OMB Control No. 1024-0018
expiration date 03/31/2026

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Coplan Residence

Other names/site number: Coplan-Neilsen Residence

Name of related multiple property listing: NA

(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: 1619 Wyndham Road

City or town: Columbia State: South Carolina County: Richland

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide __X__local

Applicable National Register Criteria:

___A ___B __X__C ___D

Signature of certifying official/Title: **Date**

State or Federal agency/bureau or Tribal Government

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	X
Public – Local	
Public – State	
Public – Federal	

Category of Property

(Check only **one** box.)

Building(s)	X
District	

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Coplan Residence | Richland County, SC
Name of Property | County and State

Site ☐
Structure ☐
Object ☐

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	1	buildings
0	0	sites
1	2	structures
1	1	objects
3	4	Total

Number of contributing resources previously listed in the National Register 0

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6. Function or Use
Historic Functions
(Enter categories from instructions.)
Domestic – Single Dwelling

Current Functions
(Enter categories from instructions.)
Domestic – Single Dwelling

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7. Description

Architectural Classification
(Enter categories from instructions.)
Modern Movement: Ranch Style
Other: Contemporary

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Masonry, wood, glass, stone

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. Indicate whether the property has historic integrity.)

Summary Paragraph

Built in 1956 following a design by architect I. Maynard Pearlstine [1923-2021], the Coplan Residence is a Contemporary Ranch House that reflects an era in which suburban architecture in Columbia, South Carolina came to feature unique, architect-designed residences embodying nationally popular Modern layouts, materials, and details. Featuring a low-roofline, L-shaped footprint, and asymmetrical façade, the masonry-veneer house is located within the Kilbourne Heights suburb, which developed between 1939 and early 1970s. With its interior and exterior design, finishes and fixtures intact, the Modern residence retains historic integrity.

Narrative Description

Site & Setting
The Coplan Residence is a Contemporary Ranch House located at 1619 Wyndham Road on the northeast aspect of a cul-de-sac on Wyndham Road in the city of Columbia in Richland County, South Carolina [Photos 1, 31-32].[1] The L-shaped residence faces east and is situated on a .59-

[1] www.richlandcountysc.gov/Property-Business/Mapping-and-Records/Geographic-Information-Systems. Situated on a .59-acre parcel, the 4,640-square-foot residence features four bedrooms and four-bathrooms, according to its

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acre, irregular square-shaped parcel that slopes slightly to the east. The property is bound by the campus of Trenholm Road United Methodist Church to its west, the campus of Epworth Children's Home to the north, three Modern houses to its east, and one Modern house to its south. The north property boundary features a contributing retaining wall made of stack-bond Roman brick on its eastern aspect that transitions into a white-painted concrete masonry unit (CMU) section to the west [Photos 13-15]. The southwestern corner of the property features a swimming pool built after the period of significance, and a slate patio accessed via the residence's living room and two-car carport [Photos 22-26, 25-28]. The property's front yard features a circa-1956 mailbox post that is a non-contributing object due to the loss of its original, hooded mailbox [Photo 29]. An original, custom-made, satellite-inspired, lamp post remains intact and is a contributing object that stands to the north of the property's driveway [Photo 30].

1. Residence (1956) – Contributing Building

Throughout the narrative description, references to original features and later additions are based upon original blueprints by I. Maynard Pearlstine, blueprints for an addition rendered in 1992, material analysis made during site visits, and interviews with the current property owner.[2]

Exterior

As it did when completed in 1956, the residence features a predominantly L-shaped footprint, with the southernmost-aspect canted to the southwest and featuring a two-bay carport at ground level and a playroom and small bedroom for a live-in domestic worker on its second story [Figures 1-2]. An addition in 1992 to the building's northwest aspect extended the L-shape to the west slightly and created a shallow protuberance to the northern aspect of the building [Figure 10].[3] All original horizontally oriented, three-lite awning windows throughout all elevations were replaced in 2008 with metal-framed, vertically oriented, rectangular, single-lite sliding windows.[4] Masonry veneered walls feature light-orange Roman brick. Wood siding is predominantly board and batten. The dwelling's roof is clad in three-tab composite shingles installed in 2024.[5] The roofline is low, with the southernmost aspect of the house standing higher than the middle section and the northern aspect, which features an intersecting gable that runs west to east. The house's deep eaves feature three thin vents that run their entire lengths [Photo 10].

East [Façade] Elevation

The residence's asymmetrical façade consists of five bays and faces east [Photos 1-4, 7-12]. Reading from south to north, the dwelling's carport/bedroom section comprises the first three bays.

property listing. The fourth bedroom, located above the carport, originally functioned as a playroom for the Coplan family based on Pearlstine's plans.

[2] Interview with property owner, Sarah Neilsen, January 3, 2026.

[3] Deborah Snow, AIA, Blueprints, Addition to the Residence of Shirley and Edwin Coplan, August 9, 1991; in possession of property owner.

[4] Interview with property owner, January 3, 2026.

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The slightly below-grade ground story of this section features an open-air two-vehicle carport in the first two bays. The north carport bay features an inset stoop, adorned with board and batten siding, that provides access to a storage area/workshop and a staircase to the kitchen.[6] The third bay on the ground level features an uninterrupted field of Roman brick that serves to visually connect this portion of the building to its remaining sections to the north. The second story bays are clad in board and batten siding with a rectangular field of reeded paneling between the windows. Bay one on this level features a large, rectangular sliding window with two square, single lite sashes. Bay two features two, single-lite, rectangular windows. Bay three features a sliding window with two single-lite sashes of the same dimensions of the sashes found in bay two.

Bays four through seven feature a bank of ribbon windows that are comprised of large, rectangular single-lite windows alternating with paired rectangular-lite sliding windows set above a half wall of Roman brick [Photos 1-2].

Bay five contains the house's recessed formal entrance that features an original blue-gray-purple slate fieldstone floor; translucent, tripartite, reeded glass sidelights flanking a slab double door with X-shaped trim, a small diamond-shaped lite on the south door, and aluminum doorknobs and diamond-motif escutcheons [Photos 7-8]. An original intercom grill plate is located on the south wall of the recessed entryway and a planter with two conical aluminum spotlights is situated on the northern aspect of the entryway [Photos 7-9]. Roman brick covers the south and north walls, with board and batten siding on the main wall [Photos 7-9].

Bay six features a horizontal, two-lite sliding window, while bay seven features a long ribbon window consisting of three single-lite sashes [Photos 10, 31].

North Elevation

The 1992 addition's north elevation consists of four bays [Photos 10, 14-17] [Figure 10]. Reading from east to west, bays one and two each feature a horizontal sliding window comprised of two square, single-lite sashes; bay three, which steps out to the north from the elevation's primary field, features a stained glass, fixed window, installed in 1992, that illuminates the master bedroom's bathroom [Photo 16]. Bay four features and uninterrupted field of board and batten siding.

West Elevation

The residence's west elevation consists of two sections: the west wall of the master bedroom wing built in 1992, and the west wall of the 1956 portion of the residence. To aesthetically integrate the new construction into the fabric of the original house, the bedroom wing addition features a masonry foundation and chimney of Roman brick salvaged from the 1956 house's original master bedroom's west wall, and board and batten-sided walls.[7] The bedroom wing section features four bays [Photos 18-19]. Reading from north to south, bay one features an

[7] Interview with property owner, January 3, 2026; Deborah Snow, AIA, Blueprints, "Addition to the Residence of Shirley and Edwin Coplan," August 9, 1991; in possession of current owner.

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uninterrupted field of board and batten siding. Bays two and four feature a narrow, horizontal, single-lite window with brown trim set amid a field of board and batten siding. Bay three features a chimney fashioned from reclaimed Roman brick from the original west wall of the 1956 house's master bedroom wing [Photo 19]. The 1956 aspect of the south elevation is comprised of four bays. Reading from north to south, bay one features two pairs of tripartite, single-lite sliding doors. Bay two features, separated from bay one by a shallow, full-height partition wall, features one sliding door assembly comprised of three single-lite sliding doors [Photo 23]. Bay three features a bank of ribbon windows made up of one sliding window featuring two rectangular single-lite sashes, one rectangular-lite fixed window and one square-lite fixed window, all set above a half wall of Roman brick [Photo 26]. Bay four's second story features board and batten siding and one sliding window unit comprised of two rectangular single-lite sashes. Bay four's first story features a full height Roman brick wall on its north extremity, a metal gate in its middle section connects the back yard to the carport, and a Roman brick half wall on its southern extremity that visually connects both yards with the parking area [Photo 26].

South Elevation

The south elevation consists of two sections: the south wall of the master bedroom wing and east-west hallway, and the south wall of the carport/bedroom wing [Photos 21-23, 26-27]. Reading from west to east, the south wall of the master bedroom wing consists of four bays. Bays one and two feature a field of board and batten siding and a tripartite window comprised of a large, fixed single-lite flanked by one-over-one lite double-hung sashes. Bay three features an uninterrupted field of Roman brick. Bay four features a single one-over-one-lite, double-hung window one-lite, and a slab door set within a field of board and batten siding [Photo 25]. The door is set back slightly from the plane of the wall to create a shallow, covered entryway. The south wall of the carport/bedroom wing features one bay of uninterrupted board and batten siding [Photo 27].

Interior

The Coplan Residence's interior is largely defined by varnished oak or pine board and batten paneled, painted plasterboard, and grass cloth-covered walls, and solid and louvered slab doors. Ceilings are covered in painted plasterboard or, in the case of the den, painted horizontal wood planks accentuated with varnished oak rafters [Photos 50-52, 56, 58].[8]

Entry Hall

Accessed from the center of the building's east elevation, the entry hall features an original terrazzo floor [Figure 3]. The floor's cream-colored field is adorned with a repeating diamond motif created by inlaid intersecting gold metal lines over which grey terrazzo diamond-motifs are superimposed [Photos 33-35]. The entry hall also features original pine paneling, clock, thermostat, and doorbell cover [Photo 61]. The metal sliding slab doors enclosing the room's closet remain present, although they no longer feature their original teal paint scheme.[9]

[8] Interview with property owner, January 3, 2026. According to the property's current owner, the den's wood-paneled ceiling originally featured a teal blue paint finish whose hue was intended to evoke the airiness of the sky. This color was repeated in the original finish of the entry hallway closet's sliding doors.
[9] Interview with property owner, January 3, 2026.

Living Room
To the south of the entry hall is the formal living room, which features original oak flooring, grass cloth-covered plaster board walls, a painted plaster board ceiling, and an original brushed-aluminum eyeball light fixture [Photos 36-39]. Further original features include original HVAC supply grates, light switches and plates, and marble windowsills.

Dining Room
To the south of the living room, separated by a knee-wall room divider, is the house's formal dining room, which features original oak flooring, painted plaster board walls and ceiling, and brushed-aluminum conical spot and eyeball light fixtures [Photos 36-39]. The room's south wall features a large recess to accommodate artwork [Photo 38]. Further original features include original HVAC supply grates, light switches and plates, marble windowsills, and a two-panel swinging door with diamond-motif glazing that grants access to the kitchen.

Kitchen
To the west of the dining room stands the kitchen [Photos 40-44]. Original features include a two-panel swinging door with diamond-motif glazing that grants access to the formal dining room [Photo 40]; a chrome speaker cover that announced the arrival of mail from the on-street mailbox [Photo 40]; built-in cabinets [Photo 41]; slab doors with brushed aluminum knobs and a floor-mounted HVAC supply vent [Photo 42]; a telescopic brushed aluminum coat hanger [Photo 42]; a chromed metal "Kromex" dispenser for aluminum foil, wax paper, and paper towels [Photo 43]; and a chromed metal hanger for hand towels [Photo 44]. Three non-historic spherical pendant lights have replaced original rectangular fluorescent lights formerly located in the room's coffered ceiling. Both the floor and the tiled countertops postdate the period of significance.[10] Beyond these two changes, the room's floorplan deviates from the original plan on its southern extremity, where a peninsula that formerly divided the kitchen work zone from the laundry work zone has been removed [Figure 3].

Stair Hall
To the south of the kitchen stands a small stair hall that grants access to the carport, the bedroom/domestic service quarters, and a spacious closet [Photo 45-46].

Carport Bedroom
Although currently used as a bedroom, the dwelling's southernmost room was designed as a playroom. The room features original plywood pine paneling, electrical outlets and plates, marble windowsills, and square ceiling lights with aluminum trim. The room's period-appropriate cork flooring dates to 2024 [Photo 47].[11]

[10] Interview with property owner, January 3, 2026.
[11] Interview with property owner, January 3, 2026. The current owner stripped the plywood paneling of a later paint job to restore the wall finish in 2024.

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Bathroom

Removal of a common wall shared by two half baths around 2010 resulted in the creation of the current single bathroom that connects the bedroom with a walk-in closet that originally functioned as the bedroom for the live-in domestic worker [Photo 49].[12]

Informal Dining Room

To the north of the kitchen stands the house's informal dining space, or breakfast room [Figure 3]. Original features include board and batten pine paneling, checkerboard wood parquetry flooring and painted plasterboard ceiling [Photo 51]; a louvered double-door pass-through to the kitchen for food [Photos 50-52]; built-in cabinets featuring a top section with louvered doors and a bottom section with solid sliding doors [Photo 53]; HVAC supply grates [Photo 54]; aluminum doorknobs and hinges; light switches and switch plates; a brass and polychrome four-pendant light fixture [Photo 55]; and a set of accordion or folding doors featuring a repeating diamond motif and brushed aluminum hand pulls and hinges [Photo 56].

