



Amendment to  
**IMAGINE 2040**  
Horry County's Comprehensive Plan  
ORDINANCE #

**Horry County**  
South Carolina



# **PRESERVATION** *Plan*

Your County. Your Voice. Our Past.



# Special Thanks



## SPECIAL THANKS

Horry County would like to thank the following persons who have generously committed their time, knowledge and dedication to the people of Horry County, for which this Preservation Plan serves as a guideline for the future. The following people have been involved with the Preservation Plan as members of the Historic Preservation Commission, Planning Commission and County Councilmen:

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District 9	W. Paul Prince
District 10	Danny Hardee
District 11	Al Allen

Additional thanks to Horry County Planning staff, the staff from participating jurisdictions, including the elected and appointed representatives from those jurisdictions, historical groups and the people of Horry County.

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Horry County Historical Society  
Horry County Museum  
Horry County Register of Deeds  
City of Conway  
City of Myrtle Beach  
Daughters of the American Revolution, Peter Horry Chapter  
North Myrtle Beach Preservation Society  
Sons of the American Revolution, Colonel Lemuel Benton Chapter  
Surfside Beach Historical Society



**Horry County Historic  
Preservation Commission**

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# Chapter 1: Introduction



## INTRODUCTION

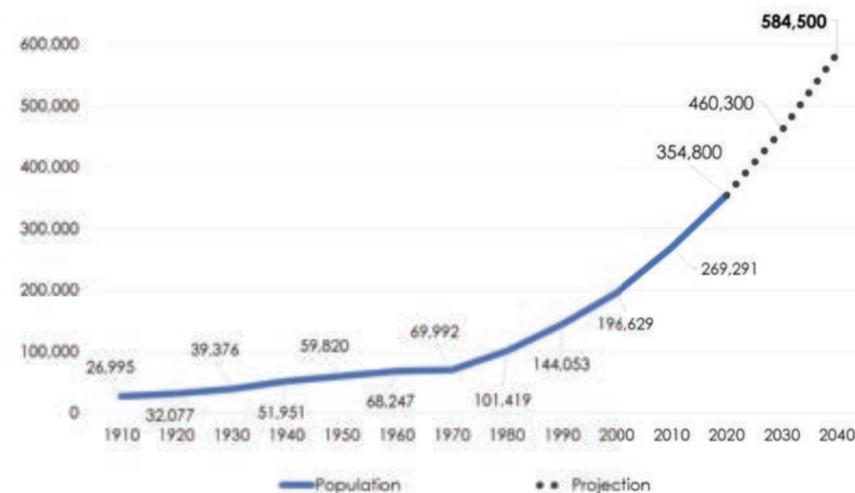
In 1987, Horry County Council created the Horry County Historic Preservation Commission (HPC). For a time this Commission was known as The Horry County Board of Architectural Review and Historic Preservation. However, in 2020 the Commission changed the name back to the Historic Preservation Commission. The authority for County Council to create this Commission comes from Chapter 29, Article 5, Section 6-29-870 of the South Carolina Code. Article XVII in the Horry County Zoning Ordinance declares the purpose of the HPC is to preserve the local heritage of Horry County as an irreplaceable asset through the creation of a list of designated individual properties, sites and landmarks and through the creation of Historic Districts. Per the Horry County Code of Ordinances, Article XVII, the powers, duties, and responsibilities of this a quasi-judicial commission are the following:

- To promote the purposes and objectives of Article XVII;
- To review and recommend to Horry County Council the designation of individual historic properties, buildings, resources, sites, landmarks, and historic districts;
- To review plans and applications for construction, rehabilitation and restoration on historic properties, resources, or sites, to historic landmarks or buildings, or within historic areas or districts, and any demolition pertaining to or affecting duly designated historic properties, resources, sites buildings, or districts;
- To coordinate with the comprehensive land use area plans;
- To approve, deny or approve with conditions the demolition or alteration of building exteriors, or interiors, if designated as historic. The HPC also shall review proposed new construction in a historic district;
- To review and comment on National Register of Historic Places nominations and exercise other duties specifically needed by a community;

- To maintain an inventory of local historic properties;
- Promote education about historic preservation and procedures

Horry County is steeped in history and tradition ranging from its tourism, ship building, and agricultural foundations. In recent years, Horry County has been under intense development pressure. It is now more imperative than ever, to preserve the stories, places and history of the County. In addition, Horry County's population is projected to increase to approximately half-a-million residents by 2040. The speed at which Horry County has been growing and is projected to grow is creating development and growth concerns among the preservation community.

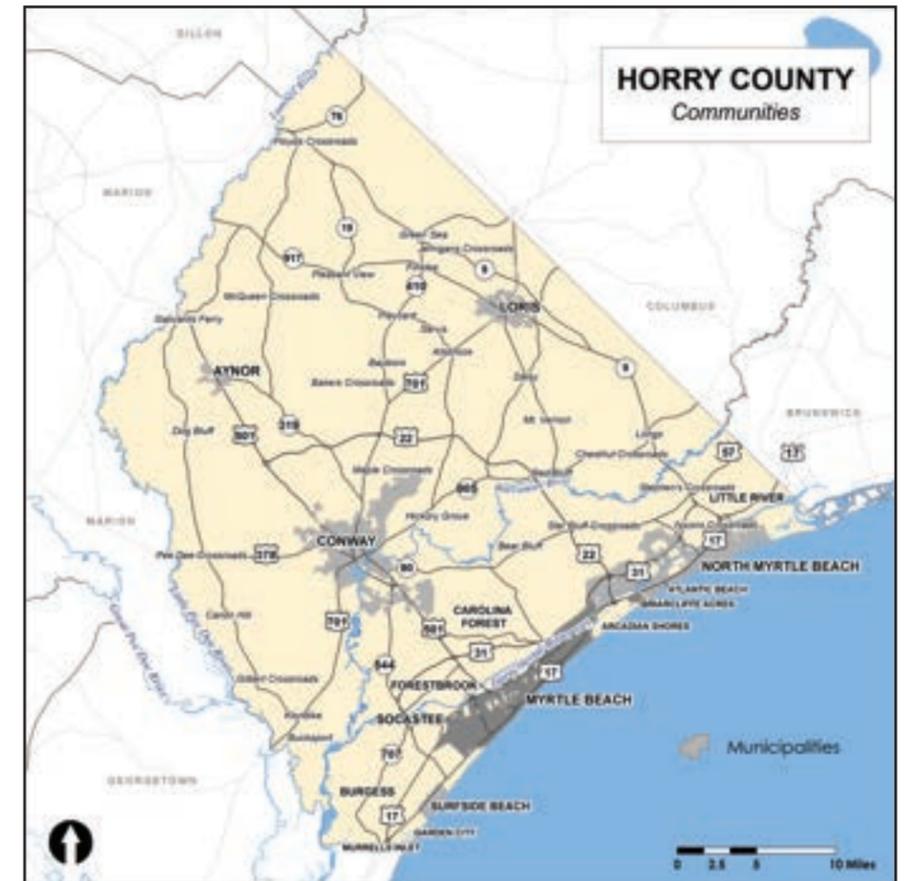
### Population Growth in Horry County, 1910-2040



Sources: *Historic Population-Census. Projections - SC Revenue and Fiscal Affairs Office and Research, and Horry County Planning and Zoning (MARCH 2017)*

**The purpose of the Horry County Preservation Plan is to enable government officials and citizens to effectively protect historical resources in light of growth, environmental changes and an inexact future.** The Preservation Plan identifies the County's historical assets and challenges for the future while making recommendations to County Council about where

preservation efforts need to be focused in unincorporated Horry County and properties for consideration to the Horry County Historic Property Register. The Commission has no jurisdiction in any municipalities with the exception of the review of special tax assessments.



Source: Horry County Planning and Zoning

## HPC DESIGNATIONS

In 1987, Horry County became the first, and remains the only county in South Carolina to be designated as a **Certified Local Government (CLG)** by the South Carolina Department of Archives and History. The CLG program in South Carolina promotes community preservation planning and heritage education through partnership with the State Historic Preservation Office (SHPO) and National Park Service that facil-



itates funding, technical assistance, and training through a partnership. Because of local preservation planning, CLGs are better prepared to protect the historic and prehistoric resources that are significant to their community, the state and the nation.

In 2007, Horry County became the first county in South Carolina to be named a Preserve America Community. Preserve America is a federal initiative that recognizes and designates communities, including municipalities, counties, neighborhoods in large cities, and tribal communities, that protect and celebrate their heritage and use their historic assets for economic development and community revitalization. The program also encourages people to experience and appreciate local historic resources through heritage tourism and education.

