

**HORRY COUNTY HISTORIC PRESERVATION
COMMISSION MEETING**

**Tuesday, November 15, 2022 at 2:30 PM
1301 Second Avenue
Conway, SC 29526**

MEETING AGENDA

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Public Input

IV. Minutes

Approval of the Minutes from October 18, 2022

V. Old Business

- A. Historic Markers
- B. Award Ceremony

VI. Commission Discussion

- A. CLG Report
- B. Legacy Business Recognition Update – Lesta Sue

VII. Announcements

- A. Next Meeting – January 23, 2023

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

**Horry County Historic
Preservation Commission
October 18, 2022 Meeting**

The Horry County Historic Preservation Commission met on Tuesday, October 18, 2022, at Horry County Government and Justice Center at 1301 2nd Avenue in Conway, SC. The following Commission members were present: Susan Platt, Joel Carter, Heath Platt, Lesta Sue Hardee, Patricia Mallett, and Jamie Thompkins.

Members Absent: Chelsea Anderson, Bill Strydesky, Carolyn Lassiter, and Diane Billard.

Staff present: Lou Conklin, Jeremy Gile, and Sandy Cooper.

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In accordance with the SCFOIA, notices of the public meeting were sent to the press (and other interested persons and organizations requesting notification) providing the agenda, date, time, and place of the meeting.

I. Call to Order – Chair Susan Platt called the meeting to order at approximately 2:30 PM. There was a quorum present.

II. Invocation – Jamie Thompkins delivered the Invocation and led the Pledge of Allegiance.

III. Public Input – None

Approval of Minutes – Chair Susan Platt asked the Commission to review the minutes from the September 20, 2022 meeting. Mrs. Platt made a correction pertaining to the application deadline for a grant on page 4 of the minutes. Joel Carter made a motion to approve the minutes from September 20, 2022 with the amendment of the grant deadline and Patricia Mallett seconded. The motion was approved and carried unanimously.

IV. New Business

Horry County Historic Property Register Nominees:

St. Peter Baptist Church - Lou Conklin gave an overview on the St. Peter Missionary Baptist Church. Between 1883 and 1972, the church was transformed from originally meeting in a bush tent to a church with stained glass windows and a fellowship hall. Chair Susan Platt elaborated on the church being made up of free African American men and slaves of some of the plantations of the area. Joel Carter made a motion to add the nomination to the local Historic Register, and Patricia Mallett seconded. The motion was approved and carried unanimously.

Salem A.M.E Church - Lou Conklin gave an overview on Salem A.M.E. Church explaining the church fits into an established tradition of African American churches

designed using Romanesque, Norman, or Gothic Revival styles. It was originally built in 1906 and rebuilt in 1958. Patricia Mallett motioned to approve accepting Salem A.M.E. Church into the local Historic Register, and Lesta Sue Hardee seconded the motion which carried unanimously.

HPC By-Laws – Lou Conklin gave an overview and explained the need to change the By-Laws due to the adjustment of the meeting day and time of the Historic Preservation Commission. In addition, the annual report is sent in July not in January, as the By-Laws currently state. Therefore, this was also updated. Lesta Sue Hardee made the motion to accept the changes to the By-Laws, Patricia Mallett seconded. The motion carried unanimously.

Old Business

Historic Driving Brochures – Chair Susan Platt gave an overview on replacing the printed driving brochures with a driving application for the phone. A group was formed consisting of Susan Platt, Lou Conklin, Patricia Mallett, Lesta Sue Hardee, and Jamie Thompkins. The group will listen to live demos and narrow down a decision on the monetary amount needed to apply for ATAX funds. Joel Carter encouraged the committee view visual examples.

Historic Marker – Chair Susan Platt moved on to the changes that were made to the text on the Little River historic marker. After investigation it was found that the capitalization is correct as it is shown on the sign. Voting clarification was to approve the text on the last sentence of side one as the rest of the text had been approved at the September meeting. Lesta Sue Hardee motioned to accept the new proposed text. Patricia Mallett seconded the motion, which carried unanimously.