Den

The den is north of and contiguous to the informal dining room. Original features include a vaulted ceiling featuring large wood beams and white-painted horizontal decking boards [Photos 57-58]; checkerboard wood parquetry flooring; a three-bay built-in featuring book shelving and cabinets with sliding doors flanking a center section designed to house a high-fidelity sound system with four speakers and a television, enclosed behind a drop-front-door and folding doors respectively [Photo 60]. Further original amenities include a corner fireplace featuring stack-bond Roman brick, a heavy steel surround, and a slate hearth that matches the house's recessed front entry and patio [Photo 58]; an illuminated wood valance above the room's replacement sliding glass door [Photo 58]; recessed lights that highlight the draped, lattice wall divider separating the room from the entry hall, and ceiling flood lights [Photos 35, 58].

North-South Hallway

Accessed via louvered double doors from the entry hall, the north-south hallway provides access to the residence's private wing, which contains three bedrooms and two bathrooms, and a single-lite door opening onto the backyard patio. Original elements include wood wainscoting, slab doors with louvers and original hardware, and pendant light fixtures [Photos 61-63, 65]. The room's cork flooring and grass cloth-covered walls are period-appropriate elements installed in 2024 [Photos 62-63].[13]

Bathrooms

At the southern terminus of the north-south hallway, the dwelling features a full bathroom and a half bathroom, created by installing a common wall that bisects what originally was a full bath. All aspects of the resultant two spaces date to the mid-2010s when a comprehensive renovation eliminated a double vanity and shower/tub combination [Photo 64] [Figure 3].[14]

[12] Interview with property owner, January 3, 2026.
[13] Interview with property owner, January 3, 2026.
[14] Interview with property owner, January 3, 2026.

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Northeast Bedroom

The first of the dwelling's two smaller bedrooms is accessed via the southeastern aspect of the north-south hallway. Original features include oak tongue-and-groove flooring; twin framed pegboards; painted plasterboard walls and ceiling; HVAC supply vents; and electrical outlets and covers; marble windowsill; and folding louvered closet doors with telescopic aluminum coat hangers [Photo 67] [Figure 3]. All light fixtures are period–inspired reproduction replacements [Photos 66-67]. The room's built-in double desks and drawers are faithful reconstructions from 2024 built according to original blueprints [Photo 66].[15]

North Bedroom

The second of the residence's two smaller bedrooms stands immediately north of the northeast bedroom [Photo 68] [Figure 3]. The room's original features include original oak tongue-and-groove flooring, HVAC supply vents, and marble windowsill. The room's Formica-topped, built-in desk and drawers are faithful reconstructions from 2024 built according to original blueprints [Photo 68]. The room's original board and batten pine paneling was removed between 2007 and 2012. The room's grass cloth wall covering dates to 2024.[16]

Master Bedroom

The main hall terminates in the large master bedroom, whose original footprint featured shallower dimensions, two closets, and a full bathroom. Most of the room currently reflects an addition rendered in 1992 that expanded the room to the west, created a spacious bathroom, and added further closets [Photos 69-70]. Original elements from the 1956 aspect of the room include vented slab closet doors and a large HVAC grate on the room's south wall [Photo 70]. A two-bay-deep addition completed in 1992 lengthened the original footprint of the master bedroom to the west. All features in this room date to this renovation, including parquetry wood flooring, painted plasterboard walls, HVAC grates, fireplace with mantel, eyeball can lights, and a fan [Photo 69]. Roman bricks salvaged from the original west wall of the master bedroom were used to construct the room's new exterior west wall, chimney, and foundation. Paired with board and batten siding, the elements allow the residence's late-twentieth-century addition to blend seamlessly with the foundation of the 1956-era residence [Photos 14, 16-21].

2. Light Post (1956) – Contributing Object

This is an original Modernist light post, fashioned from sheet metal and tubular steel [Photo 30].

3. Mailbox (1956) – Non-Contributing Object

This is the remnant of an original mailbox [Photo 29] whose unusual design mimicked the pronounced overhang of the house and formerly added to the property's Modern aesthetic.[17]

[15] Interview with property owner, January 3, 2026.
[16] Interview with property owner, January 3, 2026.
[17] "Who Says All Mailboxes Are Just Alike," *The Columbia Record*, May 28, 1967, p. 21. Although not designed to look like a rocket (despite the house's completion about the same time as the Sputnik launch), the historic letter receptacle nonetheless exuded a forward-thinking aesthetic and incorporated a quirky yet particularly useful feature. Opening the mail door triggered a light in the house notifying those inside its kitchen as to when mail was delivered or picked up.

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Following the replacement of the letterbox between July 2011 and November 2014, this object lost its historic integrity.[18]

4. Retaining Walls (1956) – Contributing Structure

The north property boundary features a contributing retaining wall that is composed of stack-bond Roman brick on its eastern aspect that transitions into a concrete masonry unit section to the west that has been painted white [Photos 13-15]. The southern aspect of the driveway features a stack-bond Roman brick retaining wall identical in appearance to that of the north aspect of the property [Photo 4].

5. Walkway (1956) – Contributing Structure

The eastern aspect of the property features a brick curvilinear walkway laid in a herring bone pattern that connects the house's front entry with the concrete driveway on the southeastern aspect of the property [Photo 4].

6. Swimming Pool (2023) – Non-Contributing Structure

The property features a non-historic swimming pool in the southwest corner of the backyard, installed in 2023 [Photos 27 & 28].[19]

7. Tool Shed (ca. 1985) – Non-Contributing Building

A rudimentary one-bay wide, tongue-and-groove paneled, corrugated metal roof-covered, tool shed stands in the northwest corner of the yard.[20]

Integrity Statement

Having experienced few notable changes since its completion in 1956, the Coplan Residence retains its historic integrity to its period of significance, effectively conveying its significance as a locally unusual example of a Contemporary Ranch House.

The historic residence has not been moved. Minor alterations that have occurred do not undermine the house's integrity. The property retains its integrity of location, and the residential setting of single-family houses in which the house was built in 1956 remains intact.

The property's exterior retains integrity of design, materials, and workmanship with character-defining elements such as wood frame, masonry veneer, slate, and board and batten finishes remaining intact [Photos 1-15, 22-26, 31]. Aside from window replacements and a one-story, architecturally sympathetic master bedroom addition, designed in 1991 and erected in 1992 on the northwest aspect of the house, the Coplan Residence's exterior reads as it did originally [Photos 16, 18-22] and thus retains its integrity of feeling.

The property's interior retains integrity of design, materials, and workmanship. The house's L-shaped-plan interior remains intact, as do its wall, ceiling, and floor finishes [Photos 33-36, 40,

[18] Date arrived at by comparing Google Street View images taken during those respective dates.
[19] Interview with property owner, January 3, 2026.
[20] Interview with property owner, January 3, 2026.

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50-51, 56-58]. The interior of the Coplan Residence's 1956 section retains its original smooth plaster board and light-brown varnished oak paneled walls [Photos 33, 47-54, 56-59] and its fireplace's mid-century, Roman stack-bond brick and slate hearth [Photos 58-59]. Some rooms retain their original built-ins [Photos 46, 51-53, 57-58, 60] and light fixtures [Photos 33, 36-39, 46-48, 50-53, 55-58, 62-63] and control knobs and dials [Photos 33, 50-51, 59, 61]. Collectively, these features reinforce the historic residence's feeling, design and materials.

Due to its retention of character-defining elements, the Coplan Residence retains its integrity of association and feeling to its period of significance (1956) and faithfully conveys the Contemporary expression of Modern architecture applied to a Ranch House.

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8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [X] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE

Period of Significance
1956

Significant Dates
N/A

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Pearlstine, Maynard, architect, 1955
Shumpert, David, builder, 1955-1956

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Coplan Residence is among the best examples of Contemporary Ranch Houses in Columbia, South Carolina and is significant at the local level under Criterion C for its Modern architecture. The property's period of significance, 1956, coincides with the house's date of completion. Although the capital city features considerable post-World War II residential construction in the form of Minimal Traditional and speculative-built, traditional Ranch residences, it possesses far fewer architect-designed Contemporary Ranch Houses erected within its city limits between 1956 through 1970. Designed by Columbia architect I. Maynard Pearlstine [1923-2021], this award-winning Contemporary Ranch House design embodies the character-defining tenets of this form and style in its construction materials, ornamentation, proportion, scale, massing, asymmetry, and the relationship among its parts.

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Narrative Statement of Significance

History of Columbia

Located in the geographic center of South Carolina, Columbia is the state capital and the seat of Richland County. Founded in 1786 as a planned city and as the state's second capital, Columbia gradually grew in prominence during the antebellum period as a center of government, slavery-based agricultural commerce, higher education, and transportation.[21] On the eve of the Civil War [1861-1865], Columbia featured many notable governmental, institutional, spiritual, and residential buildings of architectural consequence, although its population of 8,052 (4,395 white; 3,657 Black) was rather modest in size.[22] As the United States Army reclaimed control of the city in February 1865, fires destroyed approximately thirty percent of its built environment. Columbia rebuilt physically and socially during the Reconstruction period [1865-1876] with new buildings replacing ruins, and previously enslaved Blacks exercising newly won freedoms.[23]

During the decades of the New South [1880-1920] and early Jim Crow [1890-1930] eras, Columbia grew beyond its original city limits, as suburban development consumed former farmlands for the construction of residential neighborhoods supported by new commercial and institutional buildings.[24] At the same time, Columbia became more racially segregated. Fewer spaces welcomed Black citizens even as white boosters hailed the economic, health, leisure, and social opportunities for potential investors, visitors, and new residents.[25] While the capital city had been most physically integrated racially (in terms of Black and white people's proximity in living near one another) during the antebellum period, de jure segregation increased during the later nineteenth through mid-twentieth centuries. Jim Crow laws and housing restrictions, created through zoning ordinances and real estate redlining, amplified de facto segregation that had taken root following the Civil War and the abolition of slavery.[26]

By 1930, Columbia had grown to 51,581 residents, with nearly twice as many white residents as Black. Between 1940 and 1950, the capital city's limits grew further through the annexation of "first-generation" suburbs established during the 1890s through and the 1930s. This increase caused the population to swell from 62,396 to 86,914.[27] By 1960, Columbia had added another

[21] John Hammond Moore, "Columbia," www.scencyclopedia.org/sce/entries/columbia/, accessed June 13, 2026.
[22] John Hammond Moore, *Columbia and Richland County, A South Carolina Community, 1740-1990*, Columbia, SC: University of South Carolina Press, 1993, p. 481.
[23] Hyman S. Rubin III, "Reconstruction," https://www.scencyclopedia.org/sce/entries/reconstruction/, accessed June 13, 2026.
[24] John Hammond Moore, *Columbia and Richland County, A South Carolina Community, 1740-1990*, Columbia, SC: University of South Carolina Press, 1993, pp. 229-249; 273-275; 276-298; 369-386.
[25] The New South Publishing Company, "The New South," Volume 1, No. 2, Nashville, TN, March 1899. https://localhistory.richlandlibrary.com; W. S. Kline, *Columbia, the Capitol City of South Carolina: Its History, Resources, Development and Enterprises*, Columbia, S.C.: R.L. Bryan Company, 1904; Sophie Kahler, "The Evolution of Columbia's Neighborhoods: 1900 to Present," https://storymaps.arcgis.com/stories, April 14, 2021.
[26] Sophie Kahler, "The Evolution of Columbia's Neighborhoods: 1900 to Present," https://storymaps.arcgis.com/stories, April 14, 2021.
[27] John Hammond Moore, *Columbia and Richland County, A South Carolina Community, 1740-1990*, Columbia, SC: University of South Carolina Press, 1993, p. 481; Advertisement, *The State*, June 4, 1939, p. 9B, Tomlinson Map of Columbia and Vicinity, 1945, Columbia, SC: Tomlinson Engineering Company. The Town of Forest

10,519 people as the city's limits grew to encompass Kilbourne Heights, a Depression-era, 200-home, whites-only suburb founded in 1939 immediately north of Columbia's city limits and south of the town limits for Forest Acres.[28] Contributing to this remarkable growth were World War II military veterans establishing their own households, rising birth rates, the use of pre-cut, ready to use building materials, and the standardization of construction methodologies perfected during the war.[29]

History of Kilbourne Heights

In early June 1939, developer Custom Built Homes, Inc., hailed Kilbourne Heights as "Columbia's newest and most fashionable home development" and a suburb "where your dream of home ownership can at last come true" amid large lots and "delightful, sweet pines." [Figure 9].[30] Most initial houses the company erected reflected prevailing residential architectural trends of the time—Colonial Revival (American, English, French, Swiss, and Spanish), Cape Cod, and Minimal Traditional cottage designs.[31] Kilbourne Heights' first home debuted on June 25, 1939. Located in the 3900 block of Trenholm Road, the inaugural property embraced modern technology by offering all-gas "cooking, refrigeration, water heating, and full winter air conditioning" and incorporating Insulux glass blocks and Linoleum on both the kitchen's floor and countertops. Stylistically, the asymmetrical brick and clapboard home largely embraced Minimal Traditional characteristics including a low-pitched roof with minimal eaves.[32] A more grandly appointed, "genuine New England Cape Cod" residence debuted two months later at the corner of Trenholm Road and Beltline Boulevard. With a siting "six minutes to the Capitol…and only a few minutes to [a] shopping center," the two-story, wood-frame house featured a "club room…decorated by a master artist" and deed restrictions that "[met] all F.H.A. requirements."[33] A month later, Custom Built Homes, Inc. announced a seven-room, stone-clad "French Colonial" residence was open for inspection and would be ready for occupancy before October.[34] Among

Acres incorporated on September 24, 1935, and stretched half a mile north and south of Forest Drive in the area roughly bounded by North Beltline Boulevard and Gills Creek.

