



**Greenville County Historic Preservation Commission**  
**Application for Recommendation for Historic**  
**Property Designation**

The Greenville County Code of Ordinances, Chapter 8, Section 7.1-8, authorizes Greenville County Historic Preservation Commission to make recommendations for historic designation to the Greenville County Council. Owners of properties proposed to be designated historic shall be notified in writing of the Commission's desire to so designate. **No property shall be designated without the owner's written consent.** Completed applications, including all required attachments, should be mailed to: **Greenville County Historic Preservation Commission, Attn: Planner, Historic Preservation-301 University Ridge, Suite 3800 Greenville, SC 29601.**

**OFFICIAL USE ONLY:** Application #: HPC 2024-04      Date Received: 08/02/2024

☒ Approval Granted by Historic Preservation Commission    08/15/2024    (date granted)  
\_\_\_\_\_ Approval Granted by Planning and Development Committee    \_\_\_\_\_ (date granted)  
\_\_\_\_\_ Approval Granted by County Council    \_\_\_\_\_ (date granted)  
\_\_\_\_\_ Approval Not Granted by \_\_\_\_\_ (date denied)

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

**1. Property Information**

**Name of Historic Property:** Oakland Plantation

**Street Address:** 259 Adams Mill Road

**City:** Simpsonville

South Carolina

**Zip Code:** 29681

**PIN #:** 0548010102800

**Is the property located in the  
unincorporated area of Greenville  
County? (select one)**



Yes



No

**If "No" see below.**

**If located in a municipality, has said  
municipality approved authorization  
of jurisdiction? Attach relevant  
documentation.**



Yes



No

**2. Owner Information**

**Name of Property Owner:** Greenville County South Carolina

**Mailing Address:** 301 University Ridge, Suite N-4000

**City:** Greenville

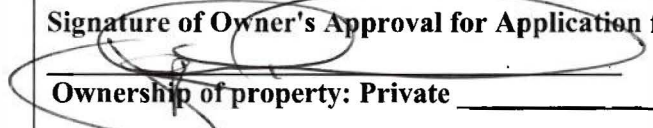
**State:** South Carolina

**Zip Code:** 29601

**Phone:** 864-467-7105

**Email:** countyadministrator@greenvillecounty.org

**Signature of Owner's Approval for Application for Designation**

  
Ownership of property: Private \_\_\_\_\_

Public \_\_\_\_\_

☒

### 3. Historic Significance

#### Eligibility Requirements

(Attach all relevant documentation)

- ☐ Listed on the National Register of Historic Places **OR**
- ☒ Determined eligible for the National Register by SC Dept. of Archives and History **OR**
- ☐ It is at least 75 years old\* **AND**
  - Architectural design and/or construction materials are of historical significance to Greenville County's development; **OR**
  - Structure is associated with person or group of political, economic, religious, social, artistic or literary significance to Greenville County; **OR**
  - Structure is associated with person or group of scientific, religious, political, business, literary, the arts, or other professional significance to Greenville County

\*Historic Preservation Commission may waive 75-year requirement

☐ Check if waived on \_\_\_\_\_ date.

#### Attach Narrative Description

Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Note applicable areas of significance, periods, dates, persons, cultural affiliation, and/or architect/builder. Cite all books, articles, and other sources used in preparing this description. Include photographs documenting the appearance and condition of the site, and any building's interior and exterior.

#### List applicable criteria for historic designation:

1. Has significant inherent character, interest or value as part of the development or heritage of the community, state or nation
2. Is the site of an event significant in history
3. Is associated with a person or persons who contributed significantly to the culture and development of the community, state or nation
4. Exemplifies the cultural, political, economic, social, ethnic or historic heritage of the community, state or nation
5. Individually, or as a collection or resources, embodies distinguishing characteristics of a type, style, period or specimen in architecture or engineering
6. Represents an established and familiar visual feature of the neighborhood or community
7. Has yielded, or may be likely to yield, information important in pre-history or history

***Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Note applicable areas of significance, periods, dates, persons, cultural affiliation, and/or architect/builder. Cite all books, articles, and other sources used in preparing this description. Include photographs documenting the appearance and condition of the site, and any building's interior and exterior.***

