

Historic Districts in Myrtle Beach



*Myrtle Beach City Council Retreat
October 17, 2018*



The National Register of Historic Places (NRHP) is a list of properties significant in our nation's past, which is maintained in Washington, DC, by the National Park Service. Properties are added to the list by nominations submitted by citizens nationwide through State Historic Preservation Offices.

South Carolina has over 1,500 listings in the National Register. This includes over 185 historic districts.

SC Department of Archives & History
State Historic Preservation Office

In South Carolina, there are over 1,500 listings on the National Historic Register and more than 185 historic districts. Locally, we have the Myrtle Heights & Oak Park Historic Districts. On the Historic Register are the Ocean Forest Country Club, the Historic Train Depot, the Chesterfield Inn, and now the Waikiki Village.



MYRTLE HEIGHTS NATIONAL REGISTER HISTORIC DISTRICT



OAK PARK NATIONAL REGISTER HISTORIC DISTRICT



National Register Properties in South Carolina

Myrtle Heights-Oak Park Historic District, Horry County (N. Ocean Blvd. btw. 32nd Ave. N. and 46th Ave. N., Myrtle Beach)



3106, 3108, and 3200
N. Ocean Blvd.



3302 N. Ocean Blvd.



John Ray Efrid House
3400 N. Ocean Blvd.



Springs Close House
3406 N. Ocean Blvd.



Burroughs House
3600 N. Ocean Blvd.



3802 N. Ocean Blvd.



3900 and 3902
N. Ocean Blvd.



4102, 4104, and 4106
N. Ocean Blvd.



4300 N. Ocean Blvd.



4400 and 4402
N. Ocean Blvd.



3601 N. Ocean Blvd.



3701 N. Ocean Blvd.



James E. Bryan House
3703 N. Ocean Blvd.



3803 N. Ocean Blvd.



404 41st Ave.

The history of the Myrtle Heights and Oak Park sections of Myrtle Beach relates to the period of development in Myrtle Beach following the financial collapse of Woodside Brothers, the company that developed the Ocean Forest Hotel and Country Club in the late 1920s. The company had originally purchased 65,000 acres from Myrtle Beach Farms in 1926, and after Woodside Brothers collapsed Myrtle Beach Farms repossessed many of those holdings and began to subdivide and develop sections of them during the 1930s. The Myrtle Heights section was opened in 1933, and the founders of Myrtle Beach Farms were among the first property owners to build summer houses and vacation cottages there. The Oak Park Section was opened in 1935. The vast majority of the development in this area took place along North Ocean Boulevard, with only sporadic development along the perpendicular numbered avenues between 1945 and 1954. The district is a collection of about sixty-five architecturally distinctive properties and representative building types. The majority of these oceanside residences are two-story frame buildings, many of them with one- or two-story attached garages, two-story detached garage apartments, or one-story attached servants' quarters. The most prevalent stylistic influence is Colonial Revival, but elements of the Classical Revival, Tudor Revival, and Bungalow/Craftsman styles are also represented. Listed in the [National Register](#) October 28, 1998.



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→ Cottontown/Bellevue Architectural