[28] John Hammond Moore, *Columbia and Richland County, A South Carolina Community, 1740-1990*, Columbia, SC: University of South Carolina Press, 1993, p. 481.

[29] New South Associates, "The Ranch House in Georgia: Guidelines for Evaluation," Stone Mountain, GA: New South Associates, 2008, p. 14; Kenneth T. Jackson, *Crabgrass Frontier*, Oxford University Press, New York, 1985, p. 233.

[30] Advertisement, *The State*, June 4, 1939, p. 9B; "Offers Kilbourne Park Early in December," *The State*, November 30, 1924, p. 9; Advertisement, "Custom Built Homes, Inc.," *The State*, October 18, 1939, p. 14; Advertisement, "Fashionable Kilbourne Heights," *The State*, March 11, 1940, p. 10; John Hammond Moore, *Columbia and Richland County, A South Carolina Community, 1740-1990*, Columbia, SC: University of South Carolina Press, 1993, p. 481. Neighboring Kilbourne Heights to the south, Kilbourne Park is situated on land south of Trenholm Road and to the north and west of Devereaux Road that began to be developed in 1925.

[31] Advertisement, "4111 Trenholm Road in Fashionable Kilbourne Heights," *The State*, January 20, 1940, p. 10; "All-Gas Model Home Opens Today," *The State*, June 25, 1939, p. 10A; "Newest Kilbourne Heights Home Opens Today," *The State*, August 20, 1939, p. 6B; "Open For Inspection," *The State*, September 18, 1939, p. 10; Advertisement, "The Bride's Home DeLuxe, 3801 Trenholm Road," *The State*, March 23, 1940, p. 10; Advertisement, "For Rent: 'Villa Marguerita," *The State*, April 7, 1940, p. 4D.

[32] "All-Gas Model Home Opens Today," *The State*, June 25, 1939, p. 10A.

[33] "Newest Kilbourne Heights Home Opens Today," *The State*, August 20, 1939, p. 6B.

[34] "Open For Inspection," *The State*, September 18, 1939, p. 10.

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the Spanish-inspired properties Custom Built Homes, Inc. advertised were a "lovely Spanish home" at 3817 Trenholm Road and a "Spanish DeLuxe" residence at 1630 Beltline Boulevard.[35]

Custom Built Homes, Inc., built other formats as well, including the "Rancherino," at 4201 Trenholm Road, a model home opened in December 1939 [Figure 7].[36] Although the model home shared some Minimal Traditional design traits with its predecessors, the property featured a distinctively elongated rectangular form with an asymmetrical façade and an attached one-car garage—common characteristics among many Ranch houses built following World War II. The "Rancherino" shared one element commonly found in finer, homes built in Columbia and its suburbs before and after World War II—a "servant's lavatory and toilet."[37] Such an amenity allowed white homeowners to lead an elevated lifestyle that typically involved Black domestic help, all the while reinforcing racial and social segregation.

While the United States' involvement in World War II slowed Kilbourne Heights' development, the suburb's growth continued in the post-war years. In 1945, the land that came to comprise today's 1600 block of Wyndham Road carried the name of Bailey Road.[38] Within four years, the lollypop-shaped street had been renamed Wyndham Road as a northern extension of a street that ran from Meredith Lane in the Heathwood subdivision to Trenholm Road.[39] The land had yet to be developed, with the "extension of Wyndham Road" boasting "ten beautiful lots in one tract," according to real estate classified advertisements.[40] By August 1949, the 1600 block of Wyndham Road had experienced some development, as "1602 Wyndham Road," a "two-story brick residence [at the] corner of Trenholm Road" that carries the contemporary address of 1600 Wyndham Road was standing.[41] However, by 1950, Wyndham Road still featured "heavily wooded [and] choice lots"— "the only ones of this type available…in this select neighborhood."[42] Prime lots remained the following April, as realtors with Frank Griffin & Son stressed that they would share the opportunity to develop the road's choice tracts with "selected clients only," which presumably referred to only white families of certain financial means.[43]

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[35] Advertisement, "Fashionable Kilbourne Heights," *The State*, February 17, 1940, p. 8; Advertisement, "Casa Grande," *The State*, February 28, 1940, p. 10.
[36] Advertisement, "'Christmas' Model Home Opens," *The State*, December 24, 1939, p. 10A.
[37] Advertisement, "'Christmas' Model Home Opens," *The State*, December 24, 1939, p. 10A.
[38] "City Changes Names of More Streets," *The State*, December 18, 1940, p. 8B; "Official Street Names Listed," *The Columbia Record*, January 15, 1948, p. 13B; Tomlinson Map of Columbia, 1945.
[39] The same renaming convention occurred with the northern extensions of Tanglewood and Adger roads, which formerly carried the names of Bellinger Road and McMaster Drive, respectively. Like Bailey Road, these streets were designed as lollypops with a cul-de-sac on their northern termini.
[40] Advertisement, *The State*, March 27, 1949, p. 8D.
[41] Advertisement, *The State*, August 21, 1949, p. 8D.
[42] Advertisement, *The State*, December 17, 1950, p. 8F.
[43] Advertisement, *The State*, April 29, 1951, p. 8E.

Criterion C – Architecture

Contemporary Ranch Style Architecture

Within a decade, Wyndham Road's empty tracts grew to feature unique, architect-designed Contemporary Ranch Houses built for several prominent Jewish families. Among them was the home of Edwin and Shirly Coplan, completed in 1956 following a design by Columbia architect I. Maynard Pearlstine.

Contemporary architecture is an expression within the broader architectural movement of Modernism. Largely built between 1945 and 1970, Contemporary houses, of which Contemporary Ranch Houses are a subset and the Coplan Residence is an archetypal example, can be traced to the design philosophies of architect Frank Lloyd Wright [1867-1957]. Wright favored open floor plans, natural materials, and the broad use of glass to create an interplay between indoor and outdoor spaces. To help promote his ideas to the broadest audience possible, Wright often publicized his theories to general readers through *House Beautiful* magazine, and to fellow architects and builders through the pages of *House and Home* magazine. By the early 1950s, Wright's design theories—in the form of Contemporary residences—enjoyed a popular following within the mainstream of American architectural design.[44]

Contemporary Ranch Houses can be identified through a host of character-defining traits. Most are asymmetrical and are composed of brick, stone, wood, or other natural materials. Their roof lines are usually low-pitched (in a variety of orientations) with widely overhanging eaves, sometimes boxed, although they may feature exposed rafters and beams. Some roofs may be flat altogether. Their windows can take many different forms—from large plate glass to jalousie—and can be located within gable ends or in non-gabled facades, just below the roof line. Their front facades may feature a recessed or obscured main entry as well as a broad expanse of uninterrupted wall surface. As a rule, Contemporary Ranch Houses are designed from the inside out to ensure interior spaces—public, semi-public, and private—interact with exterior views. In doing so, they are aesthetically and visually integrated into their physical surroundings, often incorporating some form of entry or side gardens. An enclosed or semi-enclosed garden space may be present. Exterior ornamentation tends to be minimal, although some houses incorporate decorative grilles, concrete screen block, or brises-soleil screens that provide a modest amount of privacy, delineate spaces, and/or manage light and thermal gain. Unlike the earlier expressions of Modernism from the 1930s through the 1940s, such as the austere International Style in which often white buildings served as an ornament on a landscape, Contemporary architecture strives for integration with its natural surroundings.[45]

The design of the Coplan House reflects features typical of other Contemporary Ranch Houses. The Coplan Residence incorporates a stepped façade with overlapping and intersecting roof lines, a carport, a recessed entryway with outdoor planters, and a patio that is accessed by a large

[44] Virginia Savage McAlester, *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 2020, p. 646.
[45] Virginia Savage McAlester, *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 2020, pp. 629-646.

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window wall comprised of sliding glass doors. Portions of the house's elevations project forward or step back to create or expose a corner, such as that found in the carport's entry to landing for a storage room and shop. The placement of the Coplan Residence's carport was a key architectural element of the overall house's aesthetic. Here, the carport was established as a slightly below grade ell, set at an angle from the main house, on top of which were placed a playroom, two half bathrooms, and a bedroom for a live-in domestic worker. While garage roofs on Contemporary Ranch Houses are typically stepped down to expose the house's main roof and are visually offset by fascia or siding, in the case of the Coplan Residence, the roof of the carport/bedroom ell stands higher than the remainder of the house's roofline, thus inverting that typical relationship.[46]

Inside, typical Contemporary Ranch Houses feature open floor plans with large, common areas that promote unobstructed traffic patterns, particularly between public and semi-public living and dining rooms. This Contemporary design is carried throughout the house as glass walls and clerestory windows in public areas emphasize spaciousness and generate a visual and spatial interplay between indoor and outdoor spaces.[47]

The Coplan Residence

The Coplan Residence is eligible for inclusion in the National Register on the local level under Criterion C, as an excellent example of a Contemporary Ranch House in Columbia. Occupied by the early fall of 1956 by insurance company executive Edwin Coplan [1919-2003] and his wife, Shirly Landsman Coplan [1922-2000] for whom it was designed, the Coplan Residence exemplifies architect-designed Contemporary style, mid-twentieth century suburban residences built in the city during the 1950s and 1960s.[48]

In 1955, Edwin Coplan commissioned Columbia architect I. Maynard Pearlstine [1901-1970] to design a Contemporary Ranch House to be built immediately north of a Modernist home at 1611 Wyndham Road erected in 1952 [Figures 2-3].[49] With a portfolio of notable Modern residential and commercial commissions already to his credit and as a fellow member of Columbia's Beth Shalom Synagogue, Pearlstine would have been well-known to the Coplan family.[50] In September 1955, general contractor David Shumpert obtained a building permit to build the $28,000, seven-room "brick one-family house," which would later carry the address of 1619 Wyndham Road.[51] Like other Contemporary Ranch houses in the Columbia suburbs of Kilbourne Heights and Kilbourne Park, the Coplan family's distinctly Modern home embraced

[46] Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1960*. New York: W.W. Norton & Company, 2009, pp. 208-209.
[47] New South Associates, "The Ranch House in Georgia: Guidelines for Evaluation," Stone Mountain, GA: New South Associates, 2008, p. 17.
[48] Edwin Coplan Obituary, *The State*, December 5, 2003, p. B4; Edwin Coplan https://jhssc.org/beth-shalom-memorial-plaques/; Shirly Coplan, https://jhssc.org/hebrew-benevolent-society-cemetery/
[49] "A Salute to the Classics," *The State*, June 24, 2012, p. 38. Pearlstine is credited with designing about thirty single-family dwellings in Columbia. In his work, Pearlstine reflected on his interest in "not traditional but contemporary architecture," such as what he rendered for the Coplan family at 1619 Wyndham Road. Aspects of the house he paid particular attention to included light, orientation, views, spaciousness, and brightness.
[50] Advertisement, *The Columbia Record*, September 8, 1955, p. 5A.
[51] Advertisement, *The Columbia Record*, September 8, 1955, p. 5A.

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asymmetry, and horizontality executed in wood frame with masonry veneer, slate, and board and batten finishes.

Construction appears to have taken about one year, as the builders finished the house by the early fall of 1956.[52] In December 1957, a little more than a year after the Coplan family moved to Wyndham Road, their new home received the South Carolina Chapter of the American Institute of Architects and *The South Carolina Magazine*'s special award which celebrated Pearlstine's excellence in design [Figures 5, 8].[53]

The Coplan Residence embodies archetypal Contemporary Ranch House attributes such as natural materials (wood, brick, and stone), lack of ornamentation, broad and low massing, asymmetry, open floorplan, and geometric planes.[54] The building's largely L-shaped footprint with its double-carport ell, oriented north to south, offers the greatest amount of daylight exposure for east-facing windows and west-facing sliding glass doors that connect interior rooms with outside "rooms" or spaces such as the house's front entry planter and its backyard patio [Photos 3-4, 22-25].[55] The residence's low roofline and deep eaves visually ground the rambling Contemporary Ranch House's profile to the surrounding landscape [Photos 1-3, 10-12, 22-27].[56] The integration of the building with the surrounding yard is furthered enhanced by a large planter set within the house's recessed front entrance and by foundation plantings. Its architect's choice of building materials—Roman brick, with its characteristic elongated form reinforced visually by a thin lens—emphasizes the house's horizontality, while the masonry's natural color aesthetically compliments the blueish-gray and purple-gray fieldstone used in the residence's recessed front entry and for its rear patio [Photos 6-7]. Originally, sliding, jalousie, and plate glass windows (replaced circa 2008) located throughout all the house's elevations in various iterations furthered the visual horizontality. While the existing windows are replacements the historic openings remain unchanged [Photos 1-4, 10-15, 22-27].[57]

By placing the residence's double carport slightly below grade and terminating the space on the west with a half wall and gateway into the backyard, Pearlstine tied the building into the

