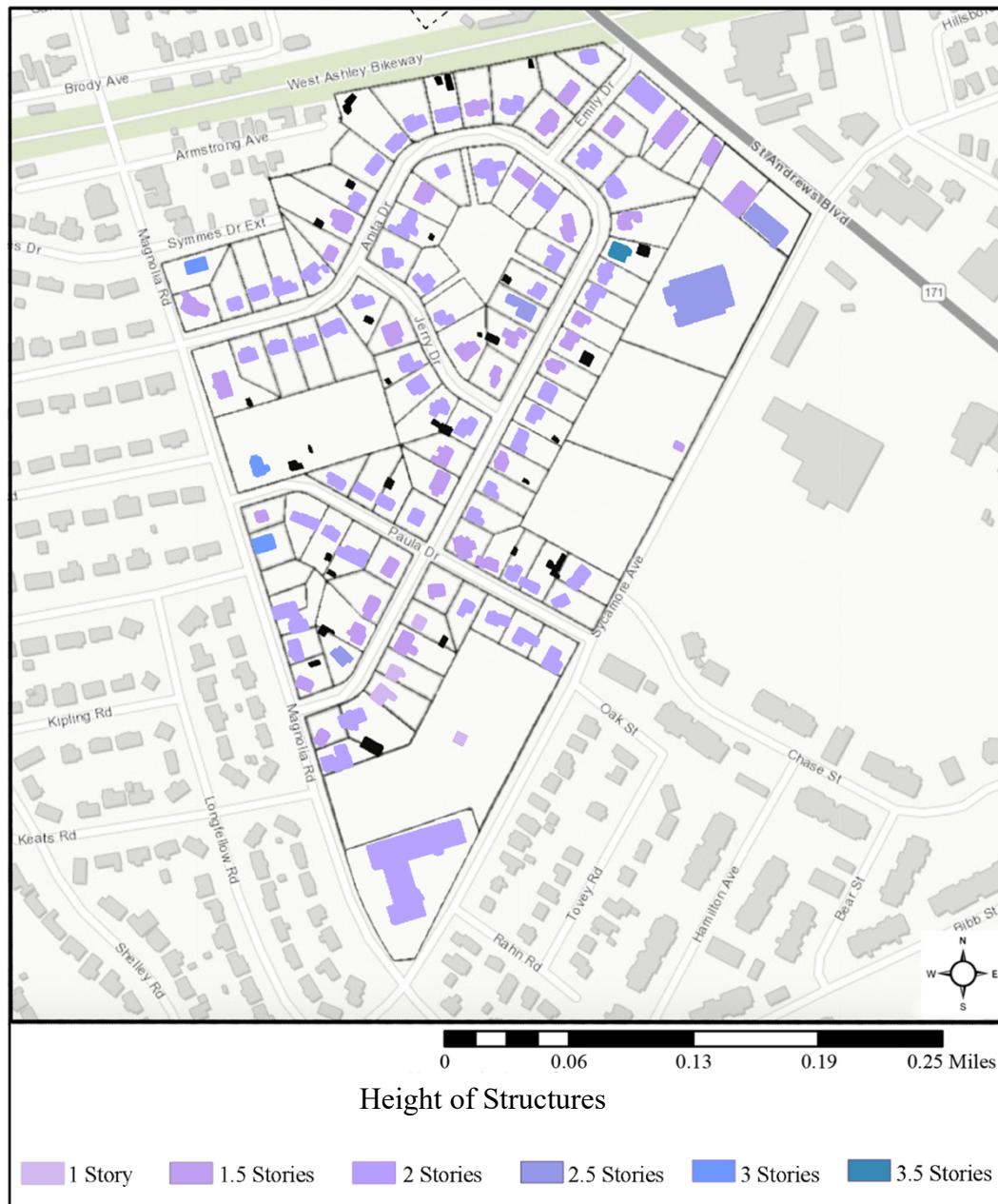


FAÇADE MATERIALS

- ❖ 47% of structures have vinyl siding façades
- ❖ 17% of structures have brick façades
- ❖ 13% have cinder block façades
- ❖ 10% have stucco façades
- ❖ 8% have asbestos shingle façades
- ❖ 4% have sheet metal façades
- ❖ 1% have wood siding façades

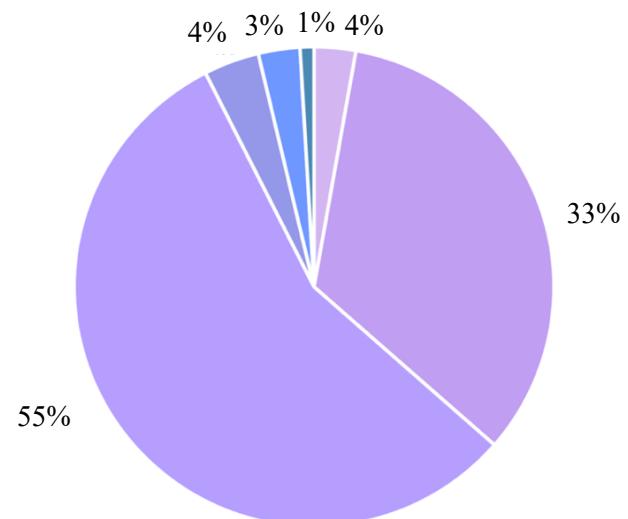


* Note some structures may have more than one façade material
 This diagram is noting the primary, or most prominent material on each structure



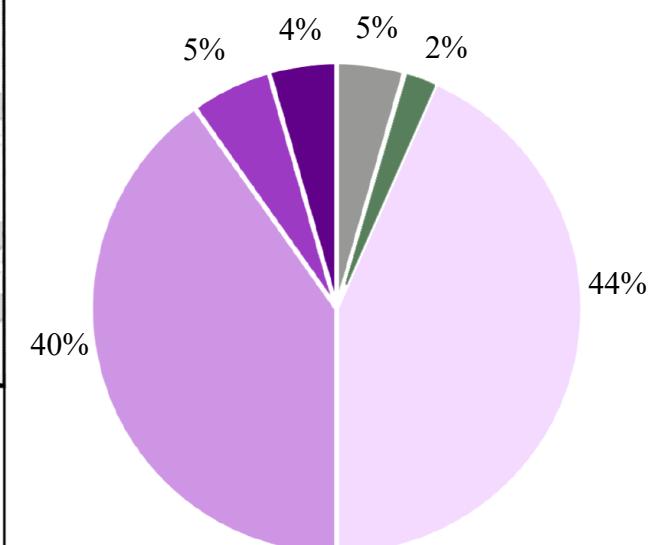
HEIGHT OF STRUCTURES

- ❖ The majority of structures in Magnolia, 55%, are single-story
- ❖ 33% of structures are 1.5 stories. This includes both residential homes and a commercial building on St. Andrew's Blvd
- ❖ 4% of structures are two stories
- ❖ 4% of structures are 2.5 stories, including the post office, a commercial building on St. Andrew's Blvd, and two homes on Anita Drive
- ❖ 3% of structures are 3 stories, including Jerusalem R.M.U.E. Church and 2 houses on Magnolia Road
- ❖ 1% of structures – a single residential house on Anita Drive – are over 3 stories



LOT COVERAGE

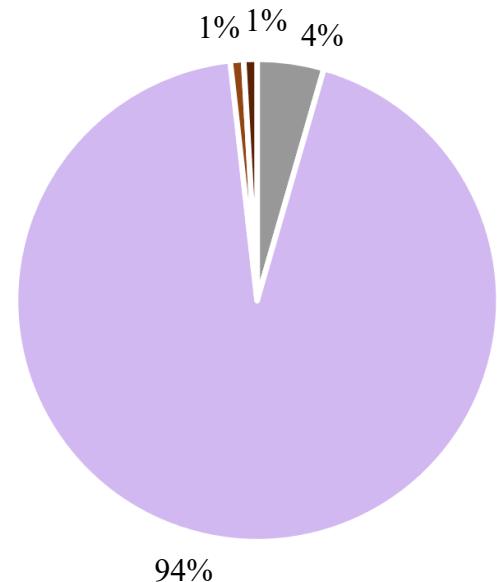
- 46% of parcels have between 1% and 10% lot coverage
- 40% of parcels have between 10% and 19.99% lot coverage
- 5% of parcels have between 20% and 29.9% lot coverage
- 4% of parcels have between 30% and 49.9% lot coverage
- 4% of parcels have no lot coverage, as they are vacant land without structures
- 2% of parcels are cemetery tracts that are undevelopable