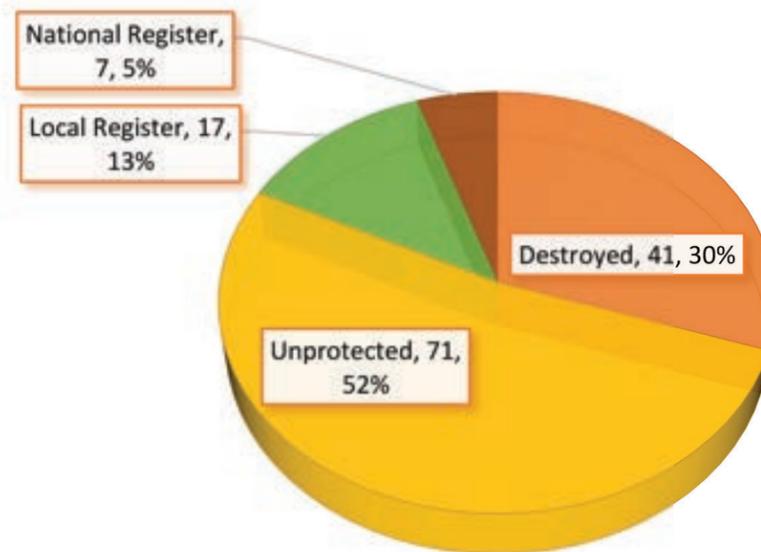
### PAST STUDIES

The first **Historic Survey** in Horry County was conducted in 1973. The Waccamaw Regional Planning and Development Council, in cooperation with the South Carolina Department of Archives and History and local citizens, undertook a survey of historic places that identified 137 historic sites within the County. Of these, nineteen were sites where something once stood but had already disappeared. Currently, thirty-two of these sites are either on the National Register or the Horry County Historic Property Register. Some of the rest have been destroyed, some altered and no longer eligible for preservation, and some have deteriorated to the extent they no longer can be saved.

A second survey was conducted in 1988 by David and Olin Utterback. This was a more detailed survey listing 407 properties as historic. Two years later, Preservation Consultants listed an additional twenty-three sites that were not included in the

1988 survey. In 2005, the HPC selected its top priorities for preservation from these surveys and included them in the **Horry County Historic Preservation Plan** (2013). The list was comprised of 136 properties. Twenty-four have been added to the Horry County Register or the National Register, and forty-one have been destroyed. This leaves seventy-one properties on the list to continue to be researched and considered for preservation.

### Status of the 2005 Priority Properties List

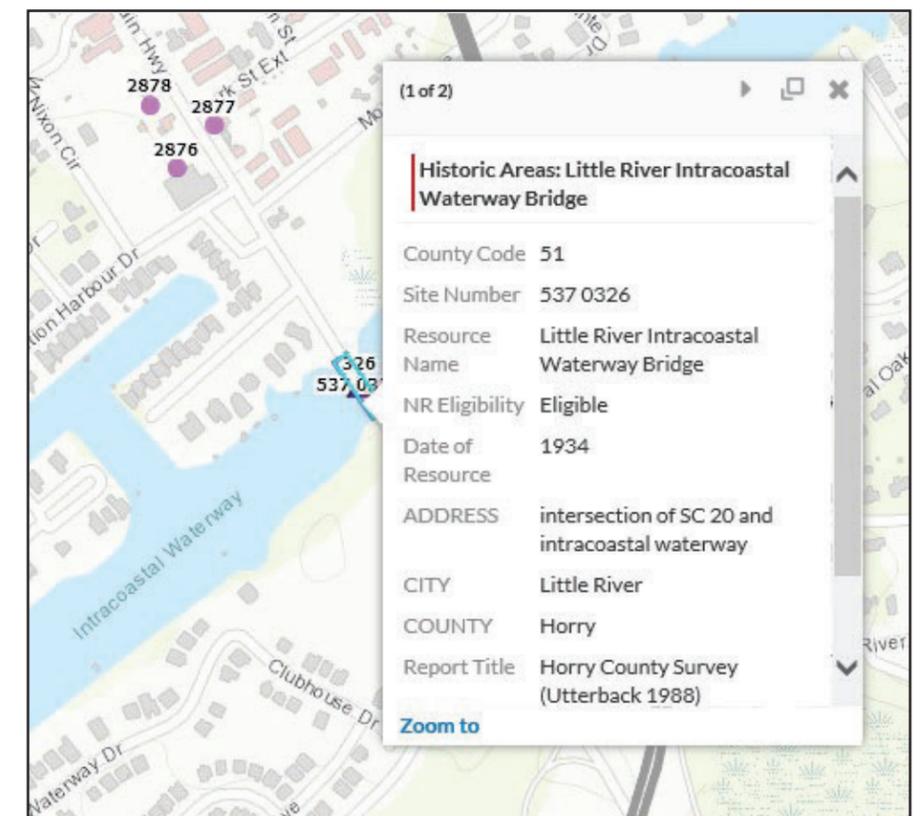


Source: Horry County Planning and Zoning

In 2006, in preparation for the proposed Interstate 73 connection into Horry County, New South Associates surveyed 2,683 sites throughout the County. Of those sites, New South recommended twelve historic districts, thirty-seven farm complexes, and two hundred and fourteen individual sites to be added to the National Register. In addition to the **New South Survey**, Brockington and Associates also completed a historic structure inventory of the proposed corridor for the I-73 connection. Their survey detailed 227 additional historic sites not inventoried in the **New South Survey**. The final report for the **New South Survey** noted that within their study area were

300 previously recorded sites from the 1988 Utterback study. Of these 300 sites, 1/3 of them had already been lost, leaving only 198 still standing. An updated survey would benefit the Commission in identifying resources that have crossed the threshold of 50 years after the last survey.

The South Carolina Department of Archives and History maintains a mapping tool showing the results of all the surveys done in South Carolina, including the ones mentioned above, on its website at: <http://www.scarchsite.org/PublicView.aspx> In addition there is some archaeological information included in this database.



SC Department of Archives and History On-line Survey Map  
Source: SC Department of Archives and History

Numerous archaeological studies and surveys have been completed throughout the last several decades within Horry

County. In large part, these surveys were completed to comply with the **Historic Preservation Act** and the Section 106 Review, which is required of each federal agency to identify and evaluate the effect their actions will have on historic resources, or state and federal regulations. Often, these studies were privately funded and as such, their data is not publicly available.

## PARTNERS

In addition to these studies, there are numerous organizations which work to preserve the history of Horry County. The HPC should continue to create and strengthen ties to these groups.

### Horry County Historical Society

The Horry County Historical Society is a not-for-profit organization whose mission is to discover and encourage the preservation of all written records and oral traditions touching on or pertaining to the history of Horry County; to aid and encourage individuals and associations in compiling and publishing historical material pertaining to Horry County; and to encourage the preservation and restoration of historic buildings and sites in Horry County. The Society's vast wealth of historic information, which can be accessed on-line, has been the foundation of much of the work that has been done in Horry County regarding historic preservation.

### Horry County Museum

The Horry County Museum was established with the mission to collect and preserve materials and objects relating to the history, prehistory and natural history of Horry County; to interpret and to create exhibits of such materials and to prepare educational programs related to them for presentation to the public, particularly the citizens of Horry County, and to operate a facility for this purpose. The Museum serves

over 31,000 visitors each year and accomplishes its mission through permanent exhibits, special events and a myriad of educational programs for school children. The Museum is located in the renovated historic "Burroughs School" in Conway, consisting of 28,000 square feet and a 600-seat auditorium, which allows the Museum to host educational programs geared for larger audiences.



The old Burroughs School now houses the Horry County Museum  
Source: South Carolina State Archives

### L. W. Paul Living History Farm

The Horry County Museum offers the opportunity for visitors to sample the everyday life of a Horry County farm family at the L. W. Paul Living History Farm. This farm was established with the mission to preserve and protect the materials and objects relating to the history and culture of the Horry County farm family in the period of 1900-1955. The farm teaches the history of the local farm family through interpretative displays in a working traditional farm setting. Events and demonstrations change with the seasons to interpret the activities that take place annually on a farm.

## Libraries

Horry County boasts ten County libraries, each of which have a small section containing literature and other sources of local and regional history. The main branch of the County's library system is located in the City of Conway and has the largest collection of local history and genealogical resources. **Chapin Memorial Library** in Myrtle Beach, which is not a County library, also maintains a large selection of local resources and genealogical materials, aided in part by the **Grand Strand Genealogical Society**.

Both the **Chapin Memorial Library** and **Conway Library** have complete sets of the **Horry County Historical Society's Independent Republic Quarterly (IRQ)** newsletter. The IRQ dates from 1967 to 2006 and contains a vast amount of historical information, photographs, and documentation of Horry County's heritage.

### Horry County Archives Center

The Horry County Archives Center (HCAC) at Coastal Carolina University (CCU) focuses on researching the history of Horry County and the five surrounding counties that were once part of the Georgetown Judicial District in 1769. The HCAC Research Room contains Kimbel Library's "Waccamaw Collection", a collection of books dealing mainly with the history of the Waccamaw River region and microfilm copies of historic state land records. This research room and the Coastal Carolina University Digital Collections are available to the public. The online collections contain research, scholarly output, and digital collections from CCU along with digital collections from the surrounding region. Additional collections hosted elsewhere can be viewed via links through the HCAC.



### Horry County Register of Deeds

While the Register of Deeds continues to record documents to the present day, they are also a resource for documents recorded long ago. Historic documents from 1803 to the present include deeds, plats, mortgages, power of attorney, liens and military discharges. Military discharges may also contain useful personal information such as physical characteristics, medals received, positions held, etc.