→ Conservation District

→ Earlewood Protection Area

→ Elmwood Park Architectural

→ Conservation District

→ Granby Architectural Conservation

→ Governor's Mansion Protection

→ Area

→ Landmark District

→ Melrose Heights/Oak Lawn

→ Architectural Conservation District

→ Old Shandon-Lower Waverly

→ Protection Area

→ Oakwood Court Architectural

→ Conservation District

→ Seminary Ridge Protection Area

→ District

→ University Hills Architectural

→ Conservation District

→ Waverly Protection Area

→ Wales Garden Architectural District

→ West Gervais Historic Commercial

→ District

→ Whaley Street Protection Area

→ Historic Landmarks

→ Historic Incentives

→ Historic Preservation

→ Historic Resources

→ Homeowner Workshops

→ Energy Efficiency and Historic

→ Properties

→ Planning Staff

→ Frequently Asked Questions

Subdivision & Land Development

Zoning

Code Enforcement

The Boroughs

Harleston
Village

French
Quarter

South of
Broad

Charleston and Columbia Historic Districts

Historic Preservation Overview

- Currently there are no city regulations mandating historic preservation.
- There are no city preservation guidelines or incentives.
- The philosophy behind a successful historic preservation program rests on 4 assumptions:
 - When historical & archaeological resources are destroyed, they are gone forever.
 - Historic preservation is an important public service & a legitimate responsibility of city government. Historic buildings & sites give Myrtle Beach much of its special character & community identity.
 - Not everything that is old is worth preserving, nor is historic preservation concerned primarily w/ creation of museums or other public attractions. To be considered for preservation, a property must be demonstrably significant in history, architecture, or archaeology & be adaptable to modern needs & uses.
 - Preservation is compatible w/ economic development. Everyone profits by recycling historically significant buildings & adapting them to new, economically viable uses.

From the Comprehensive Plan...

Historic Preservation Goal

Lands, sites & structures that have historical or archaeological significance will be identified, preserved, & protected.

Historic Preservation Objectives

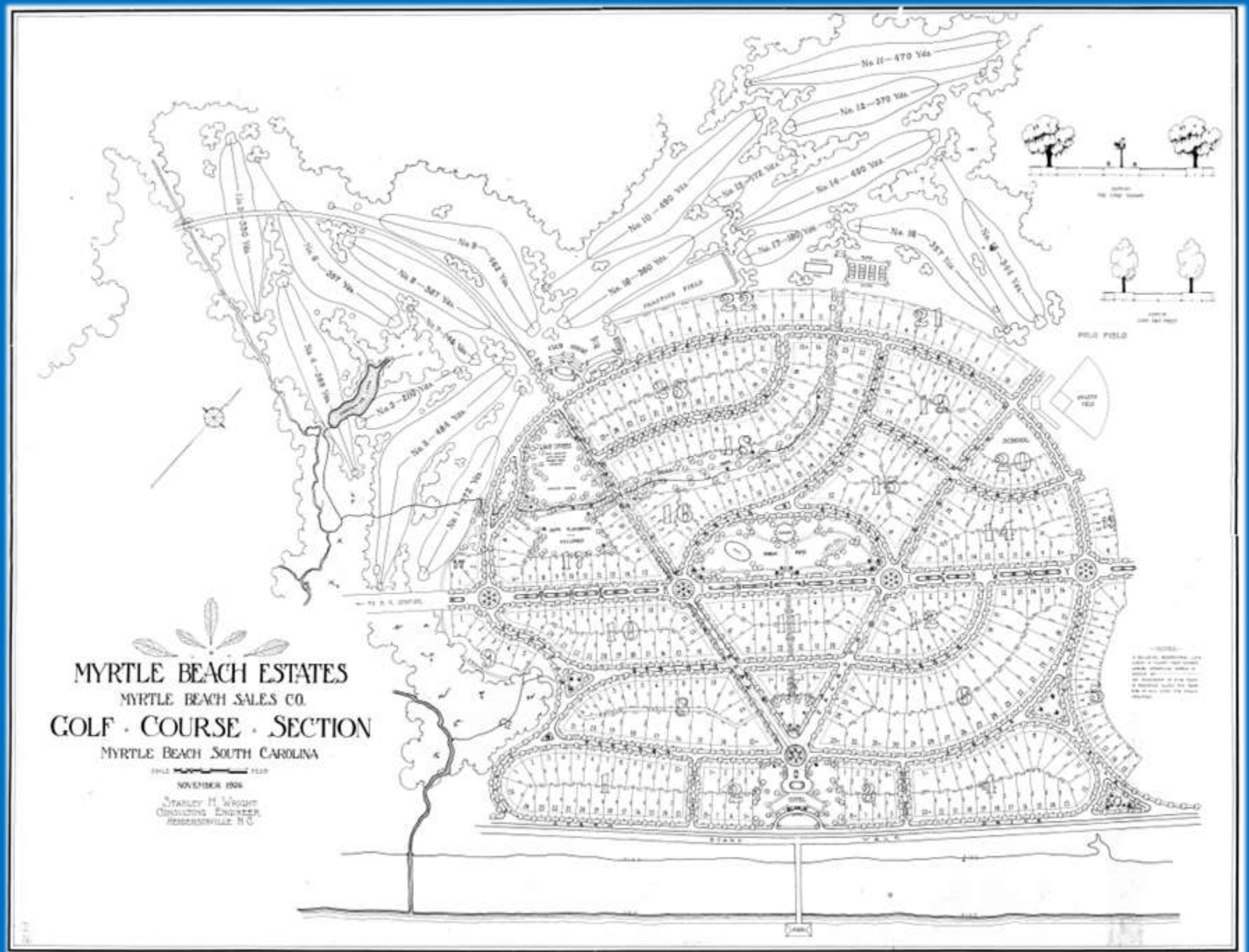
Objective 1: Use historic preservation to enhance neighborhoods, meet community needs such as affordable housing, business diversification, and walkability/bicycling.