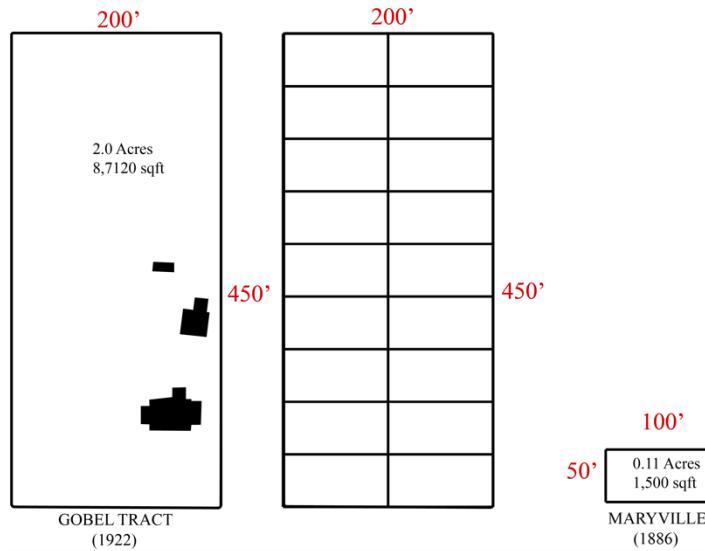
UNITS PER PARCEL



- ❖ 94% of structures have one unit per parcel, which in Magnolia are single-family houses
- ❖ 1% of structures have 3 or more units, which is the commercial shopping center on St. Andrew's Blvd
- ❖ 1% of structures have 5 or more units, which is The Schoolhouse.
- ❖ 4% of parcels are vacant land, which are the neighborhood's 2 parks, Emanu-El cemetery, and two vacant parcels



- ❖ The Gobel House was built by Henry F. Gobel in 1924, who had purchased the 2-acre lot from Lawrence Pinckney. Gobel was a musician from New York. The house was constructed the following year. J.E. Breuer was the builder.
- ❖ For taxation purposes, the house has been considered part of the Magnolia subdivision since at least 1968
- ❖ The Gobel House is likely a sister structure of the King House in Ashleyville, which was built for Ernest King by Lawrence M. Pinckney around 1922.
 - Both structures share the following architectural traits:
 - Five windows across the second story front façade, elevated first floor, side light windows around the front door, triangular portico over front door, two columns supporting portico, two windows on each side of the front door, two chimneys (in mirrored configuration), side additions, brick front steps, similar massing, both wood frame structures
 - Both structures were situated on multi-acre lots and had gardens
 - There are some differences; roof type, window style, portico style, and front steps configuration. The wood siding on the Gobel house has also been replaced with vinyl siding.
- ❖ The 2-acre tract is composed of eighteen 50'x100' lots that were platted as part of Maryville. The Gobels effectively purchased an entire block in Maryville.



THE GOBEL HOUSE

806 Magnolia Road, Charleston, SC



The Gobel House, built 1924



The King House, built 1922

- ❖ The Albemarle School opened April 1944
 - Originally a segregated school for whites only
- ❖ The Albemarle School closed in 1984 and the property was used as an adult assisted-living facility
- ❖ Converted into an office space for small businesses and an event space in 2015. The renovation work was recognized with a Carolopolis Award
- ❖ Regarding the adaptive reuse of the Albemarle School into the Schoolhouse, where commercial businesses, event venues and non-profits are housed, Plan West Ashley notes that; *“this tight link between local people, their families, and their businesses is part of what gives West Ashley its eclectic character, and something that people want to preserve and enhance even as the area continues to evolve.”*
- ❖ Currently serves as the offices for the Charleston Parks Conservancy, which manages the Magnolia Community Garden

THE SCHOOLHOUSE

720 Magnolia Road, Charleston, SC



The Albemarle School c.1950
Photo courtesy of Bobby Owens



The Albemarle School, prior to its renovation in 2015

- ❖ This brick masonry structure with stucco facade likely dates from the early 1900's, and first appeared on the 1919 USDA soil survey
- ❖ From around 1900 until the 1940's, the land was owned by Jake Deas, an African-American truck farmer. The house was likely built by him.
- ❖ By 1961, the house and the land around it had been acquired by Charleston County School District as part of the Albemarle school, and the house was repurposed as a classroom for special needs children. Elizabeth Marzluff (1920-2011) was the program's teacher.
- ❖ By 1996, the structure was abandoned. As of 2022, the property is owned by the City of Charleston as part of the city's Magnolia Park & Community Garden, and the structure remains abandoned.



The house that was once Ms. Marzluff's classroom, as seen in 2022

MARZLUFF CLASSROOM

14 Sycamore Avenue, Charleston, SC 29407



Elizabeth Marzluff Teaching Students



1919 USDA Soil Survey showing the house that would later be converted into Mrs. Marzluff's classroom circled in blue

POST OFFICE

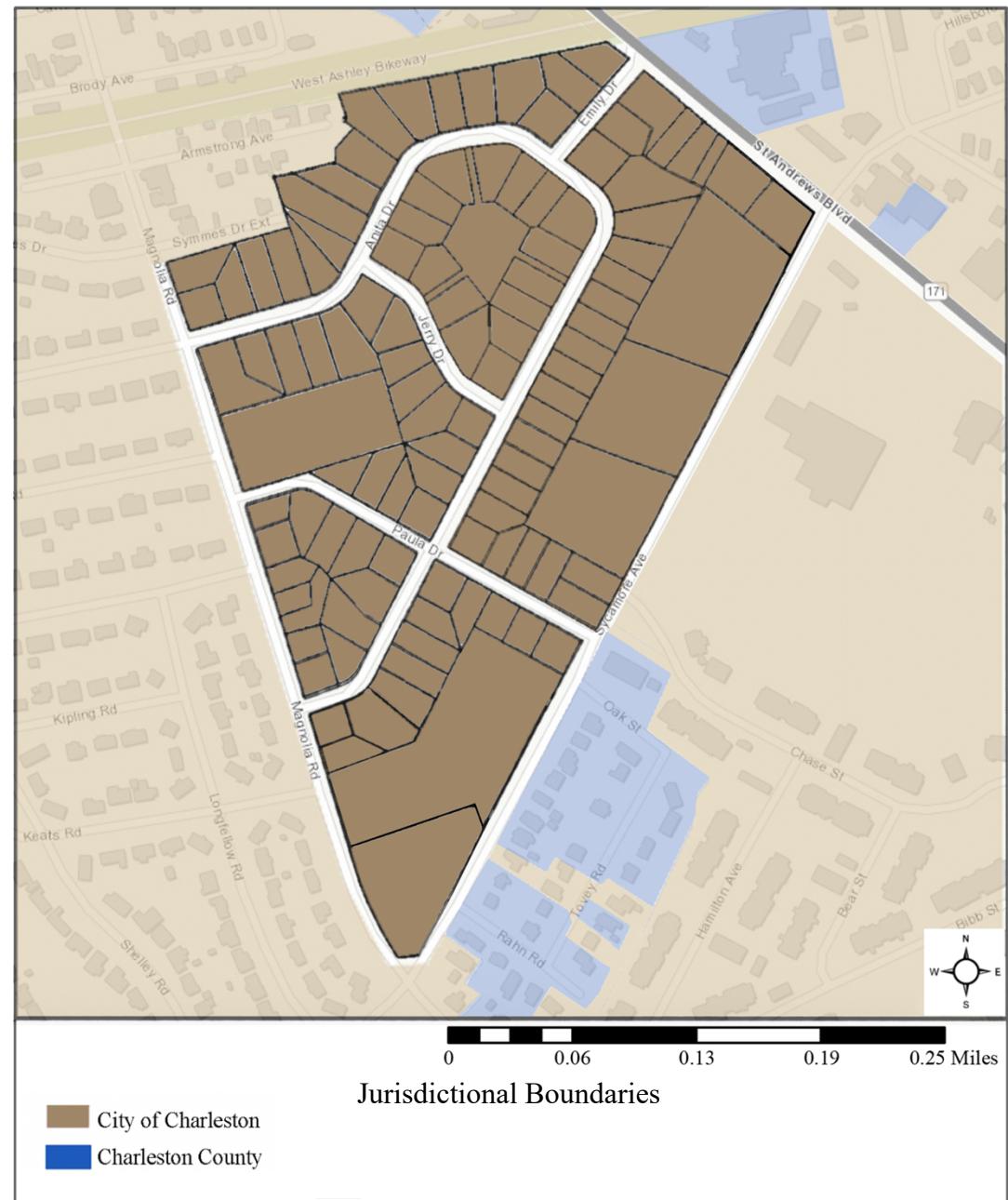
78 Sycamore Avenue, Charleston, SC 29407