### Freewoods Farm

Freewoods Farm is the only African-American historical living farm in the United States. Located in the Burgess Community this non-profit charitable farm is devoted to recognizing and perpetuating the contributions of African-American farmers and provides education, documentation and preservation of the activities and practices of these farms.

### Additional Organizations

There are other organizations within the County that also work to preserve its history, including, but not limited to:

- **Sons of Confederate Veterans (SCV)** has two local chapters, the Litchfield Camp 132 and the Horry Rough and Readys Camp 1026. The SCV does preservation work, historical re-enactments, scholarly publications, researches cemetery records and locates and marks the gravesites of Confederate soldiers. In addition they actively seek to help restore and maintain these gravesites;
- **Sons of the American Revolution (SAR)**, The Colonel Lemuel Benton Chapter does educational outreach initiatives and efforts to promote American Patriotism;
- **Daughters of the American Revolution (DAR)** is a women's service organization dedicated to promoting historic preservation, education, and patriotism that honors the patriots of the Revolutionary War. The local chapters are the Peter Horry and Carolina Gold Chapters;
- **Burgess Elementary Museum** located in the Burgess Ele-

mentary School and created by the students, contains information on the local history. The displays include plant and animal life which involve the students in a variety of ways, including creating historical displays.

Located within Horry County's municipalities are additional preservation organizations which are:

- North Myrtle Beach Historic Preservation Society;
- North Myrtle Beach Museum;
- Surfside Beach Historical Society;
- City of Conway, Certified Local Government;
- Conway Downtown Alive; and
- Loris Historical Society.

### PLAN DEVELOPMENT

The development of this plan involved an assessment of potential historic properties, seeking input from community partners, and the collection of public input on the roles, activities, and priorities of the Commission.

### PRESERVATION SURVEY

In preparation for the Preservation Plan update, a twenty question on-line survey titled, "**Planning for Historic Preservation in Horry County**" was conducted from August 29 until November 16, 2018. In addition, paper surveys were printed and available at the Planning & Zoning Office, as well as HPC, Parks & Open Space, and Planning Commission meetings and at local outreach events.

Information about taking the survey was posted on the Government Access Channel (Spectrum/Time Warner channel 1301 or Horry Telephone Cooperative Channel 14), on the home page of the County website, and on the HPC Facebook page. Emails were also sent to people who had signed up for the IMAGINE 2040 Comprehensive Plan updates, in

addition to people who had contacted the HPC in the past. A total of 235 responses were collected with 229 on-line responses and 6 paper copies submitted. Survey questions addressed topics of places lost, places that needed preserving, suitable tools and strategies to use, and ranking projects the HPC is currently doing. Respondents could also indicate projects they felt the HPC should be doing, any interest they may have in helping with preservation efforts, or how preservation information should be shared. A few demographic questions were asked at the end.

Respondents overwhelmingly indicated that Historic Preservation is important by a response of 233 to 2. However, approximately one third (34%) did not know that Horry County had a Historic Preservation Commission. In addition, 58.5% of the respondents indicated that a place they cared about in Horry County has already been lost. The number one answer for what places that you cared about were lost was the Pavilion in Myrtle Beach followed by schools, Ocean Forest Hotel, tobacco barns and the Allsbrook house.



Allsbrook House - Lost to a Fire  
Source: Horry County Planning and Zoning

Another survey question asked, *what historic places in Horry County would you like to see protected/preserved?* Because this was an open ended question the answers ranged from all historic places that are left to specific buildings or sites, such as Hickory Grove Baptist Church or the fire tower in Aynor.

Participants were also asked if they had *volunteered in the past or were willing to volunteer in the future to help with various aspects of preservation?* While the response showed a few people had helped in the past, it also revealed that many were willing to help in the future. Categories to help included; serve on a board/organization that preserves history; advocate to others in person or using social media; volunteer labor to work on a property; donate money; volunteer to fund raise, and; it's in my job description. One further note to add is that 145 people gave their email address at the end of the survey so they could receive information and updates from the HPC.

One theme that came out in the survey regardless of the question, was the desire for more on-line communication and education. Specifically when asked the open ended question, *is there a project you feel the Commission should be doing*, eight out of thirteen responses suggested some type of on-line communication/education. (See **Appendix A** for the complete survey)

The **Planning for Historic Preservation in Horry County** survey was the first initiative to collect public input. The emails collected from this survey have been used to send communication on meeting dates, draft copies of the plan and the solicitation of public responses. Draft copies were also available at the Planning and Zoning Office, HPC meetings and other Planning and Zoning meetings with public input cards

provided for comments.

## Historic Preservation Survey Results

How do you access information about history and preservation? Select all that apply

Answered: 234 Skipped: 0

ANSWER CHOICES	RESPONSES
Social Media (Facebook, Twitter, and similar)	67.52% 158
Local media (newspaper, radio, blogs, other)	64.96% 152
Local historic commission/local government websites and announcements	56.84% 133
Local historical society, museum membership newsletters/emails	54.70% 128
Family or Friends	47.86% 112
State and National Media	36.75% 86
State or Federal government agencies	30.77% 72
School	17.52% 41
Other (please specify)	8.55% 20
I do not access information about history or preservation	4.27% 10
<b>Total Respondents: 234</b>	

**Respondents indicated that social media ranks highest for accessing historic preservation information**

Source: *Planning for Historic Preservation in Horry County*

## Preservation Workshop

On January 15th 2019, the HPC hosted a Preservation Workshop. The workshop included representatives from the cities of Conway and Myrtle Beach, Daughters of the American Revolution, Sons of the American Revolution, Surfside Beach Historical Society, North Myrtle Beach Preservation Society, Horry County Historical Society, Horry County Archives Center, Horry County Museum (including the L. W. Paul Living History Farm), and Horry County Register of Deeds. The meeting sought to inform participants of the results from the on-line historical survey, seek goals for the Plan, and discuss future partnerships to enhance all preservation efforts within the County.



Preservation Workshop participants listened as projects the Horry County Historical Society is working on were explained.

Source: *Horry County Planning and Zoning*



## Public Meetings

Public input is an important component to the Preservation Plan. Comments regarding the plan were sought at the following meetings.

Historic Preservation Commission;  
October 15, 2019  
November 19, 2019

The plan was delayed in moving forward to the Planning Commission until the Board of Architectural Review and Historic Preservation officially changed its name to the Historic Preservation Commission.

Planning Commission;  
September 24, 2020 - Plan Introduction  
November 5, 2020 - Public Hearing

County Council;  
November 16, 2020 - Infrastructure and

December 8, 2020 - County Council,  
First Reading

January 5, 2021 - County Council

Regulations Second Reading and Public Hearing

Third Reading - County Council

January 19, 2021

The adoption of the Horry County Preservation Plan was approved by County Council on January 19, 2021 with Ordinance 122-2020.



Public input was encouraged throughout the process  
Source: Horry County Planning and Zoning

## FINDINGS

There are resources and organizations the HPC has available to help them reach their goals. Partnerships need to continue to be strengthened between community organizations, municipal governments and the HPC, while coordinating efforts within the various preservation groups. Adding historic buildings to the register needs to be a top priority. An updated historic survey should be done to identify eligible buildings. The 2018 Planning for Historic Preservation survey shows that people find preservation to be important to the County. This survey indicated utilization of social media, the County website and the Internet are useful ways to get information out to the public. Traditional methods of soliciting comments regarding the Preservation Plan update were also sought at public meetings. The Commission should continue to improve awareness of historic preservation, along with continued efforts to improve, update and survey historic resources to support preservation efforts.

# Chapter 2: Historic Properties



## HISTORIC PROPERTIES

There are two mechanisms to recognize a historic property; the National Register of Historic Places and the local register, which is the Horry County Historic Property Register. The HPC serves an important role in these designations by recommending properties to be added to either list. The following describes both the National Register and the local register and explains the difference between the two.

## NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the nation's official list of cultural resources worthy of preservation on a national level. Authorized under the National Historic Preservation Act of 1966, the National Register program seeks to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archaeological resources. All properties to be listed on the National Register are evaluated and must meet certain criteria. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

The National Register honors a historic place by recognizing its importance to the community, state or the nation. In addition to honorific recognition, listing in the National Register results in the following for historic properties:

- Consideration in planning for federal, federally licensed, and federally assisted projects;
- Eligibility for certain tax advantages;
- Qualification for federal grant programs;
- Consideration for mining and other utility permitting processes.

Owners with properties on the National Register have no obligation to open their properties to the public. Also under Federal law, owners of private property listed on the National

Register are free to maintain, manage, or dispose of their property as they choose, provided that there has been no Federal involvement providing grants or tax advantages. Therefore some properties do not have the same integrity as when they were originally listed on the National Register. The only site in Horry County to have been removed from the National Historic Property Register is the Chesterfield Inn located in the City of Myrtle Beach, which was torn down.



The Chesterfield Inn, lost to development, was removed from the National Register.