[52] Classified Advertisement, *The Columbia Record*, October 9, 1956, p. 8B; Classified Advertisement, *The Columbia Record*, August 14, 1957, p. 5B. The construction timeline is based on the date of Shumpert's receiving the building permit and advertisements run by the Coplan family seeking a live-in domestic worker.
[53] "Awards Given," *The State*, December 28, 1957, p. 1A; "Architects' Winners," *The Columbia Record*, December 19, 1957, 1D.
[54] New South Associates, "The Ranch House in Georgia: Guidelines for Evaluation," Stone Mountain, GA: New South Associates, 2008, pp. 51-52.
[55] New South Associates, "The Ranch House in Georgia: Guidelines for Evaluation," Stone Mountain, GA: New South Associates, 2008, pp. 51-52. New South establishes eight subtypes for Ranch houses, including that of the "alphabet ranch," which it classifies as "conforming in plan to a letter of the alphabet . . . best discerned from aerial views." In this respect, the Coplan Residence could be considered, based on its original "L" shape as falling into this subcategory.
[56] Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1960*. New York: W.W. Norton & Company, 2009, pp. 208-209. Rambler ranches, of which the Coplan Residence is a Contemporary interpretation, typically were aggressive in embracing the surrounding landscape, and the building form's sectional, often disjointed nature provided optimum opportunities to embrace picturesque settings.
[57] Interview with property owner, January 3, 2026. The house's original windows were removed during a comprehensive window replacement circa 2008.

landscape while creating a visual airiness to the ell's second level. The carport also allows for physical connection with the front and back yards. The use of steel I-beams and tubular posts (as well as a heavy steel grate spanning both driving bays for drainage) provides maximum structural strength for the ell's second story while introducing another material element. This material appears again on the north elevation, where a heavy steel enclosure provides secured access to the furnace in a small, improved basement area [Photos 14-15]. The introduction of a lens of vertical reeded paneling within a field of board and batten siding on the carport/playroom ell's east elevation sets apart this aspect of the house from the remainder of the east elevation. Moreover, the impression achieved through these vertical elements elevates a historically ancillary aspect of dwellings—the garage or carport—to a place of primacy.[58]

Pearlstine's plan for the Coplan Residence's interior bears the hallmarks of Contemporary Ranch House designs in its zoned layout and materials [Figures 1-2]. The dwelling's open-floorplan interior provides unobstructed traffic patterns for public, semi-private, and private spaces, predominantly oriented from south to north. The carport blends into a semi-private liminal space—a small stair hall [with commodious storage]— that accesses the working spaces in the form of the laundry and kitchen, and semi-public spaces in the form of a playroom and room for a live-in, female domestic worker [Photos 45-49].[59] From the semi-private kitchen space [Photo 41], family and their domestic employees could access public spaces in the form of the formal dining room and living room [Photo 36] and the informal family dining room and den [Photos 57-58]. These two semi-private spaces can be closed off totally, in the case of the dining room by way of an accordion, or folding, door [Photos 56-57], and a sheer-adorned screen [Photo 36] that separate the den from the most public of spaces—the entry hall [Photo 33] that also connects to the formal living room [Photos 36-37]. The entry hall also grants access, via louvered double doors [Photo 61], to the private north wing of the house, which contains a long hallway [Photo 62], three bedrooms [Photos 66-68] and, originally, two baths, later merged into a single bathroom [Figure 2].

Intact historic interior elements remain throughout the house. These include finishes, built-ins, hardware, and lighting that convey the residence's original Modern interior aesthetic. The den, informal dining room, and hallways retain original varnished oak or pine board and batten paneling, solid and louvered slab doors, oak flooring, and cabinetry [Photos 50-54; 56-61]. The home's entry hall retains its original terrazzo floor, stained pine paneling, and diamond-motif-embellished front doors [Photos 33-35]. Original parquetry flooring remains in the informal dining room and den, the latter of which retains a lattice screen that separates it from the entry hall as well as a fireplace composed of stack-bond Roman brick and a slate hearth [Photos 35, 39, 50-51]. The bedroom (original playroom), formal and informal dining rooms, den, living room, stair hall, north-south hallway, and entry hall feature original lights, light switch and outlet plates, and HVAC vents [Photos 33, 37-39, 46-48, 50-56, 59-63]. The kitchen retains its original cabinets and aluminum hardware including retractable coat racks, towel racks and Kromex dispenser for aluminum foil, wax paper, and paper towels [Photos 42-44]. The living room,

[58] Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1960*. New York: W.W. Norton & Company, 2009, pp. 208-209.
[59] New South Associates, "The Ranch House in Georgia: Guidelines for Evaluation," Stone Mountain, GA: New South Associates, 2008, p. 66.

original bedrooms, and playroom retain their original marble windowsills [Photos 47, 66]. It is difficult to effectively compare the interior of the Coplan Residence with similar properties. However, given the tendency of homeowners to update interior finishes and features over time, it is likely that the retention of so much original interior historic fabric is a rarity within the local context.

The Coplan Residence has remained remarkably unchanged since its construction in 1956 [Figure 1] except for an architecturally sympathetic 1992 addition on the northwest corner of the house that involved extending the master bedroom and installing a second bathroom and fireplace [Photos 14, 16, 18-21, 69-70] [Figure 10], the installation of replacement windows in 2008 [Photos 1-4, 10-15, 22-27], and some minor changes to the floorplan in the section of the house above the carport.

With most of its original, character-defining elements intact, the Coplan Residence is an excellent example of a Contemporary Ranch House in Columbia, South Carolina and reflects an era in which unique, architect-designed Modern residences came to populate suburban neighborhoods within the city limits, such as Kilbourne Heights, Kilbourne Park, and Heathwood, and immediately outside of Columbia in neighborhoods located in the Town of Forest Acres.[60]

Comparative Context and Analysis

Traditional Ranch Houses in Columbia ca. 1950-1970
Overwhelmingly, single-family residential construction in post-World War II Columbia embraced traditional expressions of the Ranch housing form in its various subtypes, including the Bungalow Ranch, Compact Ranch, and Linear Ranch. Local building reflected national trends in which most homebuyers preferred more traditional Ranch houses that offered some modern amenities on the inside while reflecting more traditional or restrained features on their exteriors.[61] Featuring a long, low, and deep footprint and a square hipped roof, 3702 MacGregor Drive, erected in 1946 in Kilbourne Heights, embodies the tenets of the Bungalow Ranch, a form popular during the immediate post-World War II years [Figure 11].[62] Modest in size and popular among middle-class home buyers, Compact Ranch houses, such as 1811 W. Buchanan Drive, erected in 1955 within Kilbourne Heights, are small and simple residences that are proportionately rectangular in shape with a length-to-width ratio of less than 2:1.[63] [Figure 12] Undeveloped lots in Columbia's pre-war neighborhoods and post-war, "second-generation" suburban developments often came to feature examples of Linear Ranch houses, which, while

[60] Advertisement, "For Sale in Jackson Heights," *The State*, November 10, 1940, p. 4D; Tomlinson Engineering Company, Map of Columbia, S.C. & Vicinity, 1945.
[61] Virginia Savage McAlester, *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 2020, p. 603.
[62] www.richlandcountysc.gov/Property-Business/Mapping-and-Records/Geographic-Information-Systems, accessed June 13, 2026; New South Associates, "The Ranch House in Georgia: Guidelines for Evaluation," Stone Mountain, GA: New South Associates, 2008, p. 49.
[63] www.richlandcountysc.gov/Property-Business/Mapping-and-Records/Geographic-Information-Systems, accessed June 13, 2026; New South Associates, "The Ranch House in Georgia: Guidelines for Evaluation," Stone Mountain, GA: New South Associates, 2008, p. 44.

similar to Compact Ranches, feature a length-to-width ratio of 2:1 with an overall effect of being long and linear in form. Depending on the grade of their lots, Traditional Linear Ranches could assume a one-story form, such as 3817 Devereaux Road, built in 1950 within the Heathwood neighborhood and 1427 Summerville Avenue, built in 1950 in Cottontown, or a one-story with a lower level form, such as 3207 Keenan Drive, erected in 1954 within the suburb of Earlewood [Figures 13, 14, 15].[64]

Contemporary Ranch Houses in Columbia ca. 1950-1970

When completed in 1957, the Modern home of Edwin and Shirly Coplan became part of a distinct and relatively small group of architect-designed Contemporary Ranch Houses in Columbia. These houses form a discrete subgroup of the Ranch homes built after World War II on undeveloped lots within the earlier twentieth-century Columbia suburbs of Kilbourne Heights, Kilbourne Park, and Earlewood.[65] Interest in Contemporary houses grew from increasing exposure to Modern buildings erected between the early 1950s through the early 1970s, as local architects shaped the capital city and its suburban developments with the addition of Modern commercial, governmental, institutional, and residential buildings to a pool of existing earlier architectural forms and aesthetics.[66]

The Coplan family's choice to build in Kilbourne Heights in 1956 may have stemmed from their familiarity and friendship with the Baker and Kahn families, fellow Beth Shalom Synagogue members who lived in Contemporary Ranch Houses recently completed on Wyndham Road. [67] Four years before the Coplan family built their home, construction company executive H. Bernard Kahn [1923-1997] and his wife, Gerda Moore Belknap Kahn, moved into their new Contemporary Ranch House at 1611 Wyndham Road [Figure 16].[68] The Contemporary aesthetic the construction executive and his wife chose for their home marked a departure from most of the residential construction occurring at that time within Columbia's city limits, where Minimal Traditional homes and builder-speculative Ranch houses featuring more traditional designs and ornamentation predominated. The Kahn Residence shares a few attributes with the later Coplan Residence, namely a façade comprised of brick and wood expanses, a partially sub-grade double carport, and a sizable backyard patio made of the same blue-gray and pink-purple slate as that

[64] www.richlandcountysc.gov/Property-Business/Mapping-and-Records/Geographic-Information-Systems, accessed June 13, 2026; New South Associates, "The Ranch House in Georgia: Guidelines for Evaluation," Stone Mountain, GA: New South Associates, 2008, p. 40. Ranch houses featuring a main story and a partial lower level that accommodates a sloped topography are not to be confused with split-level houses, which are defined as a closely related, but distinct, form that features staggered levels connected by short flights of stairs.

[65] Further examples of Contemporary Ranch houses stand within the boundaries of Forest Acres, notably Jackson Heights, which lies contiguous to the City of Columbia's limits. As they are located outside of the capital city's limits, examples from these suburban neighborhoods fall outside the scope of this nomination.

[66] Advertisement, "For Sale in Jackson Heights," *The State*, November 10, 1940, p. 4D; Tomlinson Engineering Company, Map of Columbia, S.C. & Vicinity, 1945.

[67] www.richlandcountysc.gov/Property-Business/Mapping-and-Records/Geographic-Information-Systems, accessed July 2, 2024. The Coplan family's home would be one of seven residences that eventually would stand on Wyndham Road north of Trenholm Road and one of four unique, architect-designed Contemporary Ranch Houses.

[68] "Boxer Boosters," *The State*, September 21, 1952, p. 52; Columbia City Directories, 1950-1960, Walker Local History Room, Richland Library, Columbia, SC. Kahn worked for his family's business, M.B. Kahn Construction Company, which also heavily shaped the Columbia skyline.

employed at the Coplan Residence. However, the Kahn Residence features a dramatically different roofline comprised of flat, slanted, and side gabled sections, which collectively create a pronounced visual verticality to the home. Additionally, the Kahn Residence features a more traditional red masonry veneer as opposed to the Coplan Residence's light-orange Roman brick veneer.

In 1954, real estate developer Lee J. Baker [1919-2004] and his wife, Pat Meyers Baker [1927-2011], moved into their new Contemporary Ranch House at 1610 Wyndham Road, immediately east of the future location of the Coplan Residence [Figure 17].[69] Like the Coplan Residence, the Baker family's former home features a largely L-shaped footprint, a low roofline with wide boxed eaves, a façade incorporating light-orange Roman brick veneer and wood siding, and a stoop made of the same slate as that found in the Kahn Residence. Like the Coplan Residence, the Baker Residence features a large carport that visually connects the front and rear yards. Although the Baker Residence does not feature a recessed front entry like that found on the Coplan Residence, the long, masonry planter located adjacent to its front entry visually integrates the house into its surroundings in a similar way to that of the planter found in the entrance to the Coplan Residence.

Beyond the Coplan Residence's immediate neighbors, other custom architect-designed Contemporary Modern homes erected in Kilbourne Heights during the period of significance provide further context. Two streets east of the Wyndham Road's Contemporary Ranch Houses stands 1621 Adger Road, a Contemporary Ranch House built for Leroy Strasberger in 1961 following a design by I. Maynard Pearlstine [Figure 18]. The Coplan and Strasberger residences both have façades featuring light-colored masonry, low-pitched roof lines with wide eaves, and a visual connection made with the surrounding yard through the use of natural building materials. However, the Strasberger family's home features a more visually pronounced formal entrance than that of the Coplan Residence. Rather than being recessed, the Strasberger Residence features a double-front door entry with large flanking plate-glass and gable windows shielded by a low, projecting gable adorned with heavy brackets.

A Contemporary Ranch House at 1601 Graeme Drive, located a little more than three quarters of a mile from the Coplan Residence, represents a late Contemporary Ranch House built in Kilbourne Heights [Figure 19].[70] Erected by 1972 at the intersection of Graeme Drive and Trenholm Road following a design by an unidentified architect, this property resembles the Coplan Residence in no way other than being visually integrated into its natural surroundings and featuring light-colored masonry. Like the Kahn Residence, 1601 Graeme Drive features a dynamic roofline consisting of three sloped sections, the south of which spans from the body of the home to cover a one-vehicle carport. The steeper pitch of the center roof allows for a south-

[69] https://www.richlandcountysc.gov/Property-Business/Mapping-and-Records/Geographic-Information-Systems, accessed July 2, 2024; Lee Baker Obituary, *The State*, August 3, 2004, p. B4; Columbia City Directories, 1950-1960, Walker Local History Room, Richland Library, Columbia, SC. Lee J. Baker was a founding member of the Baker & Baker Real Estate Development firm which significantly influenced Columbia's commercial architecture through the introduction of Modern properties.