- ❖ 1976 – United States Postal Service purchased 2.71 acres of BSBI Synagogue from their cemetery tract on Sycamore Avenue to build a new post office.
- ❖ This post office was intended to replace the previous post offices in Avondale and Ashley Forest to expand postal capacity as the subdivisions in West Ashley grew.
- ❖ Prior to construction of the post office building, archaeological surveys were performed to check the ground for potential graves, likely due to the site's proximity to the BSBI and Emanu-El Jewish cemeteries on Sycamore Avenue.



PART V: JURISDICTIONAL BOUNDARIES & LAND USE

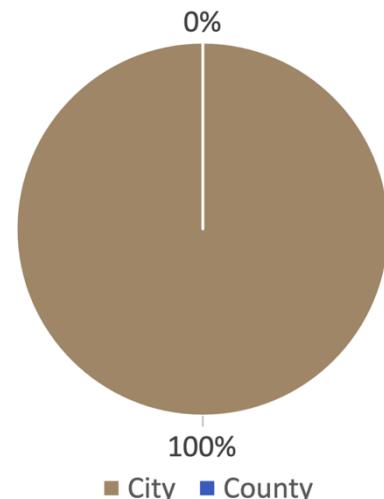




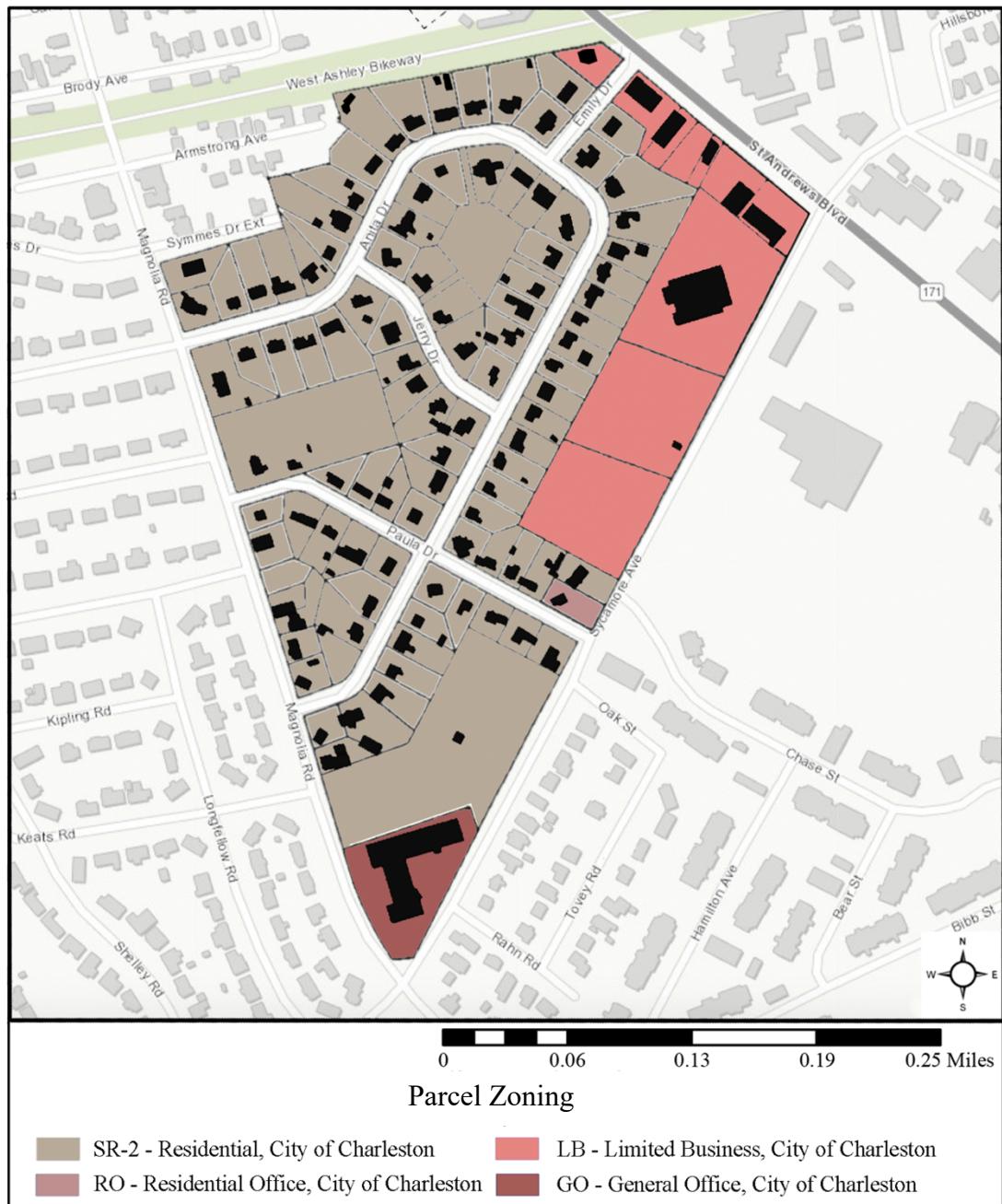
JURISDICTIONAL BOUNDARIES

- ❖ From 1923 until 1936, the land that would later become the Magnolia neighborhood were within the boundaries of the Town of Maryville
- ❖ 100% of the Magnolia neighborhood has been annexed into the City of Charleston
- ❖ Surrounding areas in Carolina Terrace and Ashleyville have not been annexed into the city