Oakland Plantation dates to 1823 when it was constructed by Dr. Thomas Austin to serve as his family's home. The Austin family's presence in this region can be traced back to a royal land grant to Captain Nathaniel Austin, Sr. in 1769. The property as we know it today is split into two parcels. The smaller parcel is 3.80 acres and contains all the historic structures. The larger parcel, 48.26 acres, consists of rolling hills and forest. Modern outdoor recreation structures are located throughout the larger parcel. Oakland Plantation is surrounded by residential development on all sides. Its location in a densely developed and rapidly growing part of the Five Forks area presents a rare opportunity for Greenville County to not only preserve the historic resources, but to also tell stories of the past through the eyes of the Austin family and the enslaved people who called this place home. Long-term plans for both parcels is to convert the land into a county-owned nature park that incorporates its 200+ year history.

Upstate Preservation Trust has identified the period of significance as 1823-1897. The 1823 home is one of a handful of surviving Federal Style homes in the county. It retains much of its historic integrity on the exterior as well as the interior, including windows, siding, shutters, mantels and doors. In addition to the house, there are several outbuildings that make up one of the largest collections of intact dependency structures in the county including one barn that was created from a former slave cabin, one of three known to survive in Greenville County. Other historic structures on the 3-acre tract include a 19<sup>th</sup> century barn, 19<sup>th</sup> century shed, physician's office basement/foundation, spring house, and potato house. Please refer to the exterior conditions report for more details on the house and two barns. The site also contains the opportunity for archeological investigation due to the size of the tract that remains with the historic buildings that has never been exposed to significant development.

The Greenville County Historic Preservation Commission cosponsored a state historic marker at Oakland Plantation in 2011.



# Oakland Plantation



Image 1: west elevation



Image 2: northwest oblique





Image 4: north elevation, kitchen building with 20<sup>th</sup> century addition, windows and enclosure