[70] https://www.richlandcountysc.gov/Property-Business/Mapping-and-Records/Geographic-Information-Systems, accessed May 3, 2026.

facing clerestory that compliments the east-facing ground-to-roof height window wall that is flanked by the home's main entrance, which is accessed via a walkway that is bordered by a curvilinear yellow masonry brick wall.

One half mile to the southeast of the Coplan Residence, in the 1920s-era suburb of Kilbourne Park, stands 4017 Kilbourne Road [Figure 20]. When built in 1959 by attorney Lester L. Bates Jr. [1931-2009], the Contemporary Ranch House originally featured an F-shaped footprint, though addition made to the northeast aspect of the house later changed that shape. However, its front façade retains all original character-defining elements, with the exception of its two-bay carport now being enclosed with a garage door.[71] Like the Coplan Residence, the former Bates family home features light-colored masonry, low-pitched roof lines with wide eaves and expanses of ribbon windows. However, 4017 Kilbourne Road shares greater similarity with the Strasberger Residence, as the house's front facade features a visually dominant gabled projection. However, rather than featuring a double-door entrance, the Bates Residence employs a full-width window wall that connects the home's living room with the front yard. The intersection of this gabled projection with the body of the house provides a slightly sheltered entrance to the property's entry, which is comprised of a slab front door flanked by three large, square sidelights.

One further property illustrates the relative rarity of Contemporary Ranch houses within the city limits. Three and one-half miles to the northwest of the Coplan Residence stands 3101 Keenan Drive [Figure 21]. Erected in 1950 following a design by an unidentified architect, this Earlewood home features a square footprint, an asymmetrical façade comprised of a large window wall, a red-brick front entry with an awning supported by multiple slender steel posts, and a long built-in masonry planter. The building's formerly composite-shingle roof is currently clad in five-v crimp decking. At eighteen hundred square feet, this residence is the most modestly sized comparable property to that of the more expansive Contemporary Ranches located closer to the Coplan Residence.

Conclusion

The Coplan Residence is among the best examples of Contemporary Ranch Houses in Columbia, South Carolina. Although the capital city features considerable post-World War II residential construction in the form of Minimal Traditional and speculative-built, traditional Ranch residences, it features far fewer architect-designed Contemporary Ranch Houses within its city limits. The Coplan Residence embodies the character-defining tenets of this form and style in its construction materials, ornamentation, proportion, scale, massing, asymmetry, and the relationship among its parts. While the house was modified through the extension of its primary bedroom in 1992, the addition was architecturally sympathetic and does not detract from the residence's historic character and original award-winning design. Moreover, the property retains much of its original finishes and hardware from 1956. Collectively, the Coplan Residence stands as the local embodiment of a distinct period in which architect-designed Contemporary Ranch Houses were erected in Columbia, South Carolina for wealthy homeowners who wanted the

[71] https://guides.law.sc.edu/MemoryHoldTheDoor-VolumeVI/BatesLesterLJr, accessed July 24, 2026.

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convenience of suburban life along with the social prestige of commissioning a genuinely custom Modern home.

Developmental history/additional historic context information (if appropriate)

I. Maynard Pearlstine

Born in Charleston, South Carolina in 1923, Irving Maynard Pearlstine received degrees in architecture and architectural engineering from Clemson College before serving in the United States Navy from 1943 through 1946.[72] Following his military service, the World War II veteran earned a Master of Arts in Architecture from the University of California (Berkley) and moved to Columbia, South Carolina, where he worked as an associate architect for the prominent firm of Lyles, Bissett, Carlisle and Wolff before venturing out on his own in 1953.[73] Pearlstine's residential work in Columbia involved designing houses for wealthy clientele in Kilbourne Heights and Heathwood and in the neighboring City of Forest Acres. Among the properties were Pearlstine's residence at 4134 E. Buchanan Drive (1952); the Charles Vassey residence at 1656 Kathwood Drive (1955) [demolished]; the Henry Marcus residence at 1618 Graeme Drive (1956) [demolished]; the Sol Fleischman residence at 1626 Graeme Drive (1956) [demolished]; the Leroy Strasberger residence at 1621 Adger Road (1961); and the John G. Erhlich, Jr. residence at 4436 Chicora Street (1968). Mostly Jewish-owned, these Pearlstine-designed residences were among many homes owned by Jewish families that relocated east of Columbia as Forest Acres and its environs expanded. Of this collection, half remain standing, and the two most significant properties, in terms of architectural accomplishment, are the Pearlstine and Strasberger residences. Pearlstine's career also involved significant Modern contributions to Columbia's commercial skyline that included, among other commissions, the Earlewood Community House (1957); Columbia Chamber of Commerce building at 1308 Laurel Street (1958); the International Style Senate Plaza apartments at 1520 Senate Street (1964); WNOK Studios and Offices at 6027 Garner's Ferry Road (1967); and Oak Read Apartments at 2211 Read Street (1968).[74] In 1970, Pearlstine, in partnership with William Anderson, designed one of Columbia's most iconic Modern commercial buildings for their firm's new office at 3106 Devine Street [Figure 6].

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[72] "Pearlstine Opens Architectural Offices Here," *The State*, March 4, 1953, p. 6B.
[73] "Pearlstine Opens Architectural Offices Here," *The State*, March 4, 1953, p. 6B; "I.M. Pearlstine Wins Prize for House Design," *The State*, January 19, 1949. While working as an associate architect for the Columbia firm of LBC&W, Pearlstine received national acclaim in a nationwide contest sponsored by *Practical Builder* magazine in which he rendered construction plans for a cost-savings-based residence designed with later expansions in mind.
[74] "Columbia Downtown Historic Resource Survey: City of Columbia, Richland County, SC." Columbia, SC: Access Preservation, 2020; Magazine Section, *The State*, July 14, 1957, C1.

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Blueprints

Coplan Residence, Columbia, SC, I. Maynard Pearlstine, 1955. In possession of property owner.

Addition to Coplan Residence, Columbia, SC, Deborah A. Snow, 1991. In possession of property owner.

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Map of Columbia, S.C. and Vicinity, 1945. Columbia, SC: Tomlinson Engineering

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Company.

Map of Columbia, S.C., 1950. Columbia, SC: Office of City Engineer.

Map of Columbia, S.C., 1955. Columbia, SC: Office of City Engineer.

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Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_X_ State Historic Preservation Office
____ Other State agency

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____ Federal agency
____ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

---

10. Geographical Data

Acreage of Property _____.59 acres_____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 34.009150 Longitude: -80.990755
2. Latitude: 34.009559 Longitude: -80.990100
3. Latitude: 34.009112 Longitude: -80.990217
4. Latitude: 34.009575 Longitude: -80.990718

Verbal Boundary Description (Describe the boundaries of the property.)
The boundary is illustrated by the yellow rectangle in the NRHP Site Map. The boundary is square in shape, bounded by Wyndham Road to the east, 1611 Wyndham Road to the south [Tax ID R13907-01-04], Trenholm Road United Methodist Church to the west [Tax ID R13907-01-02], and the campus of Epworth Children's Home to the north [Tax ID R13907-01-01].

Boundary Justification (Explain why the boundaries were selected.)
The boundaries reflect the acreage that constitutes the residence's historic property boundary dating to 1956.

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11. Form Prepared By

name/title: John Sherrer, preservation consultant
organization: Vintage Palmetto Preservation SC
street & number: 1026 W. Confederate Avenue
city or town: Columbia state: SC zip code: 29201
e-mail vintagepalmettopreservationsc@gmail.com
telephone: 803.528.1677
date: January 25, 2026

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Coplan Residence

City or Vicinity: Columbia

County: Richland State: SC

Photographer: John Sherrer

Date Photographed: December 20, 2025; January 3, 2026

DRAFT

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 70 East elevation (façade), looking west
2 of 70 East elevation oblique, looking southwest
3 of 70 East elevation oblique, looking southwest, carport detail
4 of 70 East elevation, looking west, carport detail
5 of 70 North carport wall, looking northwest
6 of 70 North carport wall, side entrance detail, looking north
7 of 70 East elevation, front entrance detail, looking southwest
8 of 70 East elevation, front entrance detail, looking northwest
9 of 70 East elevation, front entrance pendant light detail, looking northwest
10 of 70 East elevation, northeast oblique, looking southwest, east wall window detail
11 of 70 Northeast oblique, looking southwest, north wall & addition east wall detail
12 of 70 East elevation, looking west, vented soffit detail
13 of 70 North property retaining wall, looking northwest
14 of 70 North yard, looking west, north wall & northwest addition detail
15 of 70 North yard, looking southeast, north wall & basement entrance detail
16 of 70 North yard, looking east, CMU wall & north wall of northwest addition detail
17 of 70 North yard, looking north, CMU wall & wood-frame shed detail
18 of 70 Northwest aspect of northwest addition, looking east
19 of 70 West wall of northwest addition, looking southeast
20 of 70 Northwest addition, looking northeast
21 of 70 South elevation of northwest addition, looking northeast
22 of 70 Northwest addition and west elevation overview, looking northeast
23 of 70 West elevation, patio and yard detail, looking northeast
24 of 70 South elevation of northwest addition and original south entrance to patio, looking north
25 of 70 South elevation of northwest addition, original south and west entrances to patio, looking north
26 of 70 Southwest aspect of west elevation, looking east
27 of 70 Southwest oblique, pool detail, looking northeast
28 of 70 Yard and pool detail, looking southwest
29 of 70 Mailbox detail, looking southwest
30 of 70 Light post detail, looking northwest
31 of 70 Context detail, looking southwest
32 of 70 Context detail looking south on Wyndham Road
33 of 70 Entry hall looking east
34 of 70 Detail of entry hall terrazzo
35 of 70 Den and entry hall looking east
36 of 70 Living room and formal dining room looking south
37 of 70 Living room looking southeast, window and windowsill detail
38 of 70 Dining room spotlights and wall recess detail
39 of 70 Living room and entry hall looking north toward
40 of 70 Kitchen/formal dining room winging door detail

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41 0f 70 Kitchen looking north
42 of 70 Kitchen closet doors and telescopic coat hanger detail
43 of 70 "Kromex" aluminum foil/wax paper/paper toil dispenser detail
44 of 70 Aluminum triple swing-arm hand towel bar
45 of 70 Stair hall looking south toward carport
46 of 70 Stair hall table and chair storage closet
47 of 70 Playroom/bedroom looking southeast
48 of 70 Playroom/bedroom looking west
49 of 70 Playroom/bedroom bathroom looking north
50 of 70 Informal dining room looking south
51 0f 70 Informal dining room looking south
52 of 70 Informal dining room/kitchen pass-through detail
53 of 70 Informal dining room, looking east, built-in cabinet detail
54 of 70 Informal dining room HVAC supply vent detail, looking south
55 of 70 Informal dining room pendant light detail, looking south
56 of 70 Informal dining room folding doors detail, looking southwest
57 of 70 Den looking north from informal dining room
58 of 70 Den looking north, fireplace and built-in cabinets detail
59 of 70 Den/informal dining room light rheostats detail
60 of 70 Den, built-in cabinets detail, looking northeast
61 of 70 Entry hall doorbell, clock, thermostat detail
62 of 70 West-east hallway looking west
63 of 70 West-east hallway pendant light detail
64 of 70 West-east hallway bath looking east
65 of 70 West-east hallway closet looking southwest
66 of 70 Northeast bedroom looking northeast
67 of 70 Northeast bedroom looking southwest
68 of 70 Middle north bedroom looing north, built-in desk detail
69 of 70 Master bedroom looking west
70 of 70 Master bedroom looking east

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2 of 21 Coplan Residence, Elevation Blueprints, I. Maynard Pearlstine, 1955, in possession of Sarah Nielsen.
3 of 21 Coplan Residence, Planview Electrical Plan Blueprints, I. Maynard Pearlstine, 1955, in possession of Sarah Nielsen.
4 of 21 Maynard Pearlstine, *The State*, January 19, 1949.
5 of 21 Special Award for Excellence in Architecture 1957, The South Carolina Chapter American Institute of Architects and The South Carolina Magazine, in possession of Sarah Nielsen.
6 of 21 3106 Devine Street, August 29, 1970, Pearlstine-Anderson architectural firm, Maynard Pearlstine, architect. Russell Maxey photograph collection, Richland Library, Walker Local History Room.
7 of 21 Advertisement for the "Rancherino," *The State*, December 24, 1939, p. 10A.

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8 of 21 "Architects'' Winners," *The Columbia Record*, December 19, 1957, p. 1D.

9 of 21 Detail of Map of Columbia, SC and Vicinity, 1957, Barber and Associates, Inc, Engineers.

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11 of 21 3702 MacGregor Drive, Google Street View, 2025. https://maps.app.goo.gl/1xkvxGmjMrX15V9y7

12 of 21 1811 W. Buchanan Drive, Google Street View, 2025. https://maps.app.goo.gl/qEbA9KHgsuXHzCBMA

13 of 21 3817 Devereaux Road, Google Street View, 2025. https://maps.app.goo.gl/4wXu6ULaAsmJSQzH6

14 of 21 1427 Summerville Avenue, Google Street View, 2025. https://maps.app.goo.gl/aqfjkW2MRJXfSs376

15 of 21 3207 Keenan Drive, Google Street View, 2025. https://maps.app.goo.gl/Y4uCUkmSp6qUU4iUA

16 of 21 1611 Wyndham Road, Kahn Residence, photograph by author.

17 of 21 1610 Wyndham Road, Baker Residence, photograph by author.