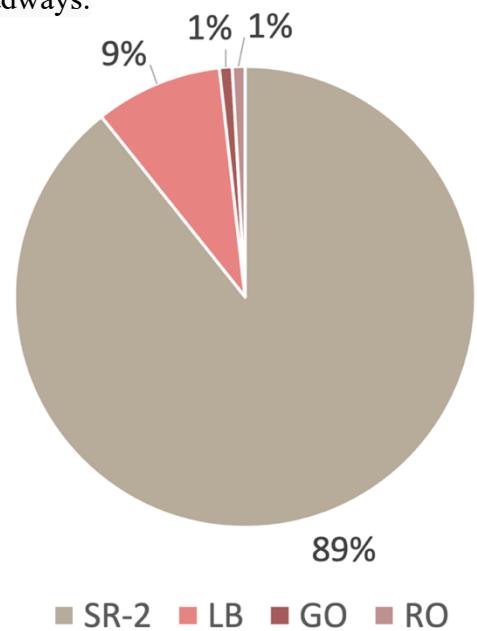
Parcel Jurisdiction

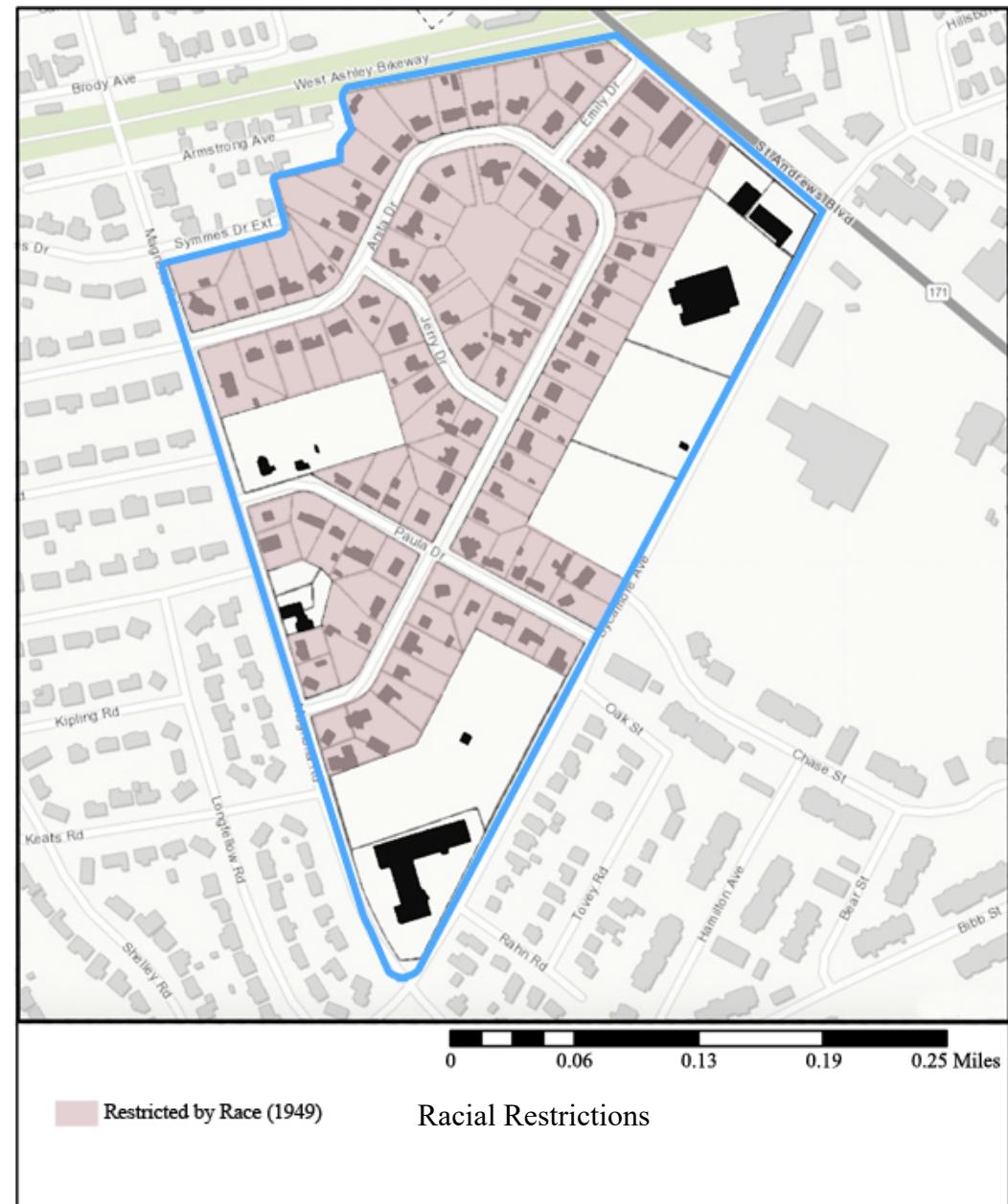


PARCEL ZONING



- ❖ SR-2 Single-family Residential 2 allows for one single-family detached dwelling per lot with various maximum densities.
- ❖ LB: LB District allows a limited variety of commercial uses and services associated with neighborhood retail, financial and office activities which are compatible with residential areas. The hours of operation for most permitted commercial uses are restricted to between 7 a.m. and 11 p.m.
- ❖ GO: The General Office, GO District allows a wide variety of office uses.
- ❖ RO: The Residential Office allows limited office uses as a conditional use within converted residential structures along major roadways.