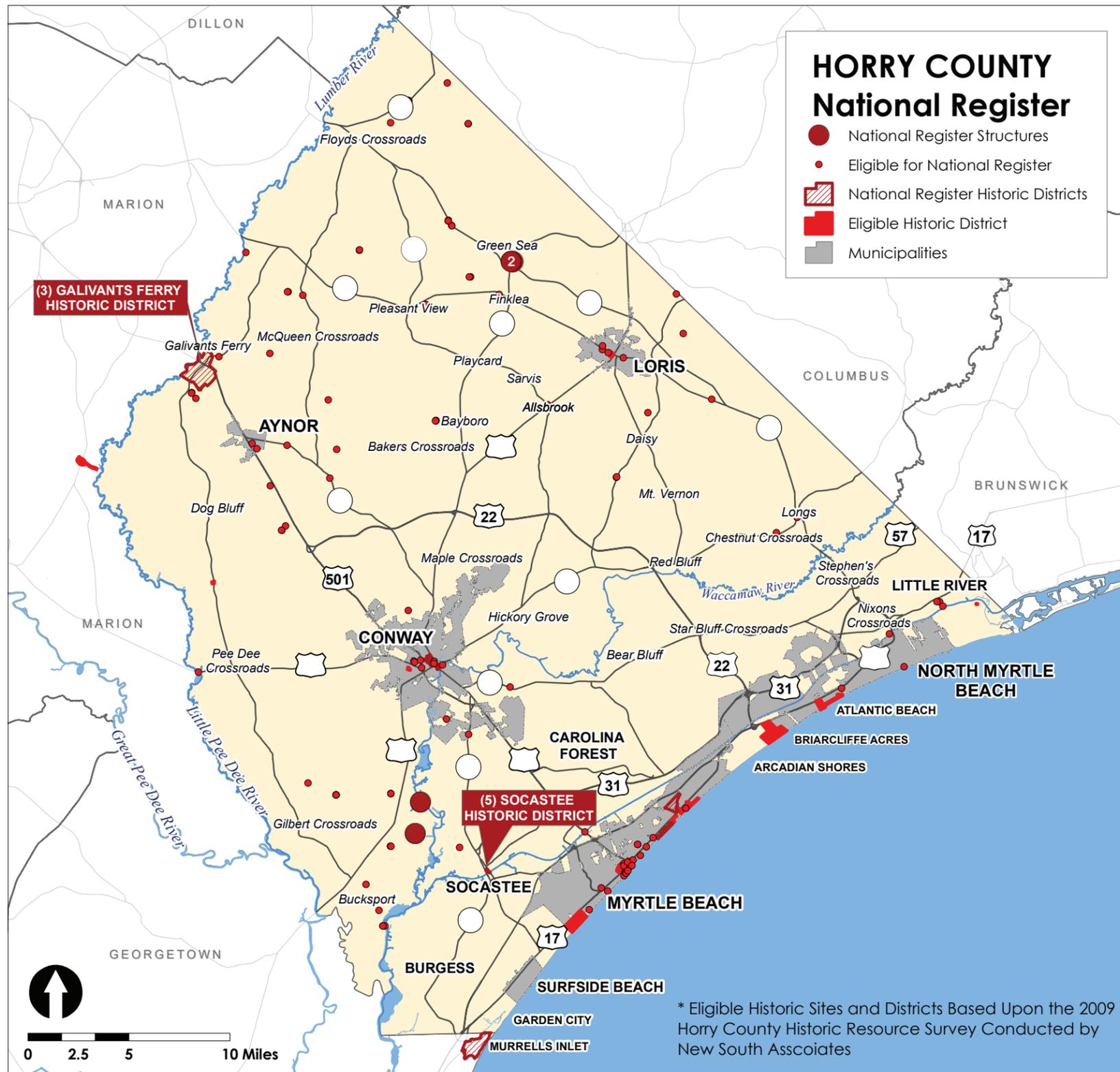
Source: *Horry County Planning and Zoning*

Currently, there are three properties and two historic districts in unincorporated Horry County on the National Register; Buck's Upper Mill Farm, Hebron Church, John P. Derham House, Galivants Ferry Historic District and Socastee Historic District. A historic district is an area that has more than one historic resource located within it. At the time of this plan update, there are a total of 33 listings within the County on the National Register, with the majority of these properties located within the City of Conway. (For a complete listing of

the properties within Horry County on the National Register see <http://www.nationalregister.sc.gov/horry/nrhorry.htm>)

The Historic Preservation Commission is responsible for recommending properties that may be eligible for the National Register to SHPO. SHPO then makes their own determination as to whether the property is eligible for the National Register and forwards their recommendation to the National Park Service for final determination. As of this update, there is one property that's a priority to add to the National Historic Register. The Third Avenue Courthouse in Conway is owned by the County and still in use today. A report was sent to SHPO which presented evidence as to why this building should be on the National Historic Register. SHPO agreed and a formal submission will follow.

There are also two areas identified in the County per the last historic survey that are eligible to be named as a National Register Historic District, one is at the crossroads of Green Sea and Mitchel Sea Roads. The Green Sea Floyds Elementary School, which is owned by the School Board, is on the 2005 priority list and is used for a Head Start Program. The school is indicated as contributing to this eligible district. The John P. Derham House which would also be included in this district is already on the National Register as a standalone entry. The second historic district identified as eligible for the National Register is at the crossroads of Pee Dee Highway and Hughes Landing Road. There is a second opportunity with this site as the Pee Dee Highway should also be considered for a Scenic Highway through the State. (Maps of existing and eligible national register properties and districts can be found on the next two pages.)



Source: Horry County Planning and Zoning

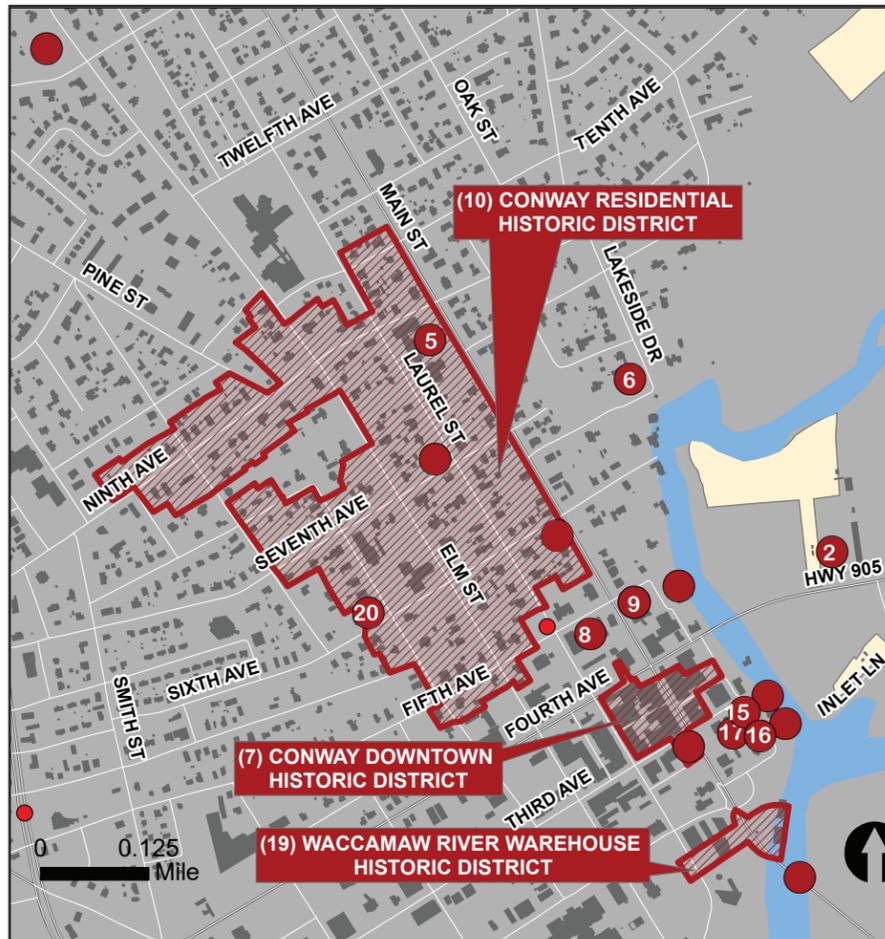
### Key

1. Buck's Upper Mill Farm
2. John P. Derham House
3. Galivants Ferry Historic District
4. Hebron Church
5. Socastee Historic District



Hebron Church located in Horry County is on the National Register of Historic Places

Source: Horry County Planning and Zoning



Source: Horry County Planning and Zoning

### Key to Conway National Register Sites

1. H. W. Ambrose House
2. Atlantic Coast Line Railroad Depot
3. Beaty-Little House
4. Beaty-Spivey House
5. Burroughs School
6. Arthur M. Burroughs House
7. Conway Downtown Historic District
8. Conway Methodist Church, 1898 & 1910 Sanctuaries
9. Conway Post Office
10. Conway Residential Historic District
11. J. W. Holiday House
12. Kingston Presbyterian Church
13. Kingston Presbyterian Church Cemetery
14. Old Horry County Court House
15. C. P. Quattlebaum Office
16. C. P. Quattlebaum House
17. Paul Quattlebaum House
18. Waccamaw River Memorial Bridge
19. Waccamaw River Warehouse Historic District
20. W. H. Winborne House