- a) **Implementation Strategy:** Identify historic properties that can be rehabilitated & reused by the public & private sectors such as the buildings used to create Swansgate apartments (old Carver Training School) & Balsam Place Apartments (old Pam's Motel); Reed Rec Center, Crabtree Gym, Warbird & Grand Parks (former Air Force Base properties); the Train Depot ; Withers Swash Park & cemetery; & Charlie's Place.
- b) **Responsible Agency:** Planning & Neighborhood Services Departments.
- c) **Time frame:** On-Going

Methodology

- The potential for the development of I-73 led the South Carolina Department of Archives & History and SCDOT to commission a survey of historic resources, completed in 2009.
- New South Associates performed the study in cooperation with planning staff from Horry County and the City of Myrtle Beach, and created an inventory of historic properties. Many exist within the corporate limits of the City of Myrtle Beach
- In order to be included in the survey, a structure had to be fifty years or older
- Based on the inventory, a number of areas in Myrtle Beach were identified as being historic and worthy of recognition. These include commercial and residential structures.

MYRTLE BEACH ESTATES



1926 PLAN

OCEAN FOREST HISTORIC DISTRICT



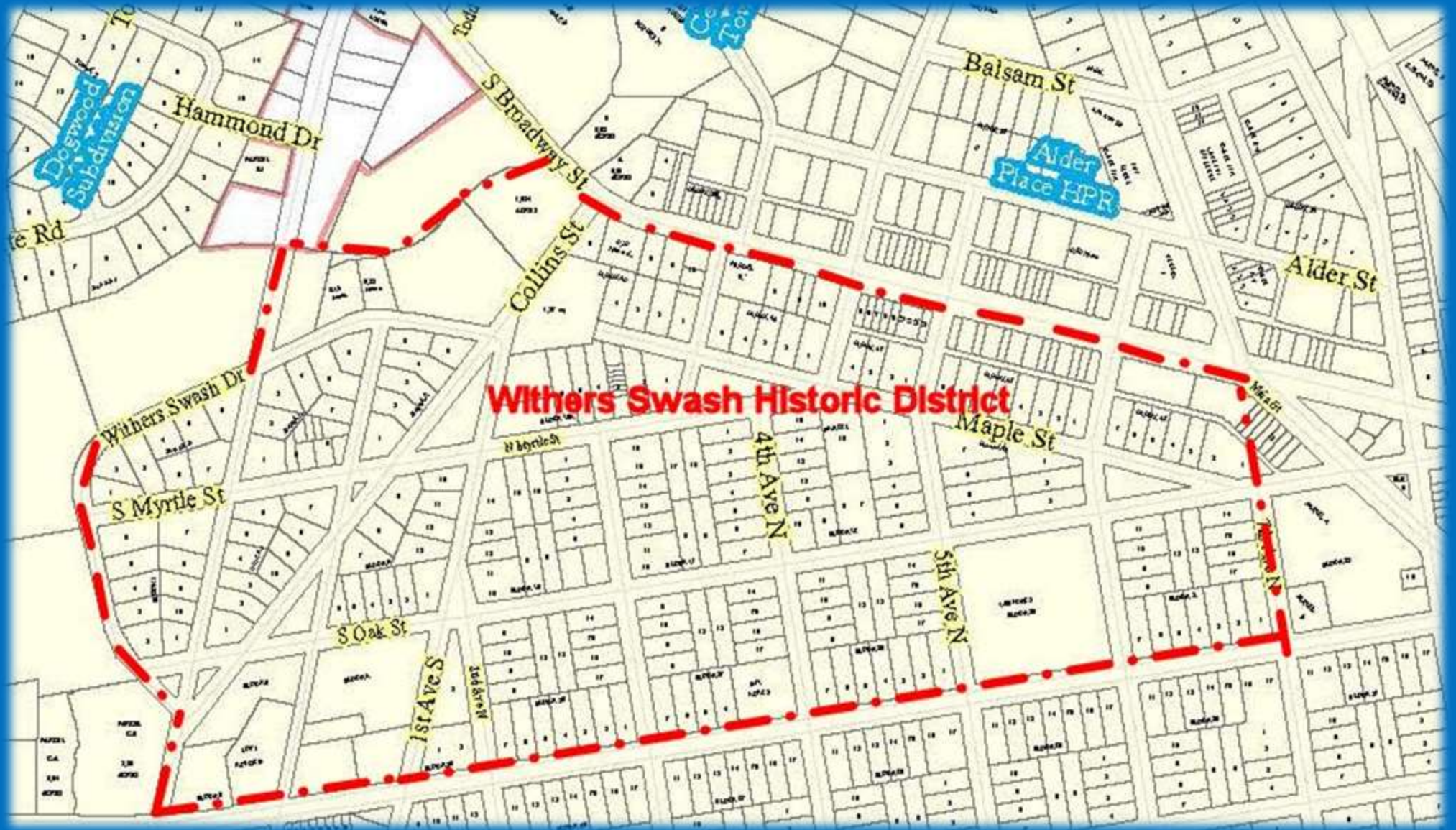
PINE LAKES HISTORIC DISTRICT

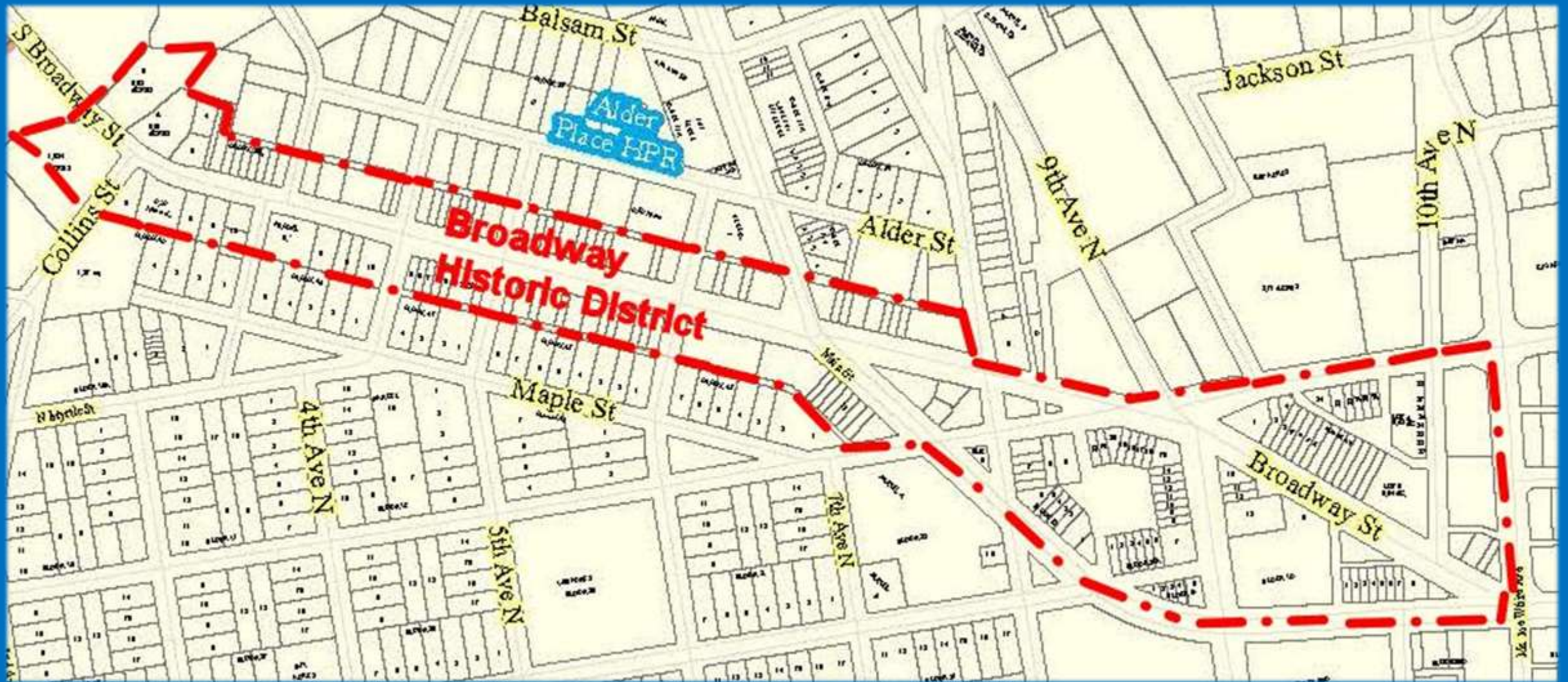




MYRTLE BEACH HISTORIC DISTRICT

WITHERS
SWASH
HISTORIC
DISTRICT





BROADWAY HISTORIC DISTRICT



POPULUXE HISTORIC DISTRICT