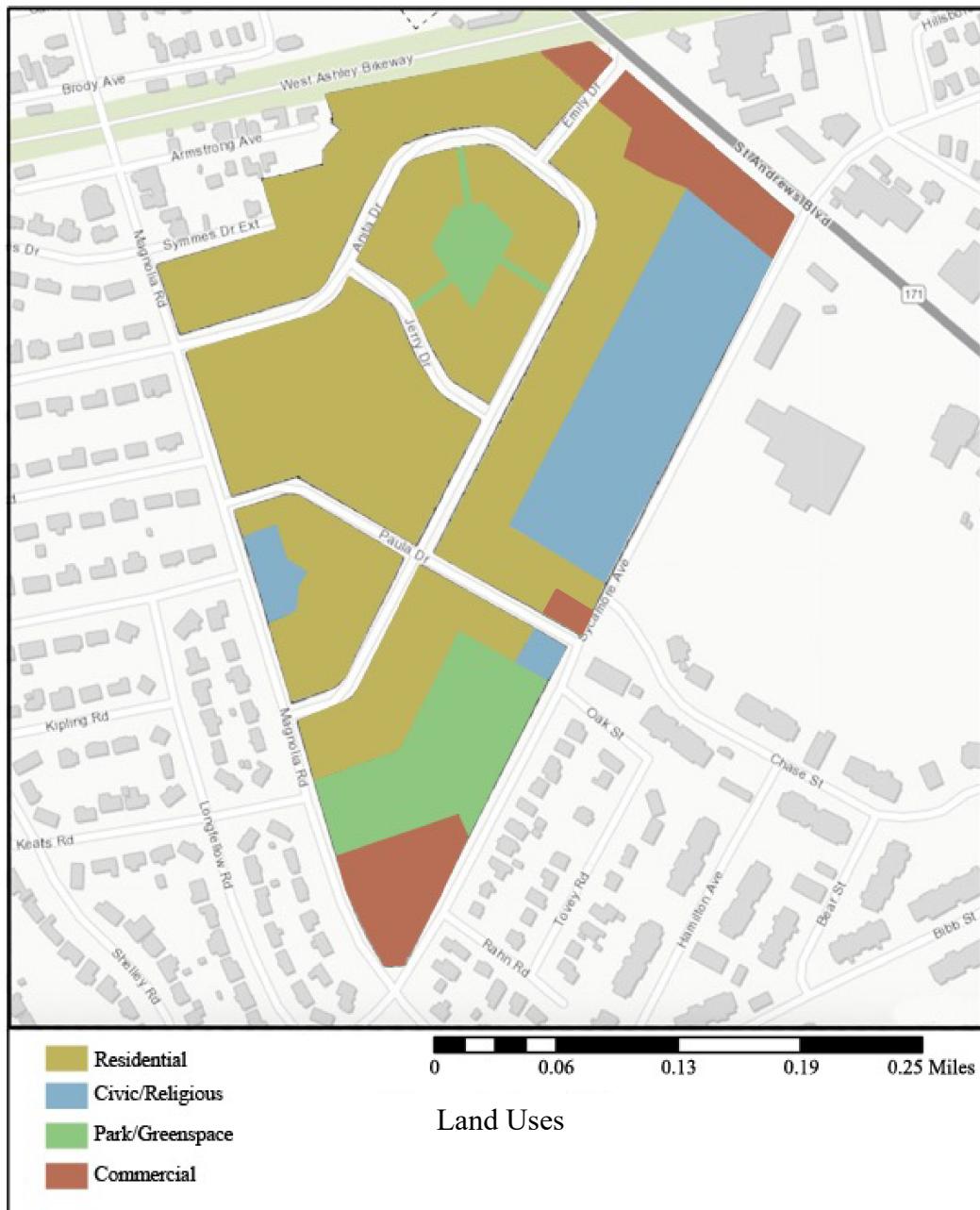




RACIAL RESTRICTIONS

- ❖ In 1936, the newly created Federal Housing administration released guidelines encouraging segregation in housing; *“If a neighborhood is to retain stability it is necessary that properties shall continue to be occupied by the same social and racial classes. A change in social and racial occupancy generally leads to instability and a reduction in values.”*
- ❖ **April 26th, 1949** – Developer Leon Steinberg created a covenant for the Magnolia Subdivision intended for “future lot owners.”
- Section N. of said covenant reads; *“The property shall not be conveyed, sold, mortgaged devised, denoted, rented or otherwise disposed of to any person or persons of African descent, not to any corporation whose stock is controlled by stockholders of such descent, with the exception, however, that household servants of African descent employed on the premises may occupy servants quarters thereon.”*
- All parcels within Steinburg’s subdivision were restricted by race. Adjacent parcels were not subject to the restriction.
- The Federal Fair Housing Act of 1968 outlawed racially restrictive covenants, and an appeals court ruling in 1972 upheld the prohibition, effectively nullifying all racial covenants.
- Magnolia was the first and only subdivision to be created within the boundaries of the former Town of Maryville that excluded African-Americans.

LAND USES



Residential – The majority of land in Magnolia is Residential

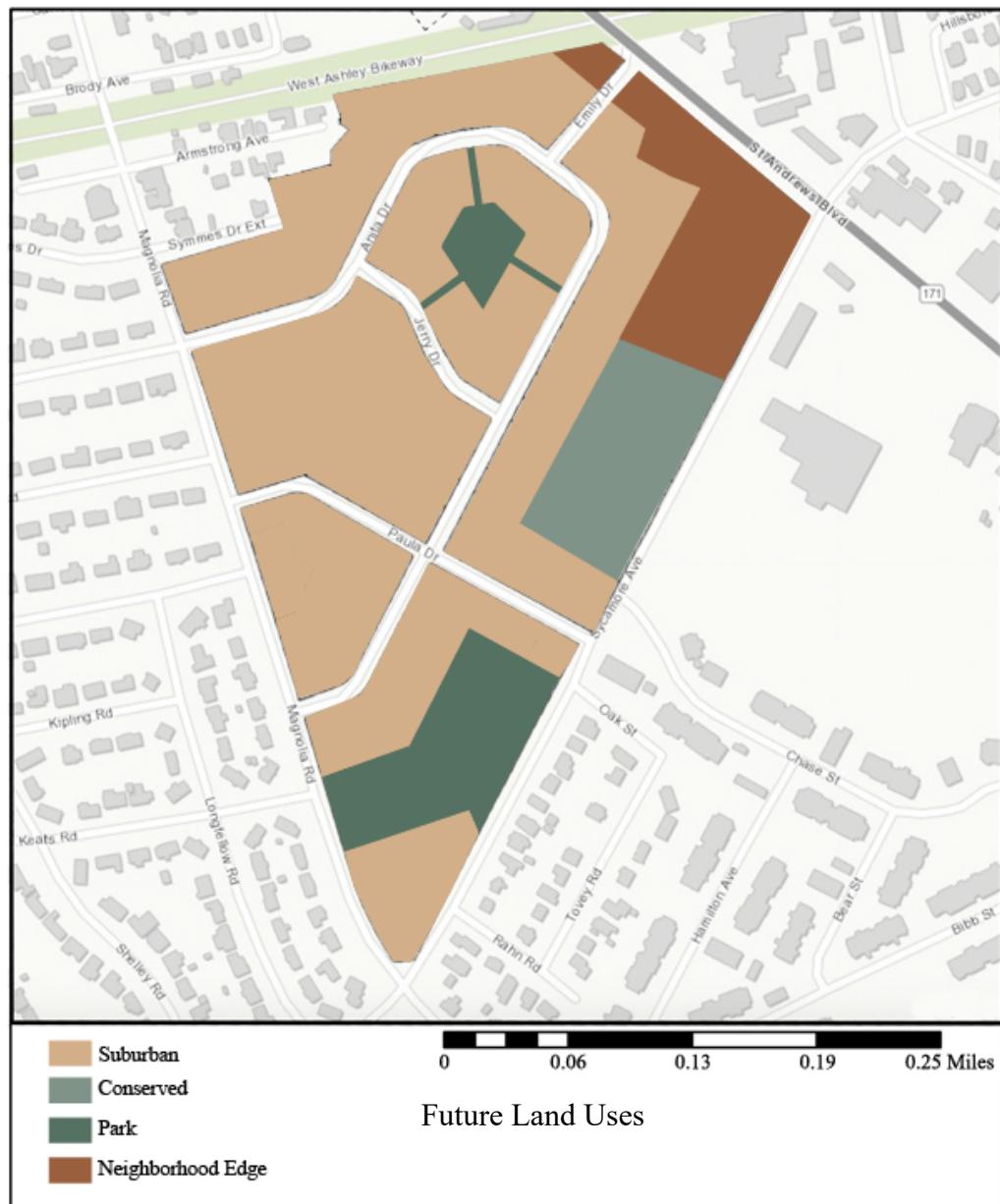
Civic/Religious – Magnolia has one church, Jerusalem R.M.U.E. Church, as well as two cemeteries: BSBI Orthodox Jewish cemetery and Emanu-El Conservative Jewish cemetery. The neighborhood also has one daycare, Plymouth Childcare Development Center

Park/Greenspace – Magnolia has two parks; Backyard Park and Magnolia Park & Community Garden

Commercial – Magnolia has two main Commercial areas; one along St. Andrew's Blvd and one at the former Albemarle School site on Magnolia Road. There is also a commercial parcel along Sycamore Avenue.

- ❖ This closely resembles the recommendations in Plan West Ashley, which identified most of Magnolia as “Suburban,” with exceptions for existing commercial parcels, parks, and the cemeteries.