### Key to Myrtle Beach National Register Sites

1. Myrtle Beach Atlantic Coast Line Railroad Station
2. Myrtle Heights Oak Park Historic District
3. Ocean Forest Country Club
4. Pleasant Inn
5. Rainbow Court
6. Tawana Motel
7. Waikiki Motel
8. Myrtle Beach Historic District



Source: Horry County Planning and Zoning

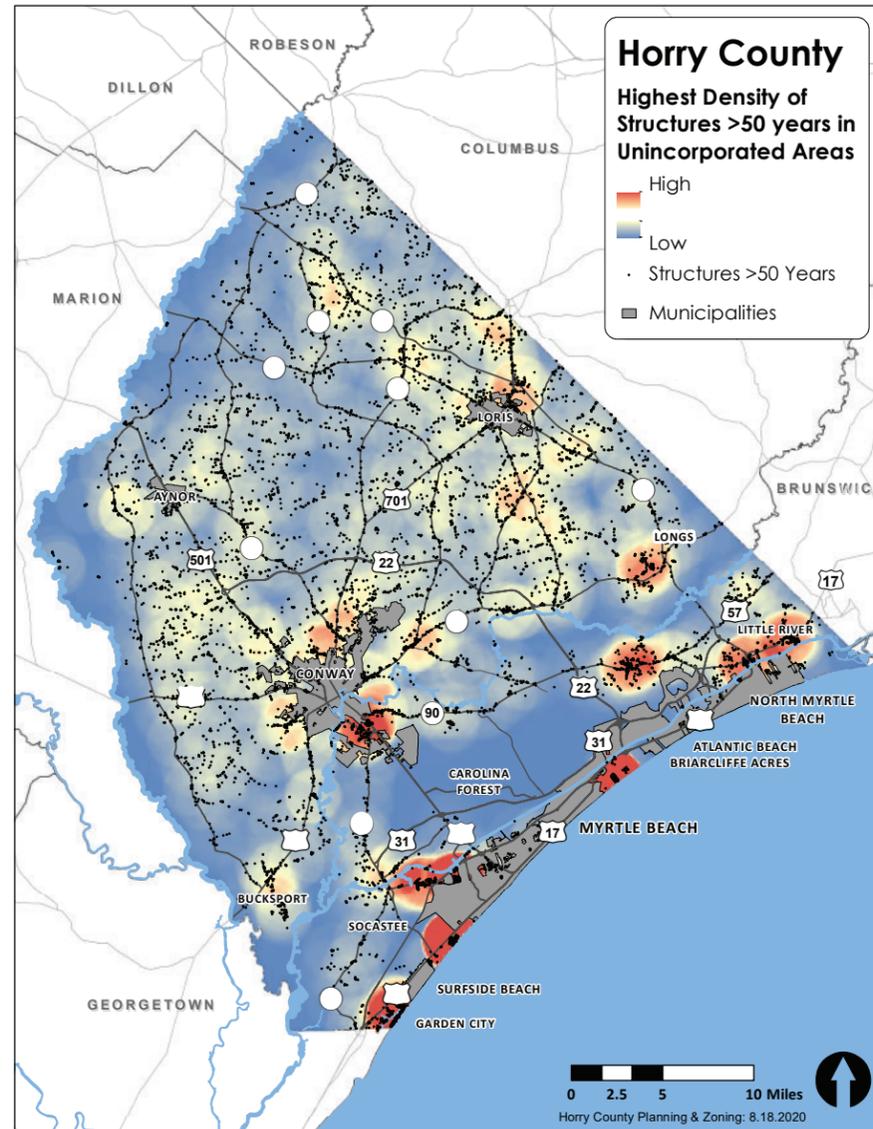


## HORRY COUNTY HISTORIC PROPERTY REGISTER

It is the job of the HPC to maintain a local inventory of historic properties more than fifty years old and recommend to Horry County Council from this list, properties to be placed on the Horry County Historic Property Register. Currently, there are approximately 15,000 properties on this inventory with 6,103 potential properties in unincorporated Horry County. A property under consideration for the local register may be designated historic if one or more of the following criteria are met:

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

In the fall of 2007, the HPC began an aggressive effort to add historic properties to the Horry County Historic Property Reg-



Source: Horry County Planning and Zoning

ister. This register is a list of properties that are given protection to preserve the character of the property and provide eligibility for tax benefits. (The complete Horry County Historic Property Register can be found on the Horry County website) The first properties were added in early 2008. As of 2019, 279 properties have been added to the register. Of these properties there are:

- 7 homes;
- 4 farms;
- 1 plantation;
- 1 homestead;
- 3 schools;
- 1 barn;
- 4 gardens and/or trees;
- 3 commercial properties;
- 2 bridges;
- 3 churches; and
- 249 cemeteries.

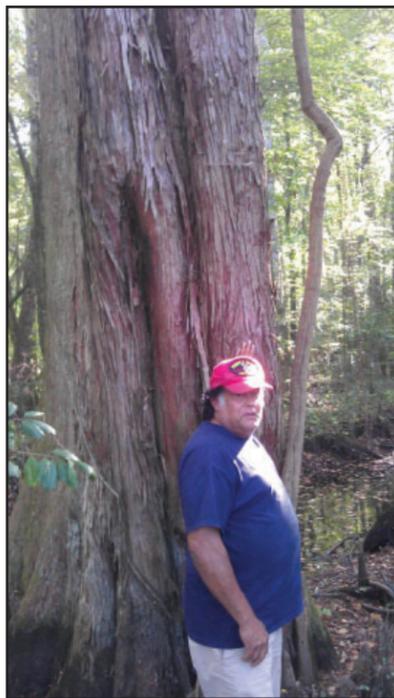


Historic Buck Cemetery

Source: Horry County Planning and Zoning

This means that 89% of the Horry County Historic Property Register is comprised of cemeteries. Some of these cemeteries also have historic churches located on the same property, but only three of these historic churches are included on the register for protection. Of the 279 properties listed on the local register, Horry County owns two of them, Vereen Gar-

dens and the Cochran School. There are currently no other known properties owned by Horry County that are eligible for local historic register protection.



Chief Harold Hatcher with the Waccamaw Cypress Tree  
Source: Horry County Planning and Zoning

### DESIGNATION PROCESS

For a property to be added to the local register, a multi-faceted process must occur. Initially, properties that may be considered historic are recommended to the HPC by Planning and Zoning staff. Currently, staff researches, documents and prepares a summary sheet along with multiple photographs for presentation to the Commission. Properties that will be presented to the HPC are placed on the next month's agenda for a hearing. A minimum of thirty days prior to the hearing, planning staff sends property owners of the proposed historic parcels a letter detailing the upcoming meeting. Property owners are invited to attend and discuss the nomination of their property at the hearing. However, a

In addition to cemeteries and structures, the local register also looks at historic landscapes and trees. Sometimes these landscapes are included with the historic structure as in the case of farms, plantations and homesteads. However, trees may be considered as a stand alone entry on the register, such as the Waccamaw Cypress Tree. This tree has been used as a centerpiece for cultural and family gatherings by the Waccamaw Indian People at their tribal grounds.

property owner may remove their property from this potential list at any step in the process.