18 of 21 1621 Adger Road, Strasberger Residence, Google Street View, 2025. https://maps.app.goo.gl/WYPiKg23o3CX4cFX8

19 of 21 1601 Graeme Drive, Google Street View, 2025. https://maps.app.goo.gl/H7X9eDEGuqTrGwhS8

20 of 21 4017 Kilbourne Road, Google Street View, 2025. https://maps.app.goo.gl/Z6KdByEjjGaVquk19

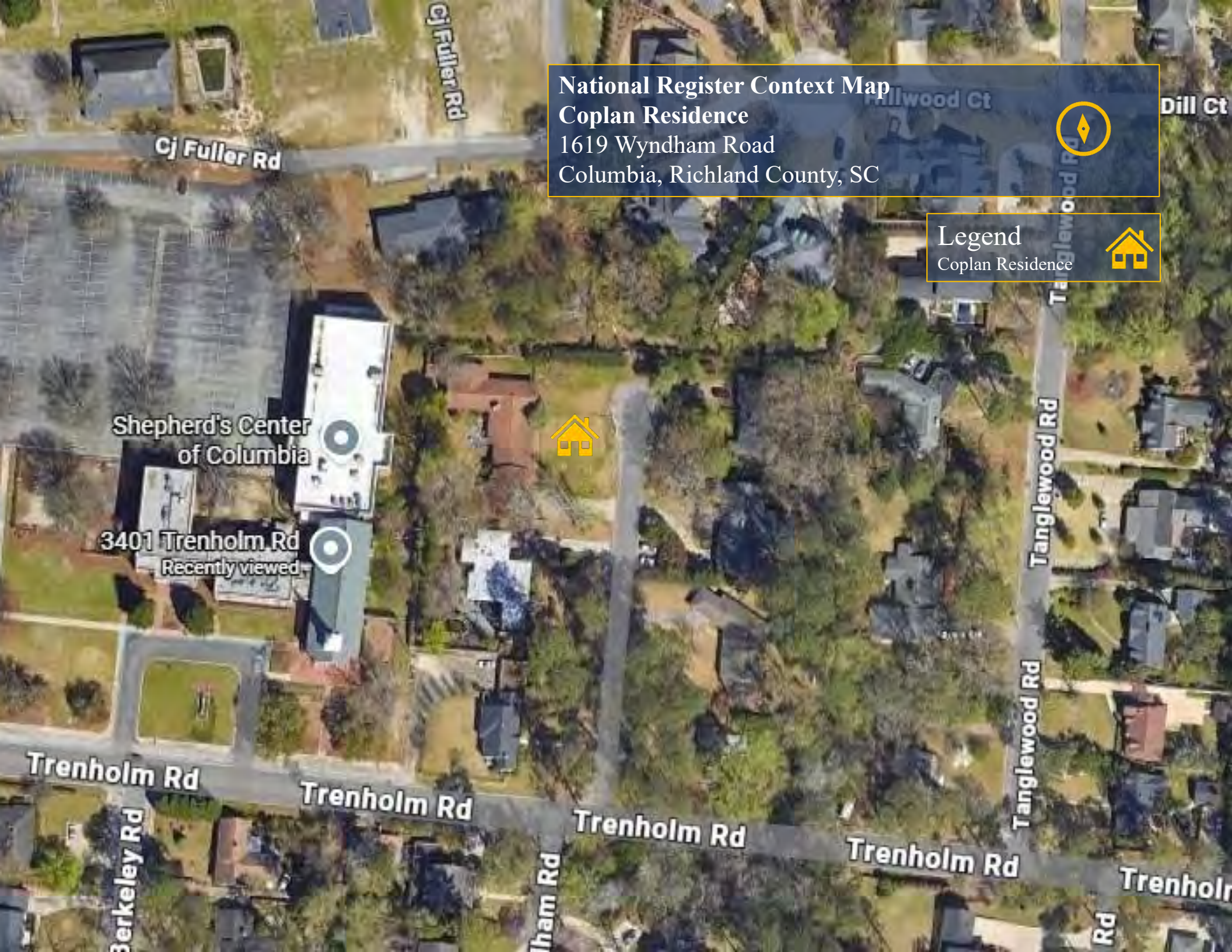
21 of 21 3101 Keenan Drive, Zillow, 2025. https://www.zillow.com/homedetails/3101-Keenan-Dr-Columbia-SC-29201/11677311_zpid/?utm_campaign=zillowwebmessage&utm_medium=referral&utm_source=txtshare

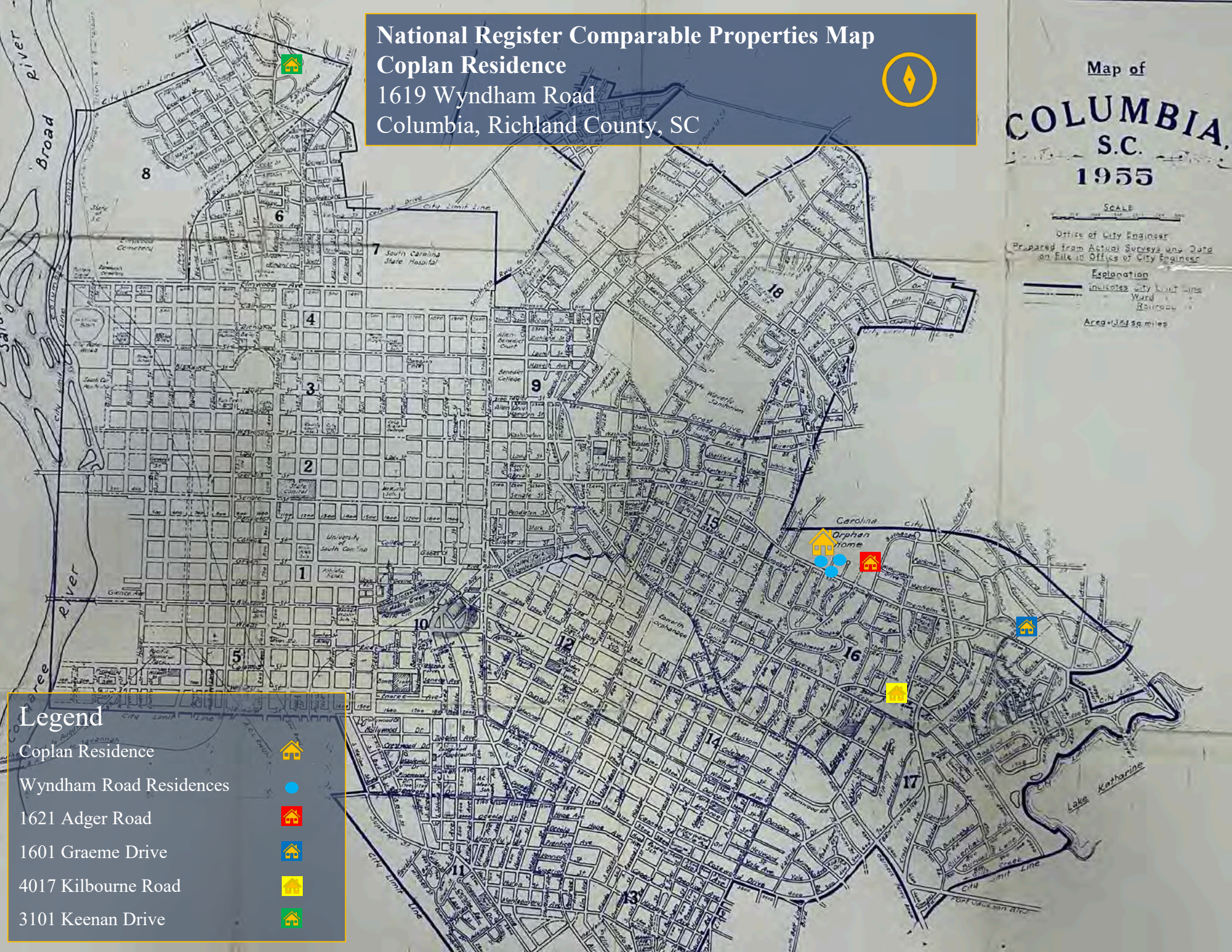
Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.
Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.


Legend
National Register Boundary
Contributing Resource
Non-Contributing Resource
National Register Context Map
Coplan Residence
1619 Wyndham Road
Columbia, Richland County, SC
34.009150N - 80.990755W
34.009559N – 80.990100W
7
4
1
3
Scale = 50’
5
6
2
4
Wyndham Rd
34.009575N – 80.990718W
34.009112N – 80.990217W

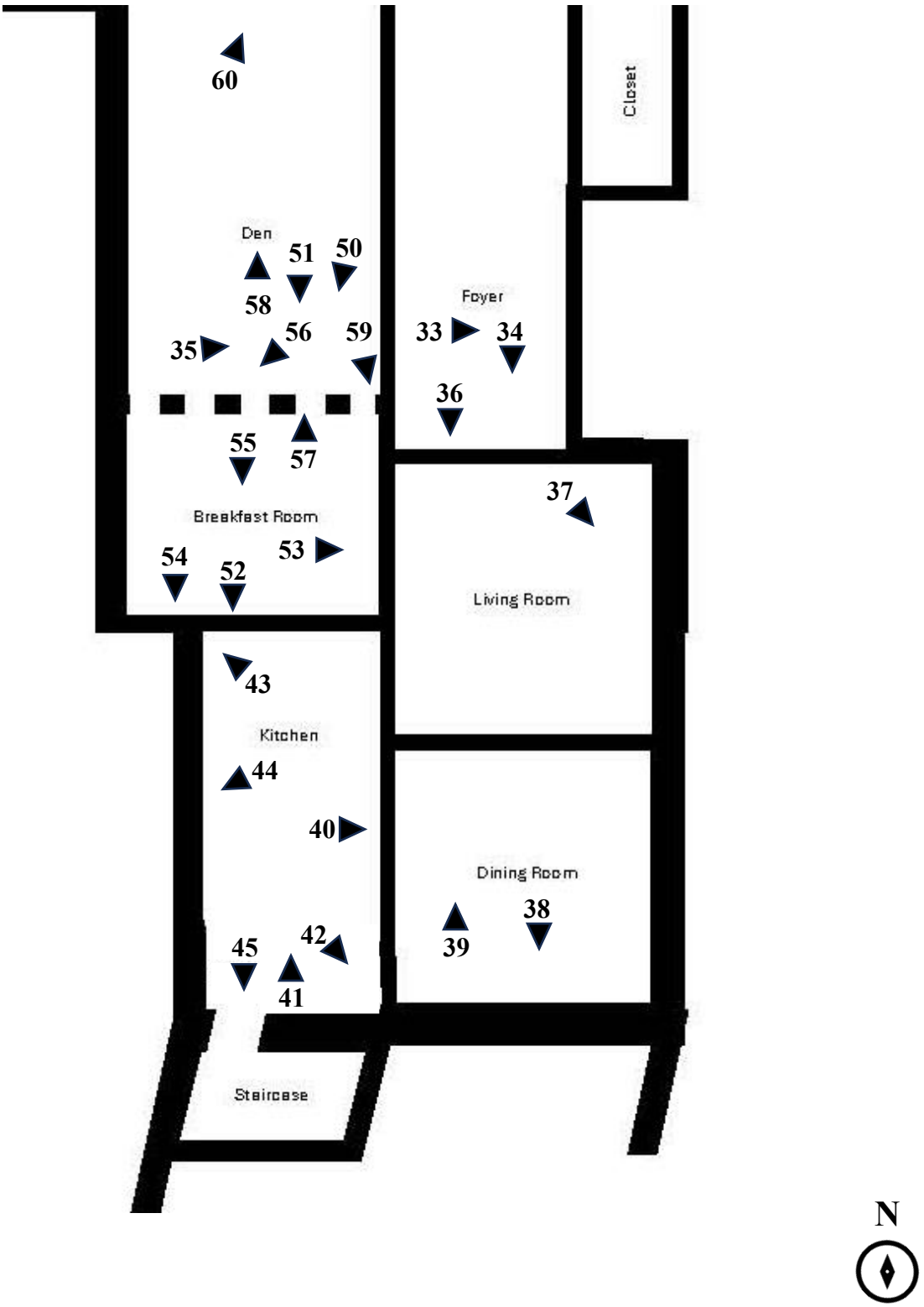

National Register Context Map
Coplan Residence
1619 Wyndham Road
Columbia, Richland County, SC
Legend
Coplan Residence
Cj Fuller Rd
Cj Fuller Rd
Dill Ct
Tanglewood Rd
Tanglewood Rd
Shepherd's Center of Columbia
3401 Trenholm Rd
Recently viewed
Trenholm Rd
Trenholm Rd
Trenholm Rd
Trenholm Rd
Berkeley Rd


National Register Comparable Properties Map
Coplan Residence
1619 Wyndham Road
Columbia, Richland County, SC
Map of
COLUMBIA
S.C.
1955
Legend
Coplan Residence
Wyndham Road Residences
1621 Adger Road
1601 Graeme Drive
4017 Kilbourne Road
3101 Keenan Drive