FUTURE LAND USES



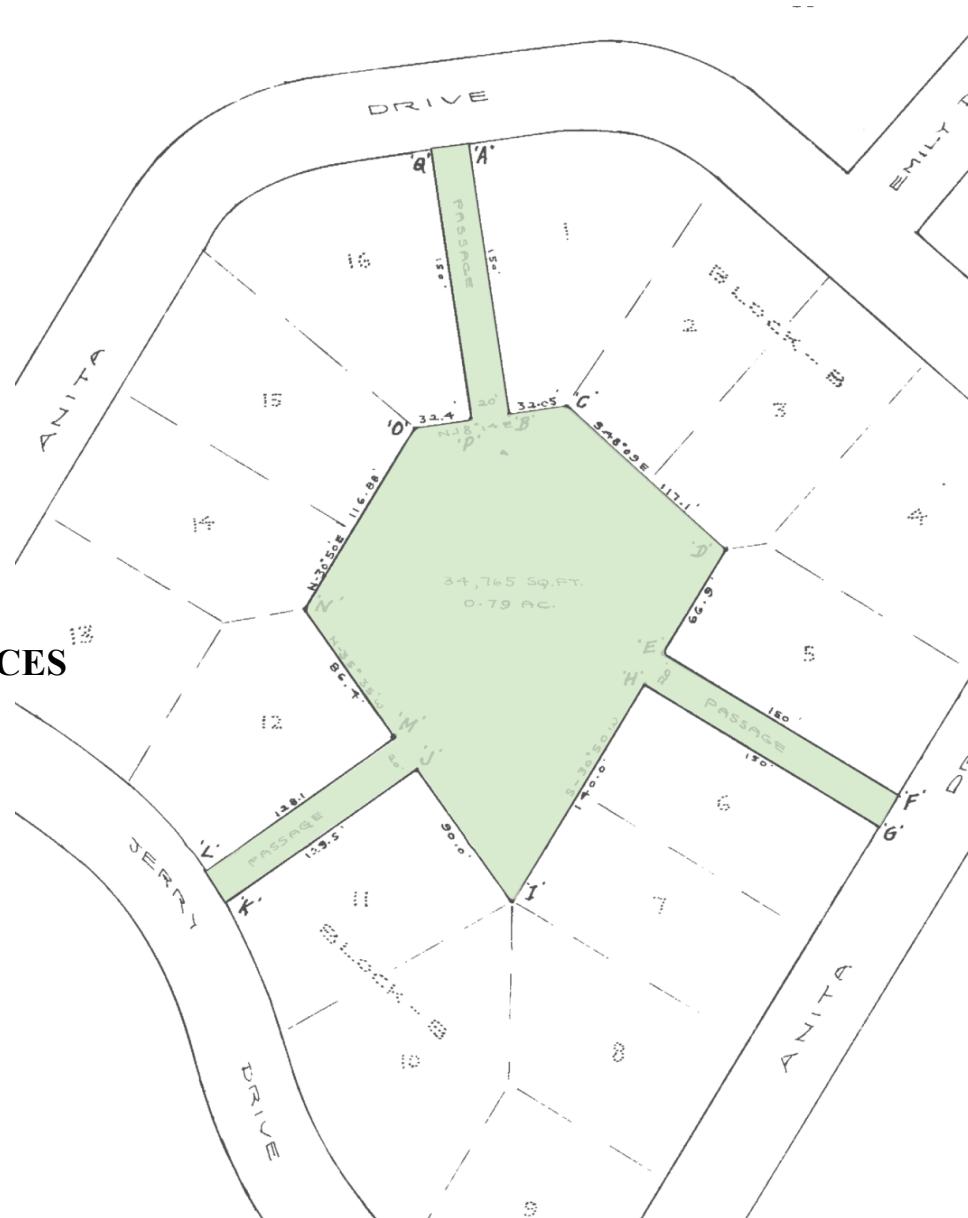
Neighborhood Edge - These areas are found on the periphery of existing neighborhoods and future neighborhoods. Uses vary widely but are mainly those things that residents need, such as offices, stores, and restaurants that are typically found along roads and transit routes forming the edges of neighborhoods rather than the centers. While traditionally threaded along major roads, over time, these areas could transition to more compact urban design patterns and contain more residential uses, especially along major transit routes. Residential densities can range from 6-20 units per acre.

Suburban – These are low intensity, suburban-style areas located adjacent to higher-intensity areas that include a mix of uses. Limited mixed-use occurs at key crossroads. Densities range from four to eight dwelling units per acre.

Conserved - Lands preserved via public ownership (not necessarily open to the general population) or private ownership with preservation or conservation easements that significantly restrict development.

Park - Publicly or privately owned lands open to the general population for all types of recreational purposes, active and passive, or designated for future such uses.

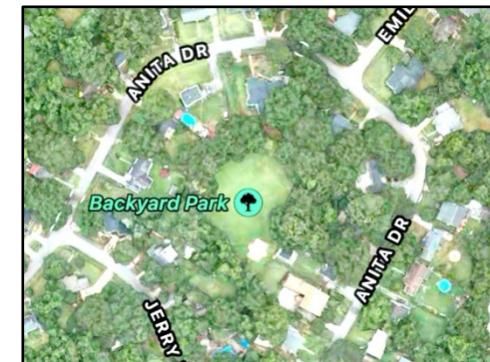
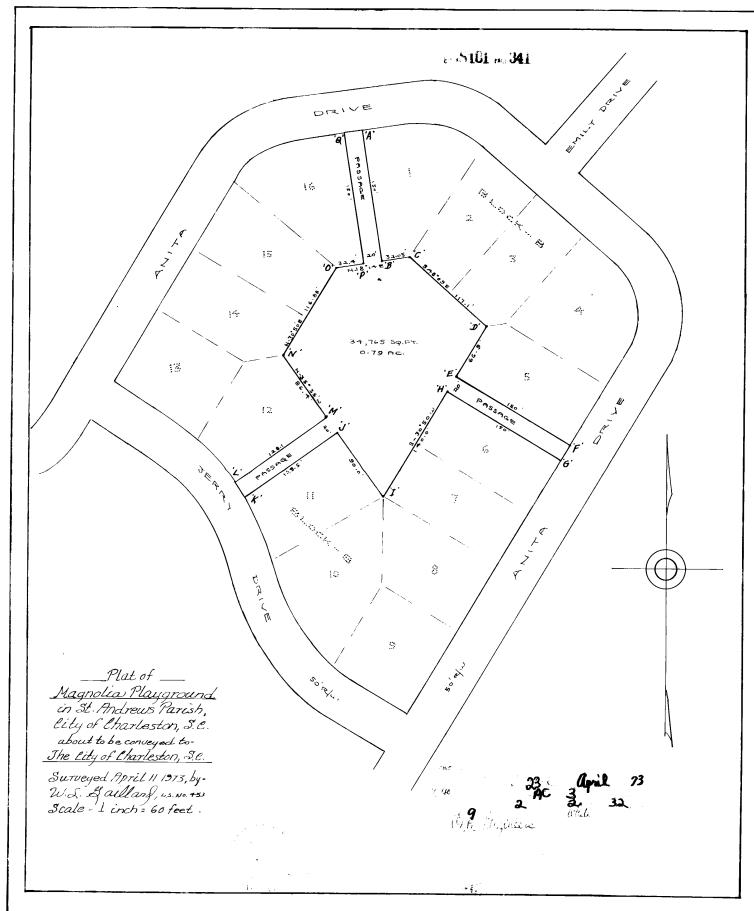
❖ Future land uses as determined by the Charleston City Plan (2021).



PART VI: GRENSPACES

BACKYARD PARK

- ❖ Backyard Park, originally known as “Magnolia Playground”
- ❖ Platted as part of the original subdivision in 1950
- ❖ Became a City of Charleston park in 1973
- ❖ 0.79 Acres in the interior of a block of residential homes



MAGNOLIA PARK & COMMUNITY GARDEN

- ❖ Originally the schoolyard for the Albemarle School
- ❖ Construction of the pergola and garden area was performed as party of Clemson University's Architecture Center's Studio V class in the Fall of 2013
- ❖ The community garden opened in April 2014 managed by the Charleston Parks Conservancy
- ❖ The cemetery marked on the 1826 Hillsborough plat, which likely contains the grave of Dr. John Lining, is believed to be at the back of this park's property.



- ❖ ***Mission statement:*** *Magnolia Park is located in West Ashley near Avondale at the corner of Magnolia Road and Sycamore Avenue. Magnolia Park and Community Garden opened in April 2014. With 40 garden plots leased to gardeners from the surrounding neighborhoods, the garden has been a hub of activity. But the planting did not stop with the initial 40 plots. The Charleston community showed such a great interest in gardening with others that the Conservancy built 10 more raised beds in May 2014. The garden now has 60 individually leased 4-foot by 8-foot beds and Conservancy staff, volunteers, and community members manage 11 larger community garden beds, with room to add more of both in the future. Vegetables harvested from these community beds will be donated to local food pantries, used in teaching a variety of gardening classes, and offered to those who donate their time in the garden. This garden is a hub of horticultural idea exchanges. Classes for garden participants and the general public are offered seasonally and create a community of green thumbs. This park has free Wi-Fi Internet access thanks to a generous donation from The Speedwell Foundation.*

- ❖ The West Ashley Bikeway, sometimes called the Maryville Bikeway, is a 37.33-acre linear park that spans across West Ashley from the Ashley River to Savannah highway
- ❖ In 1916, the Seaboard Air Line Railway expended service between Charleston and Savannah and created a branch that traveled from east to west across West Ashley before crossing the Ashley River to reach peninsular Charleston. By 1968, the spur had become obsolete and was abandoned.
- ❖ In 1992, after many years of negotiations, the City of Charleston purchased the old rail line from the South Carolina Department of Transportation to create the West Ashley Bikeway.
- ❖ While not within the Magnolia neighborhood itself, this linear park runs along the neighborhood's northern boundary and provides pedestrian and bicycle connections to adjacent neighborhoods
- ❖ Plan West Ashley noted in 2018 that; "*the West Ashley Greenway and Bikeway trails are emerging assets. They are gaining in popularity and in use as connections between neighborhoods, and they continue to be improved.*"