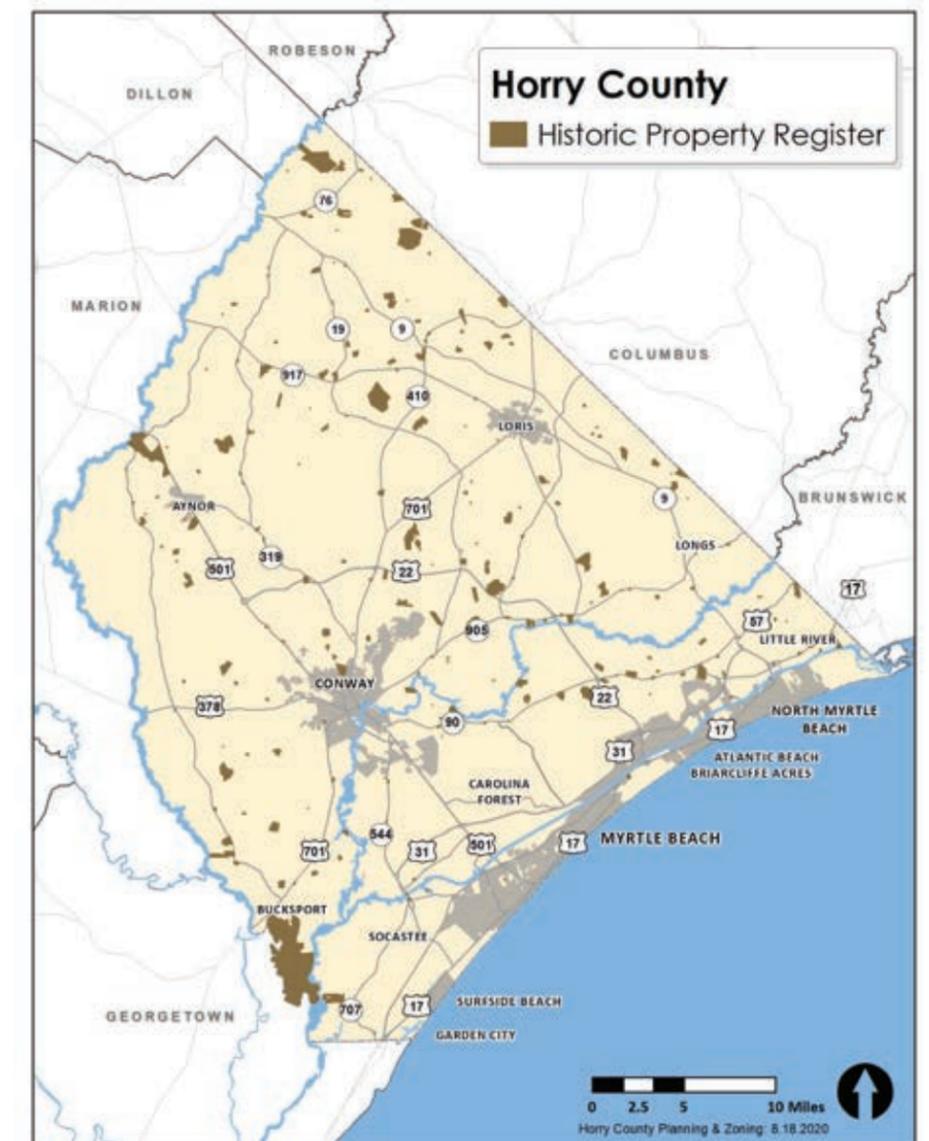
Should the HPC decide that the historic property meets the requirements to be designated historic and added to the Historic Property Register, the nomination is then forwarded to the Horry County Infrastructure and Regulation Committee (I&R) for review prior to presentation to Horry County Council. Assuming a property is forwarded by I&R to County Council, Council must then have three readings for that property to be added to the Historic Property Register. On the second reading, a Public Hearing is held to allow the public to comment on the addition of the individual properties.

If a historic district is proposed, an extra step in the designation of the district is added. Between the HPC nomination and the I&R review, the Planning Commission is afforded the opportunity to review the proposed historic district and pass on to County Council the recommendation of the Planning Commission regarding the district.

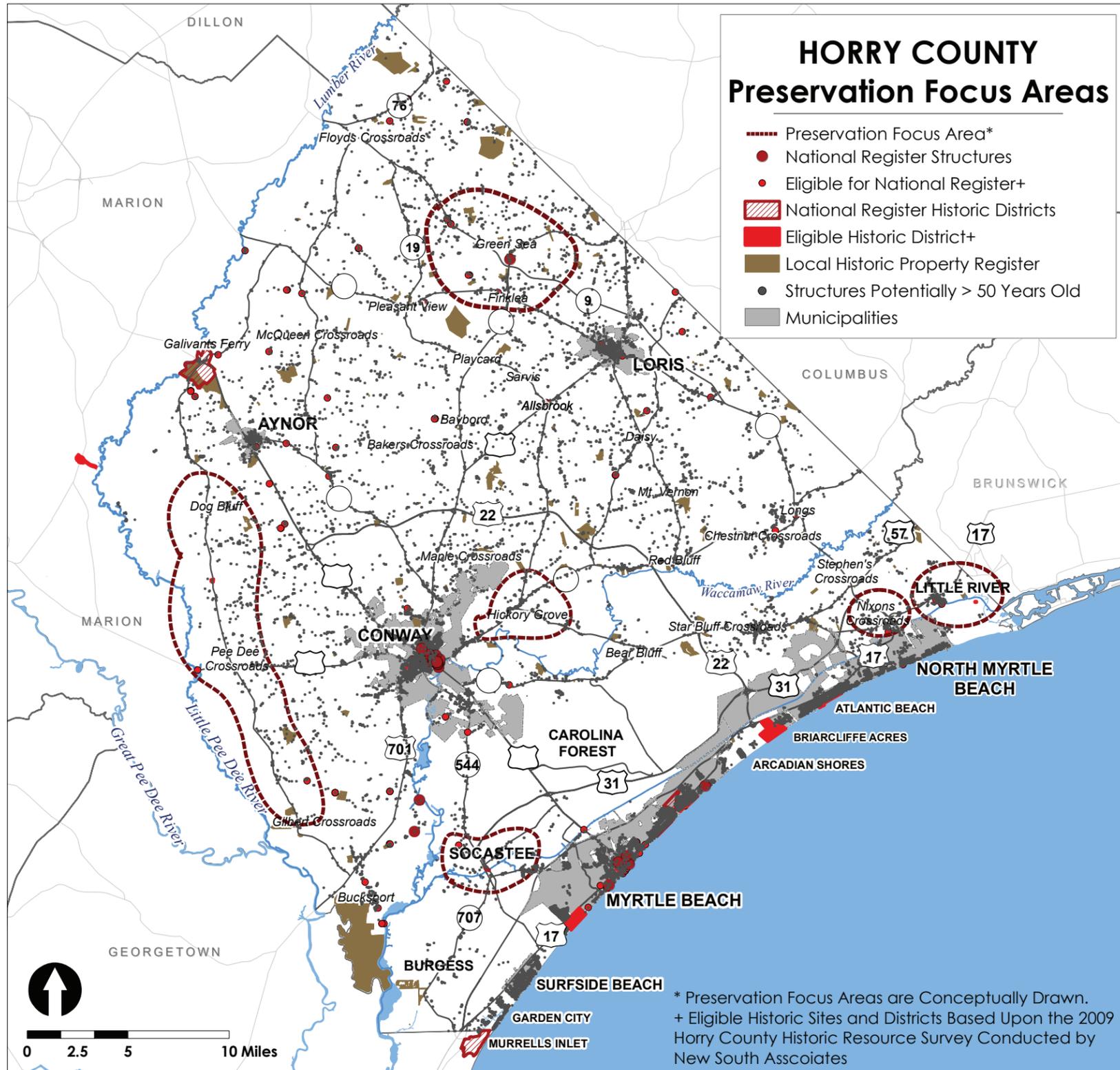
Once a property or district is added to the local register, the HPC must review any demolition, alteration, modification, addition or construction to the historic property, and approve any new construction within a historic district. The HPC assesses the proposed action to make sure that it conforms to the Secretary of the Interior's Standards of Historic Preservation. If the HPC approves the proposed action, a Certificate of Appropriateness (COA) is issued to the property owner, at which time a building permit or zoning compliance form can be issued.

In certain circumstances, a COA may not be necessary. If the proposed action is minor and does not materially change the historic characteristics of the property or district, Planning

staff can issue a Certificate of No Effect (COE) and work can commence. Any project that is underway without either a COE or a COA shall have a stop work order issued by Horry County Code Enforcement until either is obtained. The local register is the only true protection for maintaining the historic integrity of a property or district.



Source: Horry County Planning and Zoning



Source: Horry County Planning and Zoning

## FINDINGS

The Commission has decided to concentrate on evaluating eligible properties of the County, based upon public input and evaluation of historic surveys. Areas to concentrate on are Little River, Green Sea, Hickory Grove, Socastee, Nixons Crossroads and the Pee Dee Highway. Evaluation of eligible properties will rely upon a combination of fieldwork and targeted public outreach. This will allow for historic districts to be added to the local register, preserving more than one individual property at a time.

While the Commission has made some headway into preserving assets of the County, other important resources are not being protected. This is shown with cemeteries composing the greatest percentage of the Horry County Historic Property Register. With 6,103 potentially eligible properties, there are ample opportunities to increase the number of designated historic properties in the County. The Commission also needs to continue to improve, update, and survey historic resources to support preservation efforts, as every year more properties will hit the fifty year historic mark and be eligible for protection.

# Chapter 3: Benefits of Historic Preservation



## **BENEFITS OF HISTORIC PRESERVATION**

There is great value to Historic Preservation. While some beneficial aspects are easier to qualify than others, all facets of preservation play an important role in contributing to the health of a community.

## **SENSE OF PLACE**

Historic Preservation is the protection of the tangible evidence of who we were, how we developed into who we are today, and what makes our communities unique. The National Historic Preservation Act of 1966 states;

The Congress finds and declares that –

- The spirit and direction of the Nation are founded upon and reflected in its historical heritage;
- The historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people; and
- The preservation of this irreplaceable heritage is in the public interest so that its vital legacy of cultural, educational, aesthetic, inspirational, economic, and energy benefits will be maintained and enriched for future generations.

This sense of place is different for various people based on their varying experiences and what they hold as valuable. In the survey conducted in 2018 by the Commission, 58.5% of the responders indicated a place they cared about in Horry County was gone. When asked what was lost, the answers varied from commercial locations to houses, schools, barns and farms. People get attached to the things they grow up with and/or see every day.