Commission Discussion

Cemetery Project/Ground Penetrating Radar – Lou Conklin gave an overview of the cemetery project. Cemeteries are inventoried, photographed, and conditions of stones and cemeteries are documented. Information is put on the Horry County website. Anyone can do research on the cemetery application by searching a person's name or cemetery name. An overview of the Ground Penetrating Radar (GPR) was given to the Commission. The GPR is only one tool used to look for the cemeteries and gravesites.

Announcements

Jamie Thompkins mentioned the Cox Ferry historical marker will be shipped October 28. He requested to set up a tentative time to dedicate the marker. Jamie Thompkins will let Mrs. Conklin or Mrs. Platt know of the date and an email will be sent.

Patricia Mallett suggested adding Dewitt Motel and Apartments to the Business Legacy Award running list. Lesta Sue Hardee will be taking over the Business Legacy Award Project and all nominees will go to her.

Chair Susan Platt and Heath Platt will be working to place the Bell Home on the local register and will contact others in the Wampee area about their structures.

Chair Susan Platt would like suggestions for nominees for the Business Legacy Recognition and historical marker ideas at every meeting. Chair Susan Platt also recommended the Waccamaw Indian People for a state marker.

Chair Platt brought up the need for a date and time for the May award ceremony. Lesta Sue Hardee suggested holding it at the County office because of access to streaming and recording.

Adjourn – With no further business, Heath Platt made a motion to adjourn, and Patricia Mallett seconded. The motion carried unanimously, and the meeting was adjourned at 3:23 PM.

**Historic Preservation Commission Decision Memorandum
Horry County, South Carolina**

Date: November 15, 2022
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: Charles Suggs, Deputy Director
Regarding: S.C. Historical Markers

ISSUE:

What is the status of the S.C. Historical Marker Program?

CONCLUSION:

Continue to research and order historic markers.

BACKGROUND:

SC Department of Archives and History is responsible for the States Historic Marker Program. Though markers interpret historic places, such as historic sites, structures, and people of events, they are not an official historic preservation designation.

ANALYSIS:

It takes approximately one year for a marker to be approved by the SC State Historic Preservation Office and ordered. The BAR (former name of the HPC) voted to research and have signs ready for submittal to the SC State Historic Preservation Office (SHPO). The following were voted to be researched in 2019; Cox Ferry, Bear Bluff Plantation, Kingston Ferry and Dog Bluff/Rehoboth Ferry. Recently added to the list are the following marker; the Waccamaw Indians, Horry Georgetown Technical College, Coastal Carolina University, Welcome Center in Little River, Horry County John Does (1950 airplane crash) and the Nash Crash (1958 Plane Crash). The HPC voted at the April 20, 2021 meeting to order the Cox Ferry marker through the Horry County Historic Marker program. The Cox Ferry sign has not yet been dedicated. In addition, the Fort Randall marker has been picked up and is being stored at Horry County Public Works. The post for this sign was damaged and a new one will need to be ordered before it can be re-installed. The current price for a new post is \$375.00.

From: [Info](#)
To: [Conklin, Lou](#)
Subject: RE: replacement post
Date: Tuesday, November 1, 2022 5:07:28 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lou,

A 7' aluminum post is \$375.00.

Jill Egermayer
Sewah Studios, Inc.
190 Millcreek Rd.
Marietta, OH 45750
[\(740\) 373-2087](tel:(740)373-2087) phone
[\(740\) 373-3733](tel:(740)373-3733) fax
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From: Conklin, Lou <conklinl@horrycountysc.gov>
Sent: Tuesday, November 1, 2022 1:32 PM
To: Info <info@sewahstudios.com>
Subject: replacement post

Good Afternoon.

I am needing a replacement post for a sign. This would be the standard post. Will you please send me the cost for this? The sign itself is still good it has not been damaged.

Lou Conklin, Senior Planner
Horry County | Planning and Zoning
1301 2nd Avenue, Suite 1D09
Conway, SC 29526

**Historic Preservation Commission Decision Memorandum
Horry County, South Carolina**

Date: November 15, 2022
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: Charles Suggs, Deputy Director
Regarding: Historic Preservation Awards Ceremony

ISSUE:

Should the Historic Preservation Commission move the time and/or place of the Historic Preservation Awards Ceremony?