WEST ASHLEY BIKEWAY



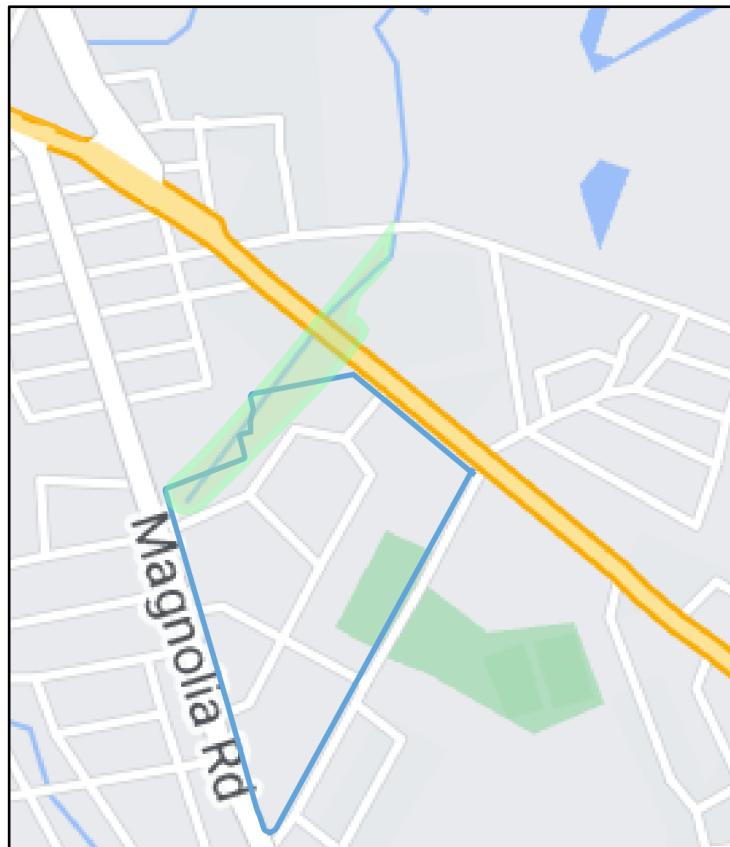
TREE CANOPY COVERAGE**GRAND TREES**

- ❖ Sycamore Avenue, as one of the oldest roads in the state, was originally a boundary road between the Hillsborough Plantation and the Ravenel Farm. The grand Live Oak trees would have canopyed that road.
- ❖ Aerial Imagery of trees from the City of Charleston

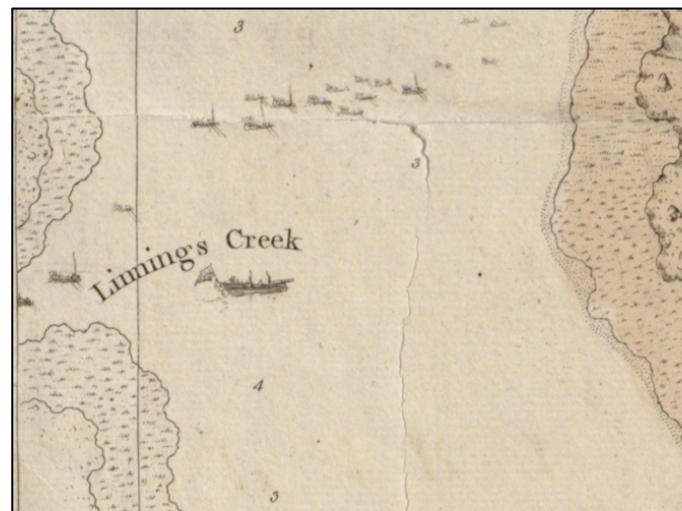


WETLANDS

- ❖ The Magnolia neighborhood does not contain any of the Ashley River marsh frontage from the Hillsborough Plantation. However, the neighborhood's northern boundary does contain an ancient creek bed, highlighted in green, that has historically been tied to Old Town Creek.
- ❖ This creek bed is tied into the drainage system connected to the West Ashley Bikeway
- ❖ Old Town Creek was known in Colonial Era as "Linning's Creek" or "Lining Creek"



Google Maps (2022)



A Sketch Of The Operations Before Charlestown The Capital Of South Carolina (1780)



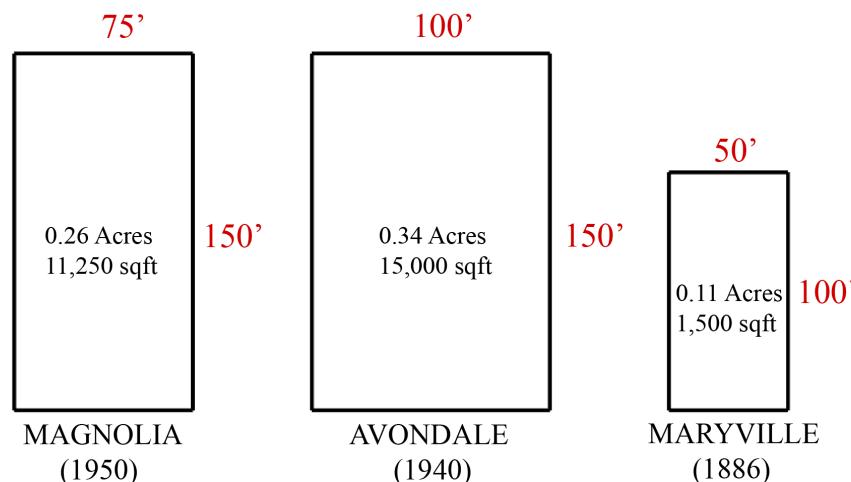
Plat of Hillsborough Plantation (1826)

PART VII: CONCLUSIONS & HISTORICAL TRENDS



MAGNOLIA AREA CHARACTER APPRAISAL (2022)

- ❖ The Magnolia neighborhood reflects a historical trend of agricultural to suburban land development in which former truck farms and plantations were converted to residential usage in the Post-World War II era
- ❖ Roads on the interior of the neighborhood, which were platted as part of the subdivision during the 1940's and 1950's, are owned locally, while the major roads that form the boundaries of the neighborhood are owned by the South Carolina Department of Transportation.
- ❖ The Magnolia Civic Club was founded in 1950 and became inactive around the 1970's, likely as the original families from the neighborhood moved elsewhere and children moved out. This trend was also seen in Avondale, where the Civic Club was created in 1945 and fell into a period of inactivity in the 1970's when many of the original families moved away.
- ❖ Creek systems dating back to the colonial era continue to influence flooding and drainage challenges in the neighborhood.
- ❖ Re-use of an antebellum plantation cemetery (the probable John Lining burial site) during the postbellum era by Maryville residents at Jerusalem RMUE Church shows a continuity of use for that land, which then became the Albemarle school's playground.
- ❖ Backyard Park is a neighborhood park comparable to Arcadian Park in Avondale, Wedge Park in Carolina Terrace, Godfrey Park in Moreland, and the historic Invincible Park in Maryville-Ashleyville.
- ❖ The median average residential lot size is 0.24 acres, or 10,454 sqft. Comparatively, the median average residential lot size in Avondale is 0.26 acres, or 11,325 sqft, and the standard residential lot size in Maryville was historically 50 feet wide by 100 feet deep, or 0.11 acres, equaling 5,000 sqft. This corresponds to the historic trend of subdivisions being created with larger lot sizes than earlier planning practices.