Wildwood, NJ



The Dunes Section

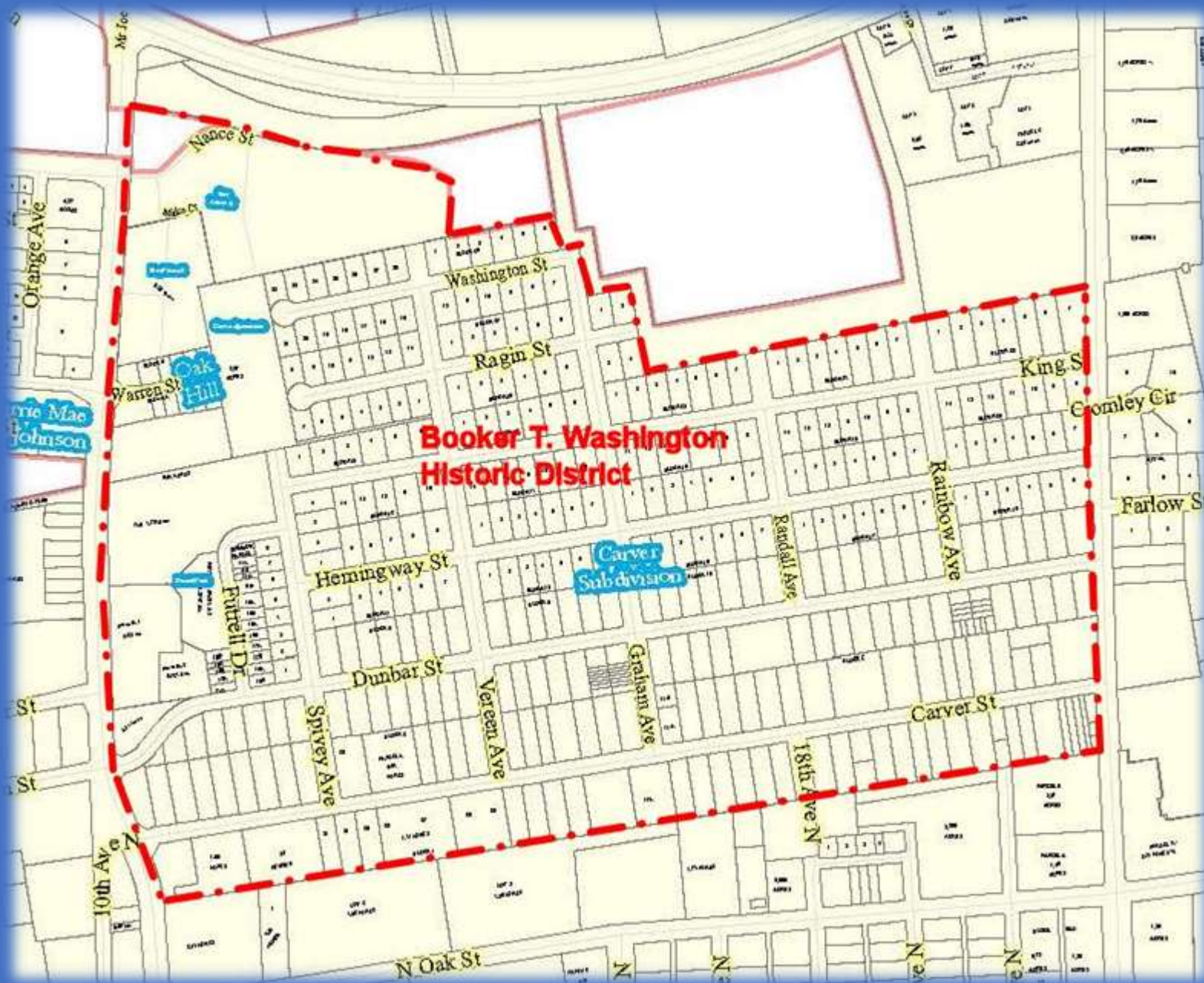
BURCHAP
HISTORIC
DISTRICT

CABANA ROW HISTORIC DISTRICT



HARLEM HISTORIC DISTRICT





BOOKER T. WASHINGTON HISTORIC DISTRICT



HISTORIC CARVER STREET BUSINESS DISTRICT

The map displays a network of streets in a suburban or semi-urban area. Key streets include Yorkwood Ave, Seagate Ave, and S Kings Hwy. Two specific historic districts are outlined with red dashed lines and labeled in red text: the 'Seagate Village Historic District' on the left and the 'MBAFB Historic District' on the right. The map also features several blue-shaded areas, which appear to be parks or green spaces. The overall layout shows a mix of residential streets and larger commercial or institutional areas.

MBAFB
HISTORIC
DISTRICT

DEPOT HISTORIC DISTRICT



Federal Rehabilitation Tax Credits & Related State Tax Credits

- Federal Rehabilitation Tax Credit
- SC Historic Rehabilitation Tax Credit
- Abandoned Buildings Revitalization Credits
- Bailey Bill Property Tax Loss Development Façade Easements

What's next?

- Council gives preliminary direction to staff.
- Staff will work w/ Planning Commission to prioritize the districts.
- Residential districts should be introduced at Neighborhood Watch meetings to make residents aware of potential opportunities.
- Planning Commission will make recommendations to Council regarding approvals of districts.
- Council can approve districts & maps can be updated to reflect district boundaries.