PROPOSED ACTION:

Vote to approve/disapprove moving the time and/or place of the Award Ceremony.

RECOMMENDATION:

Staff has no recommendation.

BACKGROUND:

May is National Historic Preservation Month and the Historic Preservation Commission celebrates this by hosting the annual Historic Preservation Awards to honor those who have significantly contributed to historic preservation in Horry County.

ANALYSIS:

The Historic Preservation Commission has changed the day and time of the meeting to the fourth Monday of the month at 5:30. In the month of May, the HPC uses the meeting day and time to hold their annual award ceremony at the McCown Auditorium, which is located at the Horry County Museum. However, the museum is not open on Mondays.

Previous award recipients include:

2007: Mary Canty with MB Colored Schools; Henry Buck with the Buck Mill Chimneys; Jeanie Richardson & Duane Larson with the Hagood House; Genni Sasser, Susan McMillan, and Joann Milnore with the Rebecca Bryan House.

2008: Mary Alice Thompson with the Cemetery Project

2009: Tawnya Gray with the Cemetery Project; The Sun News: Mike Cherney & Robert Morris: Media Coverage of Historic Preservation; Elaine Gore with the Hammond-Edmonds Home; David Fisher for arch. survey of Woodstock Cemetery; Bill Darby with Alternatives Magazine

2010: Angela Calhoun with cemetery Project; Larry Paul & the L.W. Paul Living History Farm; William Lone; and Tempe Oehler

2011: Horry County Historical Society; Keith Edwards; Jamie Graham

2012: Bob Hood with Cemetery Project; Horry County Rough & Ready with Cemetery Project; Susan Perhala with Cemetery project; David Jordan for Franklin G. Burroughs home

2013: The Distinguished Men of Bucksport for Cemetery Project

2014: Ted & Connie Gragg for SC Civil War Museum; Lou & Rhonda Mascherino for Veteran's Café; Rich Ryals with Cemetery Project; Horry County Museum for Burroughs School Renovation

2015: Coastal District Garden Clubs of SC for Patriot Tree Project; Darryl Scott Ferguson for the Walter Stilley home; Adam Emrick; Carolyn Dillian; and Waccamaw Publishers

2016: Ben Burroughs; Herbert Riley; Jack Thompson; and Nye's Pharmacy

2017: O'Neal Smalls; Surfside Historical Society; Hillary Howard; Tommy Simpson; Graham Brothers Farm Supply; Sallie and William Goldfinch; and Tammi and Alex Hyman

2018: Jack Walker and Diane Moscow McKenzie for the Myrtle Beach Airbase; Dino Thompson for his books; David Douglas for his repurposing of historic structures; and Mary Catherine Hyman for her work as the BAR staff liaison.

2019: Catherine Heniford Lewis for her books and IRQ contributions; Barbara Stokes for her book; David Wilson for his books and historic research on African-American Schools; Jody Nyers for her work on the Board of Architecture and Historic Preservation; Surfside Historical Society for their historic marker placement; Market Common Military History Tour; Waikiki Village motel; and Shine Café

2020: awards cancelled due to Covid

2021: Association for the Betterment of Bucksport, Horry County Police Department, and Sons of Confederate Veterans for the Eddy Lake Cemetery Project; Roger Lewis Jackson Mann & Quinn for rehabilitating historic buildings; Mashburn Construction for the Darden Jewelers rehabilitation; Christopher Boyle for his books; Eldred Prince and Sam Dusenbury for time served on the HPC.

2022: North Myrtle Beach Historic Preservation Society for their work in saving the Ingram Dunes; Michael G. J. McShain; Steve Robertson; Dr. Carl Compton; Veronica Gerald Floyd; and Marshall Craig Sasser.

**Historic Preservation Commission Briefing Memorandum
Horry County, South Carolina**

Date: November 15, 2022
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: Charles Suggs, Deputy Director
Regarding: CLG Report

ISSUE:

What is the status of the Certified Local Government (CLG) Report?