Image 5: north elevation, siding deterioration



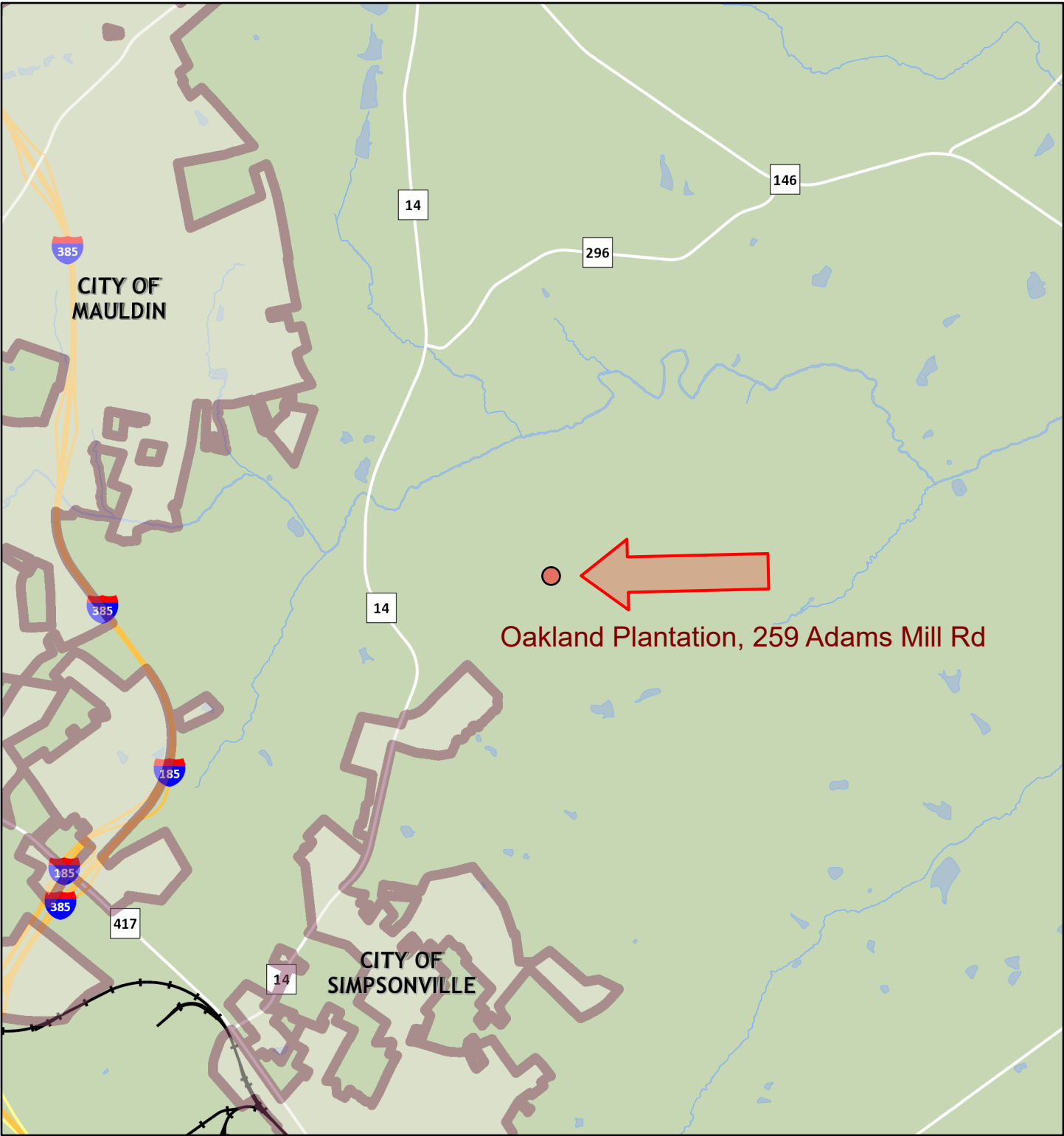


Image 19: 19<sup>th</sup> century outbuildings (L to R: potato house; barn with cabin core; barn)

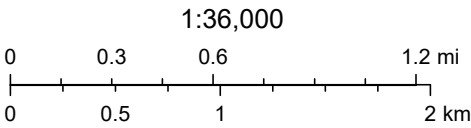


Image 20: slave cabin inside barn; siding gaps, wood window infill top right, missing sill

Location Map



September 6, 2024



Greenville County GIS Division, Greenville, South Carolina, Greenville County, South Carolina GIS Division



**Greenville County Planning & Code Compliance**

**Suzanne Terry, AICP**  
**Planner II - Historic Preservation**  
**sterry@greenvillecounty.org**  
**(864) 467-7292**  
**www.greenvillecounty.org**

**MEMORANDUM**

**DATE:** August 15, 2024  
**TO:** Greenville County Historic Preservation Commission  
**FROM:** Suzanne Terry, AICP  
**SUBJECT:** Application for Recommendation for Historic Property Designation  
Oakland Plantation, Simpsonville

**STAFF REPORT**

**Application for Recommendation for Historic Property Designation**

CASE NUMBER	HPC 24-04
APPLICANT (owner):	Greenville County
PROPERTY LOCATION:	259 Adams Mill Rd., Simpsonville
COUNTY TAX MAP NUMBER(S):	0548010102800
ESTIMATED ACREAGE:	3.8 acres
ZONING:	R-S Residential Suburban
Council District:	28– Dan Tripp

**Summary of Eligibility**

The subject property is Oakland Plantation, located at 259 Adams Mill Road in unincorporated Greenville County outside the city limits of Simpsonville.

This process has been initiated by the property owner.



## Criteria for Historic Designation

The property meets the 75 years or older age requirement, and has been Determined eligible for the National Register by SC Dept. of Archives and History.

The Greenville County Code of Ordinances, Chapter 8, Section 7.1-8, authorizes Greenville County Historic Preservation Commission to make recommendations for historic designation to the Greenville County Council and requires at least one qualifying criteria to be met.

Approval by the HPC must include one or more of the following qualifying characteristics:

1. Has significant inherent character, interest or value as part of the development or heritage of the community, state or nation; or
  2. Is the site of an event significant in history; or
  3. Is associated with a person or persons who contributed significantly to the culture and development of the community, state or nation; or
  4. Exemplifies the cultural, political, economic, social, ethnic or historic heritage of the community, state or nation; or
  5. Individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period or specimen in architecture or engineering; or
  6. Is the work of a designer whose work has influenced significantly the development of the community, state or nation; or
  7. Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or
  8. Is a part of or related to a square or other distinctive element of community planning; or
  9. Represents an established and familiar visual feature of the neighborhood or community; or
  10. Has yielded, or may be likely to yield, information important in pre-history or history.
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