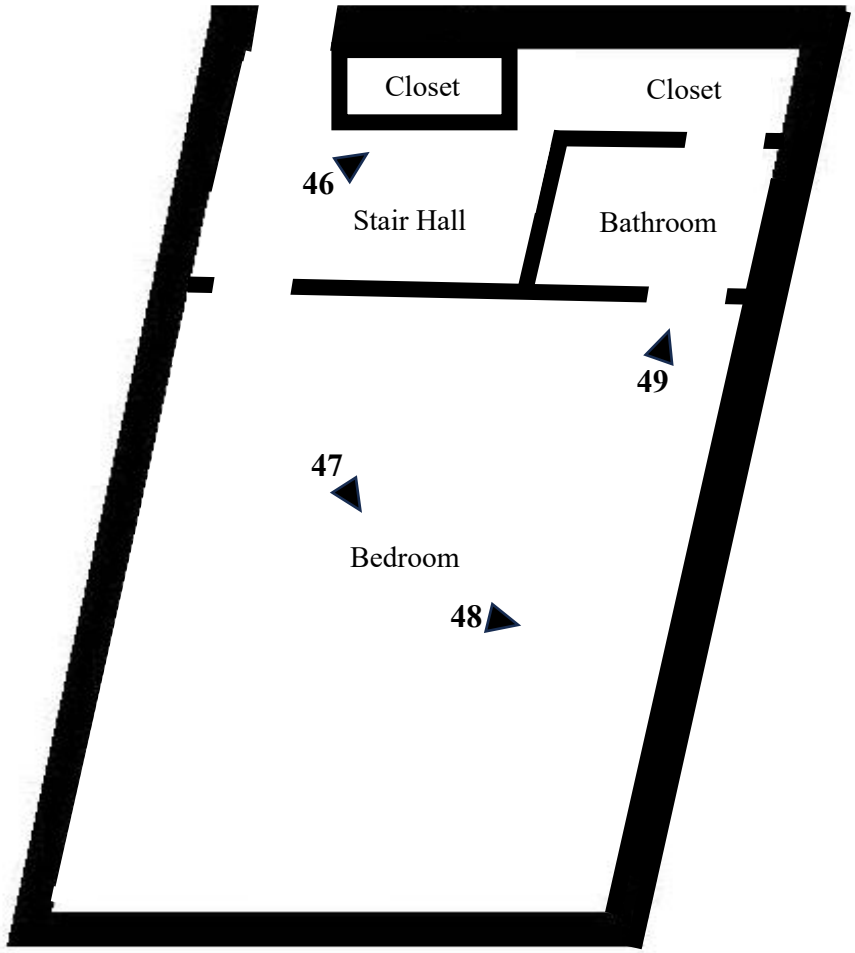
Coplan Residence
1619 Wyndham Road
Columbia, Richland County, South Carolina
Exterior Photo Key
Not to Scale



Coplan Residence
1619 Wyndham Road
Columbia, Richland County, South Carolina
Interior Photo Key A
Not to Scale



Coplan Residence
1619 Wyndham Road
Columbia, Richland County, South Carolina
Interior Photo Key B
Not to Scale





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Coplan Residence
1619 Wyndham Road
Columbia, Richland County, South Carolina
Interior Photo Key C
Not to Scale

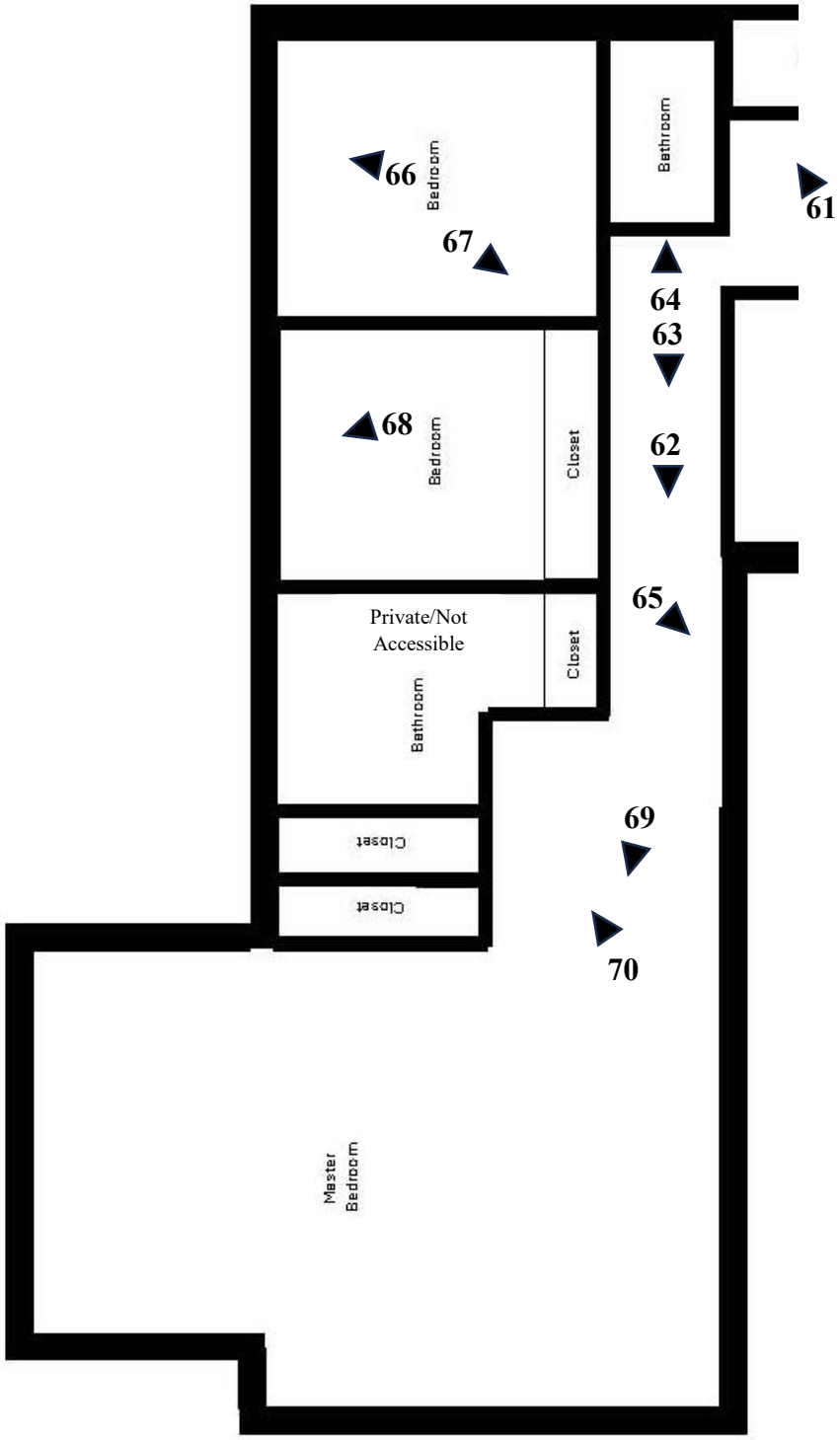


Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40


PET Dairy Products Calendar
PET
DAIRY PRODUCTS COMPANY
2001
December

Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 56



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



PHoto 67



Photo 68



Photo 69



Photo 70



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6



Figure 7



Figure 8


1619 Wyndham Rd
1619 Wyndham Road
Construction Episodes
1956
1992

Figure 9

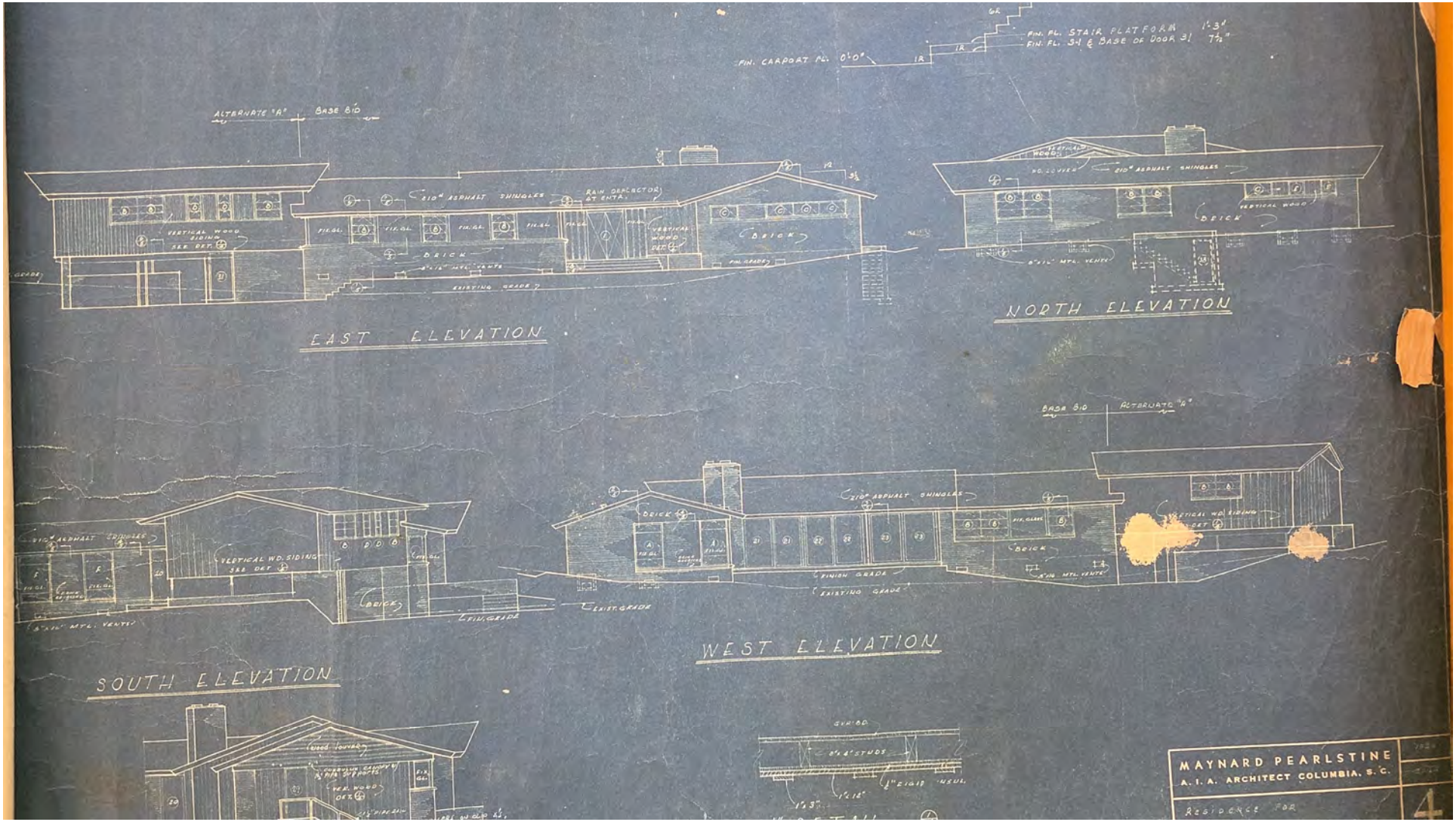

FIN. CARPORT FL. 0'-0"
FIN. FL. STAIR PLATFORM 1'-3"
FIN. FL. SH & BASE OF DOOR 31 7⅞"
ALTERNATE "A"
BASE BID
EAST ELEVATION
NORTH ELEVATION
SOUTH ELEVATION
WEST ELEVATION
MAYNARD PEARLSTINE
A. I. A. ARCHITECT COLUMBIA, S. C.
RESIDENCE FOR

Figure 10

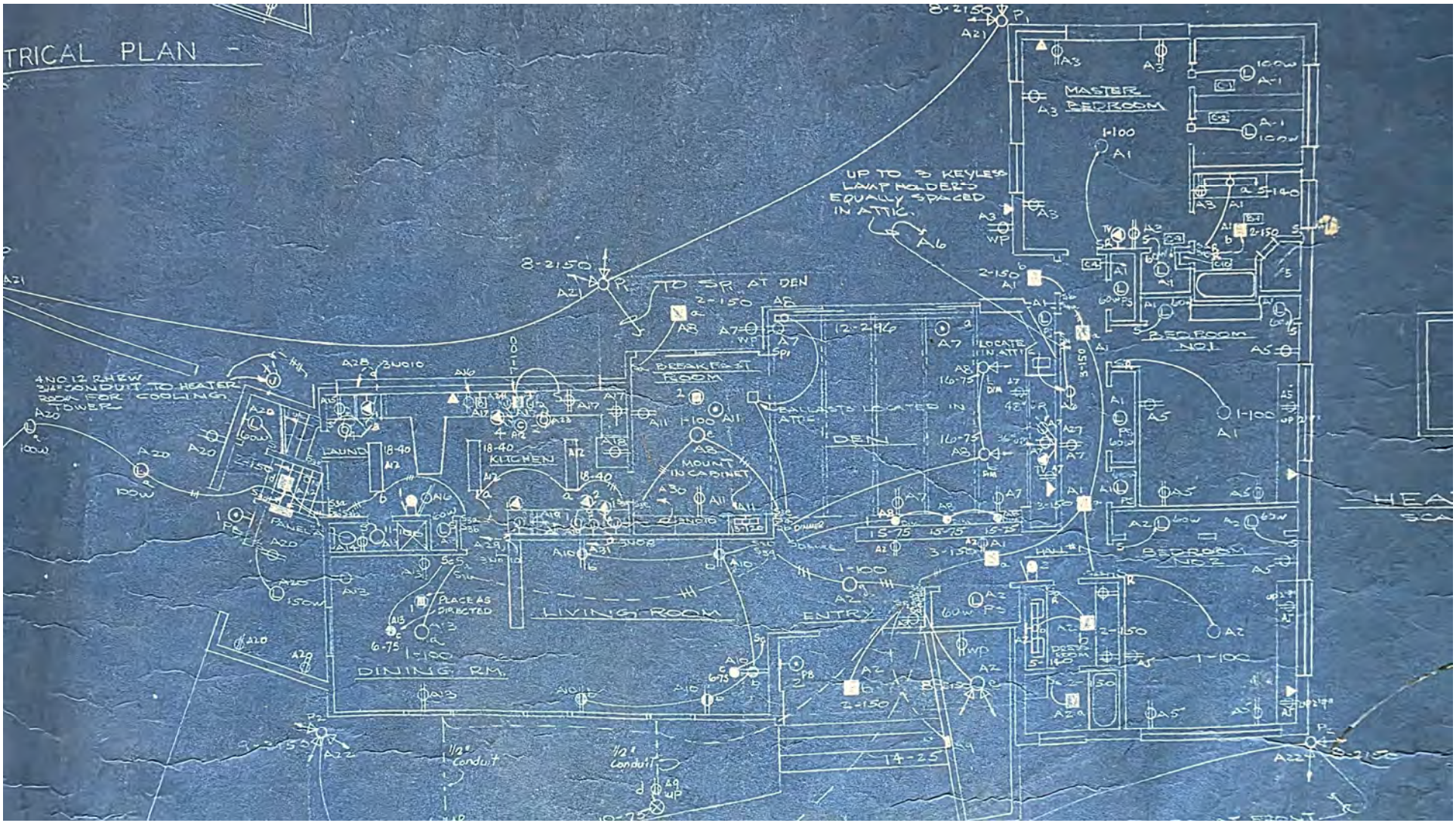

TRICAL PLAN
MASTER BEDROOM
BEDROOM NO1
BEDROOM NO2
BREAKFAST ROOM
KITCHEN
DEN
LIVING ROOM
DINING RM.
ENTRY
LAUND
PANEL
UP TO 3 KEYLESS LAMP HOLDERS EQUALLY SPACED IN ATTIC.
TO SR AT DEN
MOUNT IN CABINET
PLACE AS DIRECTED
1/2" Conduit
1/2" Conduit
4 NO 12 R.H.R.W. 3/4" CONDUIT TO HEATER ROOM FOR COOLING TOWER