CONCLUSION:

Review the report and provide corrections as needed.

BACKGROUND:

SC Department of Archives and History is responsible for verifying Certified Local Governments are meeting the requirements to maintain the status as a Certified Local Government.

ANALYSIS:

There are requirements that every CLG must do throughout the year. A report is sent to the South Carolina State Historic Preservation Office by December 31st of every year. The report must show that the Commission had and enforced appropriate legislation for the designation and protection of historic properties, maintained an adequate and qualified historic preservation commission, had adequate public participation in the local historic preservation program and had incentives for preservation.

FY 21-22 (October 1, 2021 to September 30, 2022)

Thank you for completing the Certified Local Government (CLG) annual report form. If you have any questions please contact Brad Sauls at bsauls@scdah.sc.gov, or (803) 896-6172.

Instructions

Please include the following information with the completed Annual Report form:

- ☐ Resumes of all preservation review board members
- ☐ One copy of meeting minutes from each of any SIX meetings during the year
- ☐ List of all meeting dates from 10/1/21 through 9/30/22
- ☐ Current list of preservation review board members with term expiration dates
- ☐ Sample of notice(s) that advertise meetings (newspaper, posted agendas, etc.)
- ☐ Articles/publicity about preservation and/or the review board

Please answer the questions, collect the requested attachments and return to the S.C. Department of Archives & History by **December 31, 2022**.

Send hard copy or digital completed annual report form with attachments to:

Brad Sauls
Supervisor of Survey, Registration & Grants
S.C. Department of Archives & History
8301 Parklane Road
Columbia, SC 29223
bsauls@scdah.sc.gov

Contact information

Name of Local Government: Horry County

County: Horry

Name of preservation review board: Historic Preservation Commission

Address: 1301 Second Avenue, Suite 1D09, Conway, SC 29526

Chief elected official: Johnny Gardner

Title: County Council Chairman

CLG staff contact: Lou Conklin

Title: Senior Planner

Phone: 843-915-7892

email: conklinl@horrycountysc.gov

All questions refer to the time period October 1, 2021 to September 30, 2022.

Enforce appropriate legislation for the designation and protection of historic properties.

1. Were any changes made to the historic preservation section(s) in the zoning ordinance?

___ *no*

X *yes*

Describe changes and include a copy of the change(s).

The Horry County Code of Ordinances now includes, The Secretary of the Interior's Standards for Rehabilitation and Guidelines on Flood Adaption for Rehabilitating Historic Buildings, as additional guidelines for the restoration of historic properties. Changes to the ordinance are in section 1710.2 & 1710.4

2. During the reporting period, how many historic properties did your local government add to your CLG inventory?

Name/location and number of properties (estimate is okay for district)

3. During the reporting period, how many historic properties did your local government add in local historic districts/landmarks to your local register (or similar list created by local law)?

Name/location and number of properties (estimate is okay for district)

1. Griffith/Altman House & Live Oak Tree

2. James Hampton Vereen Farm – includes the house, smokehouse, and several barns

4. How many applications for Certificates of Appropriateness were reviewed? 0

How many were approved?

How many were denied? _____
 How many were approved with conditions? _____
 Other: _____

5. Were any COA decisions appealed?
 _____ *no*
 _____ *yes* *Briefly describe the circumstances.*

Maintain an adequate and qualified historic preservation commission.

6. List relevant conferences, classes, workshops, or training attended by staff and review board members related to historic preservation and review board functions. Note: Training can be conducted as part of a regular or special meeting of the board.