According to the 2018 Survey, when farms and barns are destroyed, they are missed  
Source: Horry County Planning and Zoning



The Ebenezer United Methodist Church has become part of the landscape.  
Source: Horry County Planning and Zoning

## **ENVIRONMENTAL**

In addition to the social benefits which are not easy to quantify, preservation has a positive impact environmentally. A situation that all cities, counties and states face is the removal and disposal of solid waste materials. Each year waste is produced and in no segment is it more evident than construction debris. In Horry County, approximately 123,250 tons of Construction and Demolition Debris (C&D) waste were disposed in FY 2017, 108,509 tons in FY 2018 and 124,290 tons in FY 2019. Per Horry County Solid Waste Authority, as of June 30, 2019, there is enough capacity left until the middle of 2023 for C & D material. Currently, this landfill is being expanded to meet the growing needs for waste disposal.

A building that is preserved and not demolished does not contribute to the County landfill. Because of this fact, historic preservation has been referred to as "The Ultimate Recycling." When a building is demolished not only is the landfill effected, but a variety of unfriendly environmental issues may also need to be dealt with. Older buildings may contain asbestos, termites, mold, fungus, and/or lead based paints and when disturbed must be treated appropriately. It is often unnecessary to remove materials like asbestos and lead based paint. In fact, in most cases, the danger comes from disturbing the materials which releases the toxins. Instead of the more costly abatement or removal of the substance, various methods of encapsulation may be possible to reduce costs and environmental impacts.

Historic preservation also conserves energy required to manufacture and supply to the point of use a product, material or service. For example, the iron that makes up a nail was mined, refined and smelted into the nail. The nail was packaged and shipped to a retailer. The retailer sold that nail to a builder, who took it to the job site and hammered the nail



into the building. Miners, manufacturers, paper makers, truck drivers, stock persons, sales clerks, carpenters and countless others contributed to that one nail being used in the structure. Embodied energy occurs in the process of constructing a building, although remodeling will also add to the embodied energy. The EPA on their web page, Smart Growth and Preservation of Existing and Historical Buildings, states “A new green energy-efficient office building that includes as much as 40 percent recycled materials would nevertheless take approximately 65 years to recover the energy lost in demolishing a comparable existing building.” While recycling materials from a demolished building to a newly constructed one saves materials from the landfill, the best use of existing older buildings is still remodeling and reuse.

The life cycle of a building is described as the service over the course of its entire life, including the design, construction, operation and disposal of it. Each of these steps has energy involved with it, whether embodied or operational. The following chart shows that to demolish a building and replace it with a new one has the longest time before any life cycle energy savings would be achieved. To tear down historic buildings and replace them with new ones is the worst choice when considering the energy involved. In a report by the Advisory Council on Historic Preservation, which is an independent federal agency that advises the President and Congress on national historic preservation policy, it is stated, “Historic buildings are often regarded as energy inefficient in measurements systems that focus solely on annual energy usage. This approach ignores two important factors: 1) the annual energy use in an appropriately rehabilitated historic building is not measurably greater than for a new building; and 2) Fifteen to thirty times as much energy is used in the construction of a building than its annual operation. For an existing building the energy has already been “embodied”

in the structure.” (Place Economics, 2013)

### Comparison of energy between reuse of a building and a new building

#### Life-cycle analysis comparing embodied energy and operating energy between reuse of an existing building and construction of a new building, illustrating the time it takes before a net energy savings is achieved

These three scenarios all point to the fact that reusing an existing building and making it more energy efficient results in an immediate savings of total energy use. If building new, no net savings of total energy are achieved until a future date that can be greater than the life expectancy of many new buildings.

Scenario 1: Do nothing to the existing building and build a new building. The existing building will remain and be used by a different user. The new building will be designed to meet Energy Star standards of operating efficiency.

- Embodied energy 1,200 MBtu/sq. ft. for the new building (mid-range value)
  - Existing building operating energy at 70,000 Btu/sq. ft.
  - New building operating energy at 35,000 Btu/sq. ft.
- 34.2 years before any life-cycle savings is achieved

Scenario 2: Demolish the existing building with partial salvage. Construct new office building to meet Energy Star standards.

- Embodied energy: 1,200 MBtu/sq. ft. (existing)
- Embodied energy: 1,200 MBtu/sq. ft. (new)
- Embodied energy: -400 MBtu/sq. ft. (salvage)
- Total embodied energy: 2,000 MBtu/sq. ft.
- New-building operating energy at 35,000 Btu/sq. ft.

57 years before any life-cycle savings is achieved

Scenario 3: Renovate existing building, improving its efficiency by 30 percent, although not meeting Energy Star performance standards. Construct new building to meet Energy Star Standards.

- Embodied energy: 400 MBtu (rehab)
- Operating energy: 50,000 Btu (rehab)
- Embodied energy: 1,200 MBtu/sq. ft. (new)
- Operating energy: 35,000 Btu/sq. ft. (new)

53.3 years before any life-cycle savings is achieved

Source: Sota

Also the construction standards currently in practice and those that existed when historic buildings were being constructed are not the same. Older building techniques are in many ways more durable than current practices. Buildings that have withstood multiple hurricanes will likely withstand many more. While technology has allowed developers to creatively build near and sometimes on wetlands and flood prone areas, construction in the past was more concerned about protecting significant investments and families by building away from areas likely to be affected by devastating natural events. These buildings still standing are proof that such planning was well conceived.

## ECONOMIC

Property values change when a historic district is created. During the years from 1995 to 1998, four studies were funded by the SC Department of Archives and History on housing prices in various local South Carolina historic districts. The market, it was shown, recognizes the added economic protection that historic districting can provide. John Kilpatrick, the studies author acknowledged, “Historic district designation places a ‘seal of approval’ on the individual properties within the district. In other words, the properties are now publicly recognized as having some historic value, which like a painting or antique, has an intrinsic value separate and apart from normal utility derived from the use of the property.” The case studies consistently showed higher values, examples of case studies results are:

- In Georgetown’s Historic District houses were worth 11% more;
- In Sumter’s Hampton Park District, houses were worth 17% more than comparable houses not within this district;
- In Beaufort, houses within the historic district sold for 21% more than comparable houses not in the district; and
- In Columbia, housing prices in local historic districts increased 26% per year faster than the market as a whole. (SHPO Historic 2000)

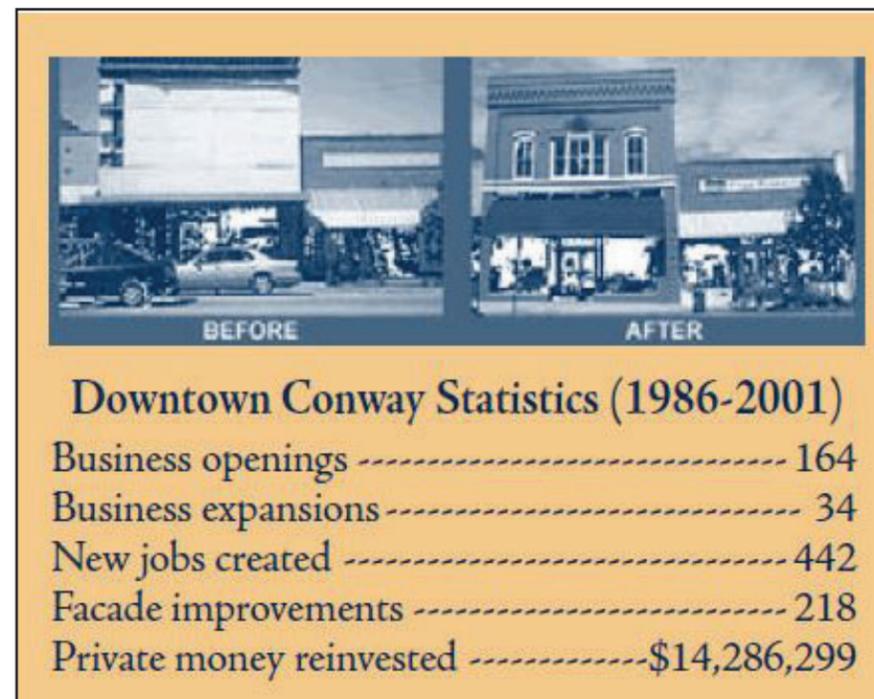
## REDEVELOPMENT

In addition to these economic benefits for historic districts, preservation efforts can be a catalyst for economic revival in a small town. The **National Main Street** is a program run by the National Trust for Historic Preservation. 2,500 communities and a few urban neighborhoods have used the Main Street Program, which has been called the most cost-effective economic development program (SHPO Measuring 2013). The City of Conway is an example of this. In the 1980’s, the City had high commercial vacancy rates and decaying

# Chapter 3: Benefits of Historic Preservation

buildings within its commercial district. This small community worked together to create a historic district, encouraged the removal of false facades on historic buildings, restored a historic movie theater, and approved a historic preservation ordinance. A downtown revitalization organization, Conway Main Street USA (now Conway Downtown Alive) still works to preserve the historical aspects of Conway. This effort created new jobs and had \$14,268,299 in private money reinvested in the City. (SHPO Preserving)

## Conway statistics on economic renewal in the downtown area



Source: SHPO Preserving

Both the Horry County Historic Property Register and the National Register offer tax benefits when rehabilitating a historic property. A property may be listed on both registers, locally and nationally and local tax benefits may be applied for and used concurrently with Federal or State grant/tax benefits. Some State and Federal tax/grants benefits may also be used concurrently.