Figure 11

NewsBank

State (published as The State) - January 19, 1949 - page 6
January 19, 1949 State (published as The State) Columbia, South Carolina Page 6

I. M. Pearlstine Wins Prize For House Design

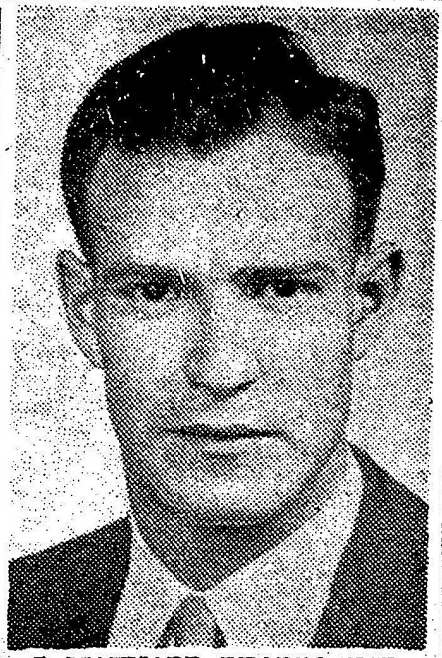
I. Maynard Pearlstine of Columbia and St. Matthews, recently was awarded second prize of $500 in a nationwide contest sponsored by the Practical Builder magazine.

The competition, open to all architects and members of the building industry, required the outline of an economy house plan with construction details of the important contributions to cost savings.

Mr. Pearlstine's design was selected from hundreds of entries as the second best, and was published in this month's (January) Practical Builder magazine.

The design incorporates the modular principle of prefabrication, making it possible to build in an economical manner and expand the house as the family grows. The plan does this through the addition of walls and roof panels in three foot by three inch modules.

Mr. Pearlstine is the son of Mr. and Mrs. Leo Pearlstine of St. Matthews. He majored in architecture and architectural engineering at Clemson college; served three years in the navy as a lieutenant; completed a course in naval architecture at the University of Michigan; and in 1947 completed a year's post graduate work at the University of Carolina.



I. MAYNARD PEARLSTINE

Mr. Pearlstine received his South Carolina architectural registration in 1948, and is at present an associate in the architectural firm of William G. Lyles, Bissett, Carlisle and Wolff of Columbia.

Columbia Boy, 7, Struck By Auto

CITATION (AGLC STYLE)

State (online), 19 Jan 1949 6 <https://infoweb-newsbank-com.ris.idm.oclc.org/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A11210D30DA68B248%40EANX-NB-147036517AEC4C82%402432936-146ECBFDCE3CC33E%405-146ECBFDCE3CC33E%40>

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Figure 12


THE SOUTH CAROLINA CHAPTER
AMERICAN INSTITUTE OF ARCHITECTS
AND THE SOUTH CAROLINA MAGAZINE
SPECIAL
AWARD
FOR EXCELLENCE IN ARCHITECTURE 1957
MAYNARD PEARLSTINE
IS CITED FOR THE DESIGN OF
RESIDENCE FOR MR. AND MRS. EDWIN COPLAN
COLUMBIA, SOUTH CAROLINA
SEAL OF THE AMERICAN INSTITUTE OF ARCHITECTS
MDCCCLVII
CHAIRMAN OF THE JURY
Dorita and Jac - Have many years of joy in Columbia.
Maynard Pearlstine

Figure 13



Figure 14



Figure 15



Figure 16

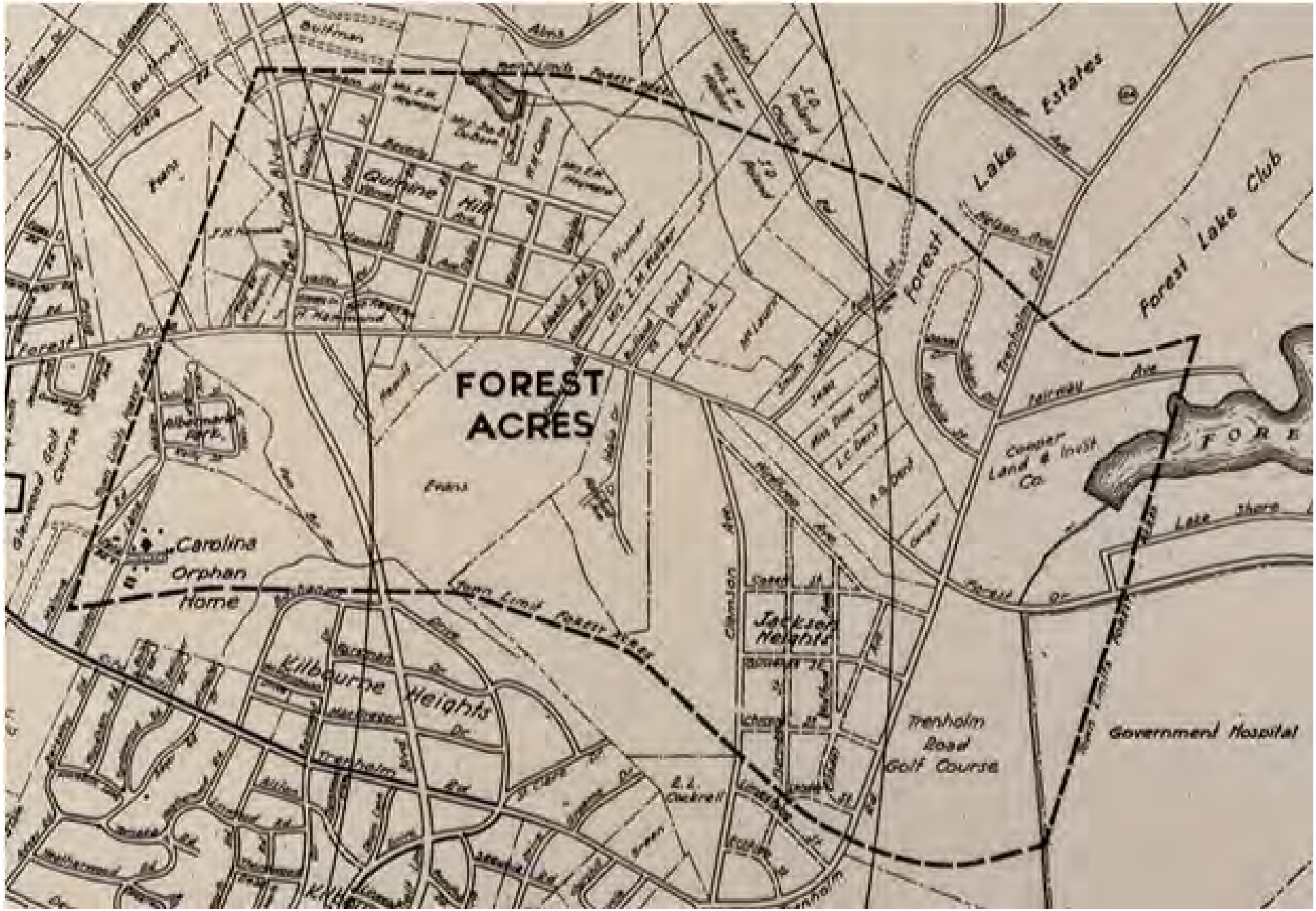
FOREST ACRES
Forest Lake
Forest Lake Club
Forest Estates
Quinine Hill
Carolina Orphan Home
Killbourne Heights
Trenholm Road Golf Course
Government Hospital
Lake Shore
Fairway Ave
Florid Dr
Trenholm Rd
Alma
Bultman

Figure 17

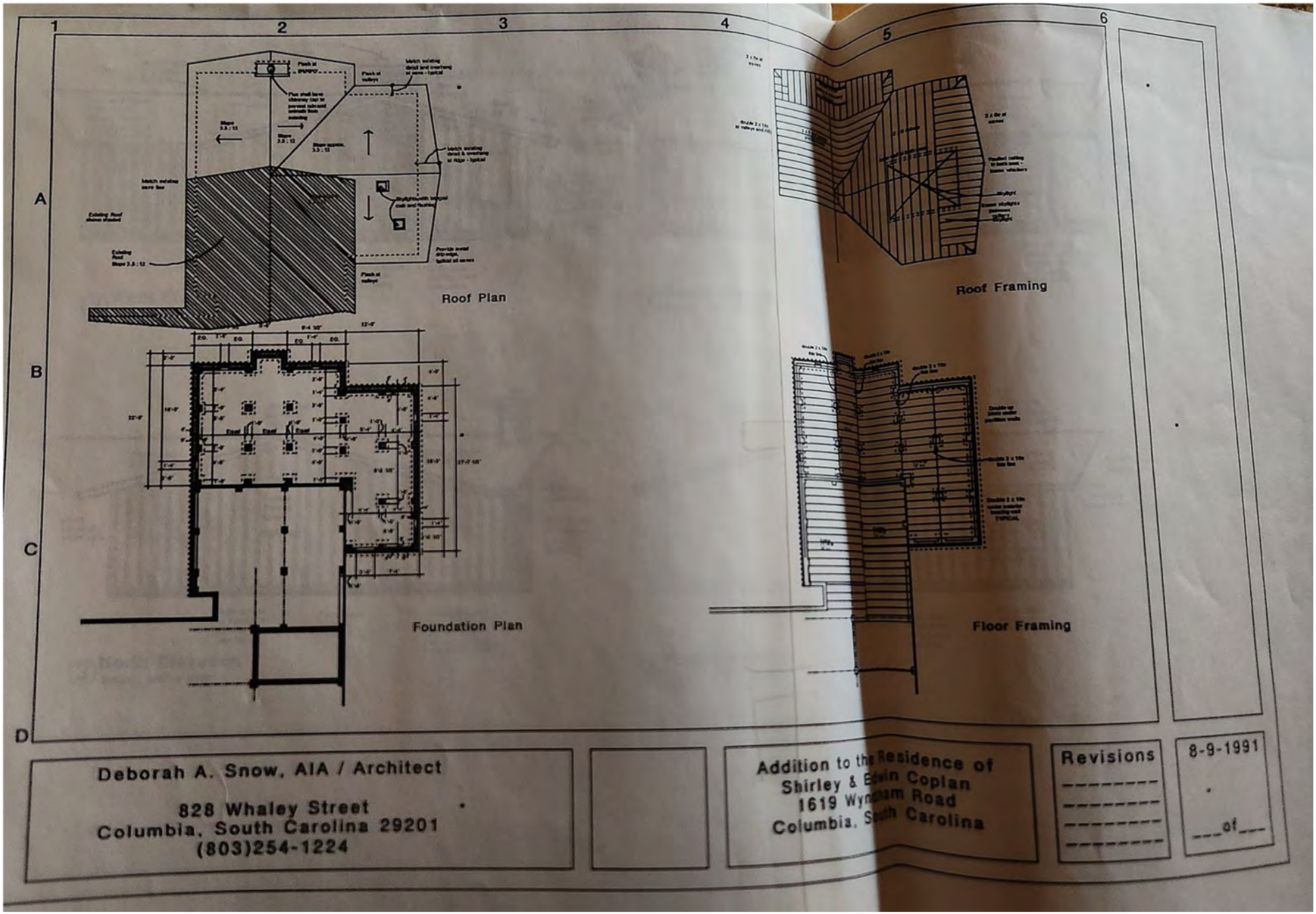
1
2
3
4
5
6
A
B
C
D
Roof Plan
Roof Framing
Foundation Plan
Floor Framing
Deborah A. Snow, AIA / Architect
828 Whaley Street
Columbia, South Carolina 29201
(803)254-1224
Addition to the Residence of
Shirley & Edwin Coplan
1619 Wyndam Road
Columbia, South Carolina
Revisions
8-9-1991
___of___

Figure 18



Figure 19



Figure 20



Figure 21