<i>Date</i>	<i>Event/description</i>	<i>Attendee(s)</i>
11/18/21	Social Media Strategies for Historic Preservation Commissions	-Susan Platt, Lou Conklin
12/9/21	From Mansards to McMansions: Styles of the Recent Past	– Susan Platt, Joel Carter, Lesta Sue Hardee, Lou Conklin
1/20/22	Advocacy & Grassroots Preservation: Fighting the Good Fight	– Heath Platt, Lesta Sue Hardee, Joel Carter
1/31/22	Ensuring Life Safety in Adaptive Reuse: Overview of NFPA 101A Guide to Alternative Approaches to Code Compliance	– Lesta Sue Hardee, Lou Conklin
2/1/22	History and Culture Trail in Tallahassee: Innovative Approaches to Preserving Legacy Communities; The History and Culture Trail Project	– Lesta Sue Hardee, Lou Conklin
2/8/22	Historic Brownsville: Preservation + Land Use Policy in Miami-Dade County	– Lesta Sue Hardee, Lou Conklin
2/11/22	Terra Cotta: Understanding & Rehabilitating Historic Facades	– Heath Platt
3/3/22	Historic Preservation Advocacy Requests in 2022	– Lou Conklin
3/24/22	No Such Thing as Open-and-Shut: Lessons Learned from Thirty Years of Defending Preservation in Nashville, TN	– Heath Platt, Joel Carter, Lou Conklin
4/22/22	SC Historic Preservation Conference	– Joel Carter, Jamie Thompkins, Susan Platt, Diane Billard, Patricia Mallet, Chelsea Anderson, Carolyn Lassiter, Lou Conklin
9/29/22	Cemetery Conference	– Susan Platt, Patricia Mallet, Lou Conklin

Maintain a system for the survey and inventory of historic properties.

7. Were any surveys for historic properties conducted?

X no

___ yes

What areas? _____

How many properties were recorded ?

_____ properties resurveyed/updated

_____ properties never before surveyed

7. Are survey records available to the public?

___ no

X yes

Where? previous surveyed properties at

<https://www.horrycounty.org/gis/cemetery/>

8. What is the cumulative number (or your best estimate of the number) of historic properties in your CLG inventory? 3,050

9. How many properties are protected as part of your local overlay historic district(s)? No local historic districts

Provide for adequate public participation in the local historic preservation program.

10. Please describe any public awareness and outreach programs related to history and preservation sponsored by the local government (may include workshops, newspaper articles, lectures, design guidelines, brochures, websites , tours, special meetings, etc.).

1. Little River Historic District Drop-in 10/27/2021 – all members of Commission except Lesta Sue – public meeting to discuss a historic district in Little River
2. Platt Town Dedication – 11/6/2021 - Jamie Thompkins, Susan Platt
3. Meeting at Atlantic Beach – 1/11/2022 – Susan Platt & Lou Conklin- Discussion on CLG's and grants
4. Vereen Gardens Board Meeting – 2/3/22 – Susan Platt – talk on a historic district for Little River
5. Atlantic Beach City Council – 2/7/2022 – Lou Conklin – talk on the National Register of Historic Places
6. Bucksport Community and the Distinguished Men of Bucksport- 1/11/2022 – Jamie Thompkins- talk about historic signs
7. Carolina Forest Rotary Club – 5/11/22 – Lesta Sue Hardee – discussion on her local history books and the work that the Historic Preservation Commission does
8. Bucksport Community – 9/13/22 – Patricia Mallet & Susan Platt – Historic Cemeteries

9. Aynor Hoe-Down – 9/17/22 – Susan Platt, Chelsea Anderson, & Lou Conklin – Booth to hand out information on The Historic Preservation Commission and its projects

Financial incentives for preservation

11. Does the local government have a local tax incentive program for historic buildings?
___ *no*
___ *X yes* *How many projects used this year (completed rehabs only)?* _____
12. Does the local government make grants or loans for historic building purchase or rehabilitation?
___ *X no*
___ *yes* *How many grants/loans were made this year?* _____
13. Did the local government acquire any historic buildings or sites this year (purchase, donation, easement, etc.)
___ *X no*
___ *yes* *How many historic properties acquired?* _____

Report prepared by (print): Lou Conklin

Signature: _____

Date: _____

Did you include the attachments?

- ___ Resumes of all preservation review board members
- ___ One copy of meeting minutes from each of any SIX meetings during the year
- ___ List of all meeting dates from 10/1/21 through 9/30/22
- ___ Current list of preservation review board members with term expiration dates
- ___ Sample of notice(s) that advertise meetings (newspaper, posted agendas, etc.)
- ___ Articles/publicity about preservation and/or the review board