REFERENCES

PLANNING MATERIALS

- 1) Charleston City Plan (2021), produced by the City of Charleston
- 2) Plan West Ashley (2018), produced by Dover Kohl for the City of Charleston

DEEDS PLAT SURVEYS

- 1) *Magnolia Playground*, Records of the Register Mesne Conveyance (RMC), Charleston, S.C., 1973, Plat Book AC, Page 003
- 2) Records of the Register Mesne Conveyance (RMC), Charleston, S.C., 1944, Plat Book F, Page 188
- 3) Records of the Register Mesne Conveyance (RMC), Charleston, S.C., Deed Book Y49, Page 20-21
- 4) Records of the Register Mesne Conveyance (RMC), Charleston, S.C., Deed Book G, Page 096A
- 5) Records of the Register Mesne Conveyance (RMC), Charleston, S.C., Deed Book EB, Page 419
- 6) Records of the Register Mesne Conveyance (RMC), Charleston, S.C., Deed Book G, Page 061
- 7) Records of the Register Mesne Conveyance (RMC), Charleston, S.C., Deed Book Z17 Page 13
- 8) Records of the Register Mesne Conveyance (RMC), Charleston, S.C., DIRECT INDEX TO DEEDS - G - 1898 – 1930, Page 278
- 9) Records of the Register Mesne Conveyance (RMC), Charleston, S.C., CROSS INDEX TO DEEDS - BO - BZ - 1898 – 1930, Page 43
- 10) *Magnolia Subdivision Agreement for Protective and Restrictive Covenants*, Records of the Register Mesne Conveyance (RMC), 1949, Charleston, S.C., Deed Book Z47, Page 461
- 11) *Articles of Incorporation*, Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C., 30 Dec 1915, Deed Book L23, 682
- 12) *Articles of Incorporation*, Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C., 1 Dec 1929, Deed Book T34, P.518
- 13) *Property Record Card # 4180900110*, Records of the Charleston County Auditor

MAGNOLIA AREA CHARACTER APPRAISAL (2022)

- 14) *Property Record Card # 4180900030*, Records of the Charleston County Auditor
- 15) *Property Record Card # 4180900151*, Records of the Charleston County Auditor
- 16) *Title to Real Estate*, South Carolina Department of Highways and Transportation to City of Charleston. 6 July 1992. Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book, W222, Pg-853

MAPS

1. *Plan of the siege of Charlestown in South Carolina*, Tarleton, (Banastre), Lieutenant-General, 1754-1833, Richard H. Brown Revolutionary War Map Collection at Mount Vernon, 1780
2. *A Sketch Of The Operations Before Charlestown The Capital Of South Carolina*, Des Barres, Joseph F. W. (Joseph Frederick Wallet) Norman B. Leventhal Map Center, Boston Public Library, 1780
3. Walker, W. A. (1885) *Map Of Charleston And Its Defences*. [S.L] [Map] Retrieved From The Library Of Congress, [Https://Www.Loc.Gov/Item/99448840/](https://www.loc.gov/item/99448840/)
4. *Charleston, 1904*, Soil Survey of Charleston County, South Carolina. By F.E. Bonsteel and E. P. Carr., USDA Historical Soil Survey Maps of South Carolina Digital Collection. <http://www.sc.edu/library/digital/collections/soilsurvey.html>
5. *Charleston, 1919*, U.S. Geological Survey Charleston 1:21120, Topographic Quadrangle Map, Reston, VA, 1942

NEWSPAPER ARTICLES

- 1) *Retarded Children Will Get Special Attention in Parish*, Evening Post published as CHARLESTON EVENING POST, 5 October 1961, pg. 13
- 2) *Railroad Bridge Becomes Obsolete*, News and Courier, 1 January 1968
- 3) *New School Opens in St. Andrew's*, Evening Post (published as THE CHARLESTON EVENING POST) - April 6, 1944 - page 2
- 4) Charleston News and Courier (published as The News and Courier) - September 16, 1949 - page 23
- 5) *Charleston Executive Leon Steinburg Dies*, Charleston News and Courier (published as SUNDAY The News and Courier THE EVENING POST) - December 22, 1985 - page 13
- 6) *Don't Let These Low Prices Scare You*, Charleston News and Courier (published as The News and Courier) - October 14, 1949 - page 22

MAGNOLIA AREA CHARACTER APPRAISAL (2022)

- 7) Evening Post (published as THE CHARLESTON EVENING POST) - May 25, 1950 - page 23
- 8) *Nat G Peeples, Realtor, Dies; Funeral Friday*, Evening Post (published as CHARLESTON EVENING POST) - March 12, 1970 - page 7
- 9) Evening Post (published as THE CHARLESTON EVENING POST) - January 24, 1950 - page 19
- 10) *Mayor Gailliard to Address Club*, Charleston News and Courier (published as The News and Courier) - May 16, 1961 - page 18
- 11) *Magnolia Civic Club*,
- 12) Wood, Gregory, *Avondale Community Getting First Community Vegetable Garden*, ABCNews4, 18 March 2014
<https://abcnews4.com/archive/avondale-community-getting-first-community-vegetable-garden>

OTHER SOURCES

- 1) Hamilton, Diane, *Maryville, The Audacity of a People*, BookBaby, 21 June 2021
- 2) Jacobs, Donna F., *Images of America: West Ashley* Arcadia Publishing; Illustrated edition, April 23, 2012
- 3) Smith, Henry A.M, *Old Charles Town and Its Vicinity, Accabee and Wappo Where Indigo Was First Cultivated, with Some Adjoining Places in Old St. Andrews Parish*, The South Carolina Historical and Genealogical Magazine , Apr., 1915, Vol. 16, No. 2 (Apr., 1915)
- 4) McAlester, Virginia Savage, *A Field Guide to American Houses*, Knopf, 6 Dec 2013. Print.
- 5) *Acts And Resolutions Of The General Assembly Of The State Of South Carolina, Passed At The Regular Session Of 1888*. James H. Woodrow, State Printer, 1889. Print. Pg. 125-126
- 6) *Acts And Resolutions Of The General Assembly Of The State Of South Carolina, Passed At The Regular Session Of 1936*. Print.
- 7) Lesesne, Thomas Pettrigu, *History of Charleston County South Carolina: Narrative and Biographical*, The News and Courier, 1931, Pg. 217
- 8) Year: 1930; Census Place: Maryville Town, Charleston, South Carolina; Roll: 2190; Page: 3A; Enumeration District: 56; Image: 801.0; FHL microfilm: 2341924. United States of America, Bureau of the Census. Fifteenth Census of the United States, 1930. Washington, D.C.: National Archives and Records Administration, 1930. T626,Accessed via Ancestry.com
- 9) Year: 1920; Census Place: Maryville, Charleston, South Carolina; Roll: T625_1688; Page: 5B; Enumeration District: 92, Fourteenth Census of the United States, 1920. (NARA microfilm publication T625, 2076 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.

MAGNOLIA AREA CHARACTER APPRAISAL (2022)

Accessed via Ancestry.com

- 10) Year: 1940; Census Place: St Andrews, Charleston, South Carolina; Roll: m-t0627-03796; Page: 46B; Enumeration District: 10-82. United States of America, Bureau of the Census. Sixteenth Census of the United States, 1940. Washington, D.C.: National Archives and Records Administration, 1940. T627, 4,643 rolls. Accessed via Ancestry.com
- 11) Trinkley, Michael, *Reconnaissance Of The Brown Cemetery, 38CH1619, Maryville Area, City of Charleston*, Chicora Foundation, Inc. 22 February 1996
- 12) *Thirty-Eighth Annual Report of the Railroad Commission of South Carolina*. Gonzales & Bryan, State Printers, Columbia, SC, 1916. Accessed Electronically via Princeton University. Pg. 6
- 13) *Underwriting Manual: Underwriting and Valuation Procedure Under Title II of the National Housing Act, With revisions to April 1, 1936*, Federal Housing Administration. Part II, Paragraph 233, <https://fraser.stlouisfed.org/title/underwriting-manual-6279/underwriting-manual-602318>