## Tax/Grant Incentive for Rehabilitating a Historic Property

Local Government	State Historic Preservation Office (SHPO)	SC Department of Revenue (DOR)	Other Organizations
<ul style="list-style-type: none"> <li>Bailey Bill (tax abatement)</li> </ul>	<ul style="list-style-type: none"> <li>Historic Preservation Grants</li> <li>Federal HTC</li> <li>State Income-Producing HTC</li> <li>State Homeowner Tax Credit</li> </ul>	<ul style="list-style-type: none"> <li>Abandoned Buildings*</li> <li>Textile Mill*</li> <li>Resiliency Credits</li> </ul>	<ul style="list-style-type: none"> <li>Easements</li> <li>Federal Tax Credit for Low Income Housing*</li> </ul>

\* Can be combined with the Federal Historic Tax Credit to rehabilitate historic buildings

Source: Johnson, Kendrick, & Sylvest



The Shine Cafe' is an example of a historic property that has received a historic tax assessment in both Conway and the County. Source: Horry County Planning and Zoning

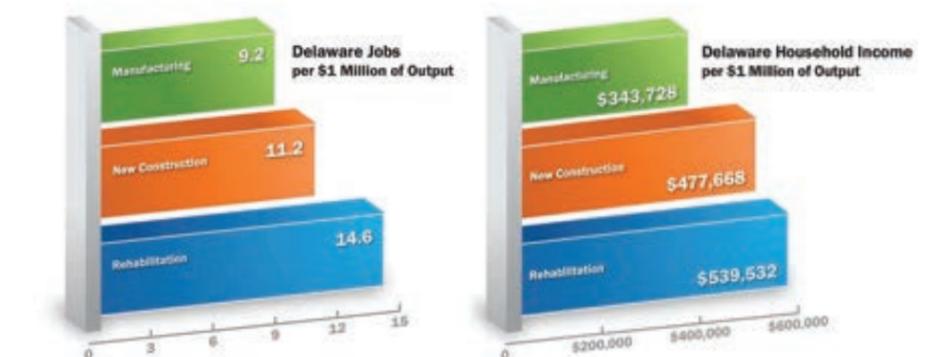
In addition, suburban sprawl is economically expensive for communities to provide adequate services. One of the most effective methods of reducing sprawl is a more intensive use of buildings and sites already in place within the community, which minimizes the need for additional public infrastructure and the ensuing maintenance of it. Every square foot of ex-

isting building space, both residential and commercial, that is reused or adapted for reuse, is a square foot of space that needn't be constructed elsewhere. Further the reuse of an existing building minimizes harm to the natural environment and appropriately fits within the neighborhood.

## JOB GROWTH

Historic preservation has additional economic benefits. A study done in Delaware in 2010 quantified the economic impacts by looking at the number of jobs created and the income those jobs produced per one million dollars of investment. Compared to the number of manufacturing jobs and new construction jobs, rehabilitation jobs were both greater in number and produced a greater impact on household income. Skilled craftsmen are needed to do renovation work. A similar study has not been done in Horry County.

## Rehabilitation Jobs and Income



Source: Rypkema

## HERITAGE TOURISM

The **National Trust for Historic Preservation** defines heritage tourism as traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present. According to the **2008 South Carolina Comprehensive Outdoor Recreation Plan**, more than half of South Carolinians polled had visited a historic site within



the past year and visiting historic sites ranked 8th out of 43 recreational activities. The number of South Carolinians visiting these sites has also risen steadily since 1990, from 47% to more than 52% in 2005.



Events are held at the historic Upper Mill Plantation  
 Source: Horry County Planning and Zoning

While clearly the beach and the associated entertainment activities along the Grand Strand are the largest tourism draw in Horry County, a number of historic resources are present that could either draw tourism dollars or complement the already present tourism market. The following chart illustrates statewide recreational participation in activities for South Carolina in 2005. While walking, outdoor sporting events and the beach lead the list of activities, more than 52% of those surveyed visited historic sites; an additional 38.4% visited a museum; and 58.2% drove somewhere for pleasure. The historic driving tours the HPC developed are still in use and in high demand. These last three activities mentioned can be defined as an aspect of heritage tourism. Although it would be a misstatement to add these figures together to overstate the potential of heritage tourism, certainly heritage tourism is a major tourism possibility for Horry County. With tourism being Horry County's leading industry, adding and promoting

more heritage tourism in this area would expand this already vast economic driver.

### Statewide Recreation Participation Trends - 2005

	Participation Rate
Walking for pleasure or exercise	83.2%
Attending outdoor sporting event	63.4%
Beach swimming/sunbathing	62.5%
Driving for pleasure	58.2%
Weights or exercise machines	57.1%
Picnicking	53.4%
Pool swimming	53.2%
Visiting historical sites	52.1%
Bicycling	42.8%
Visiting a museum	38.4%

Source: South Carolina State Comprehensive Outdoor Recreation Plan

### FINDINGS

From the Congress of the United States to local studies, it is found that historic preservation has a positive impact upon the nation, states, counties, cities and their citizens. These positive impacts are social, environmental, and economic. Historic preservation also reduces sprawl and preserves the character and sense of place. In addition, historic preservation can also be promoted as heritage tourism, helping to draw vacation dollars to the area. The HPC should continue to improve awareness of historic preservation and create a sense of pride with owners of historic properties and businesses.

# Chapter 4: Threats to Historic Preservation

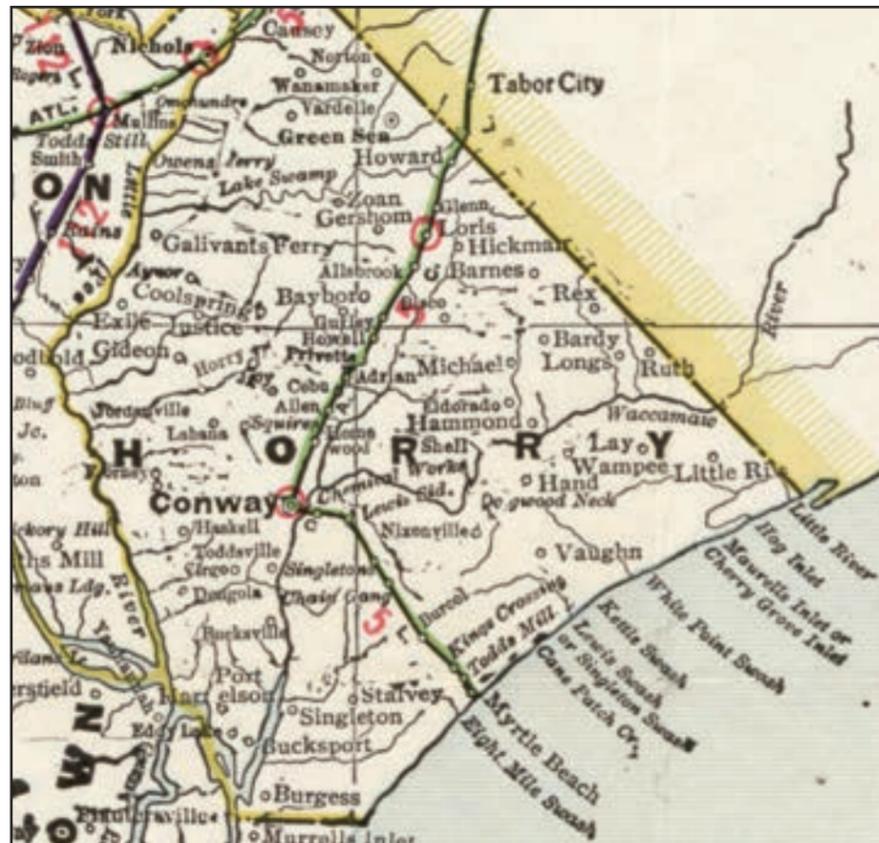


## THREATS TO HISTORIC PRESERVATION

### DEVELOPMENT

There are many hindrances to historic preservation worldwide. While some of these threats, such as war, do not occur in Horry County, the County still has its own list of preservation hardships. A major theme the **New South Survey** found woven throughout the 2006 study was the loss of historic buildings and historic materials. The study further stated, "This has the potential to eradicate all remnants of structures related to particular periods of the County's history." Little evidence of the naval stores and lumber industry are left in Horry County. Only the two chimneys of the Henry Buck mills remain. The mills founded by him are gone (New South Associates 2009). Other areas have also almost completely disappeared such as Eddy Lake, which has recently had a cemetery recognized.

### Many Names Shown on a 1952 Map are no Longer Used



Source: South Carolina Digital Library

The biggest threat to our historic resources is development. New large developments change the landscape, while small individual projects can tear down individual historic buildings such as the 1928 Irma Causey house. A local business purchased the site and constructed a satellite office.

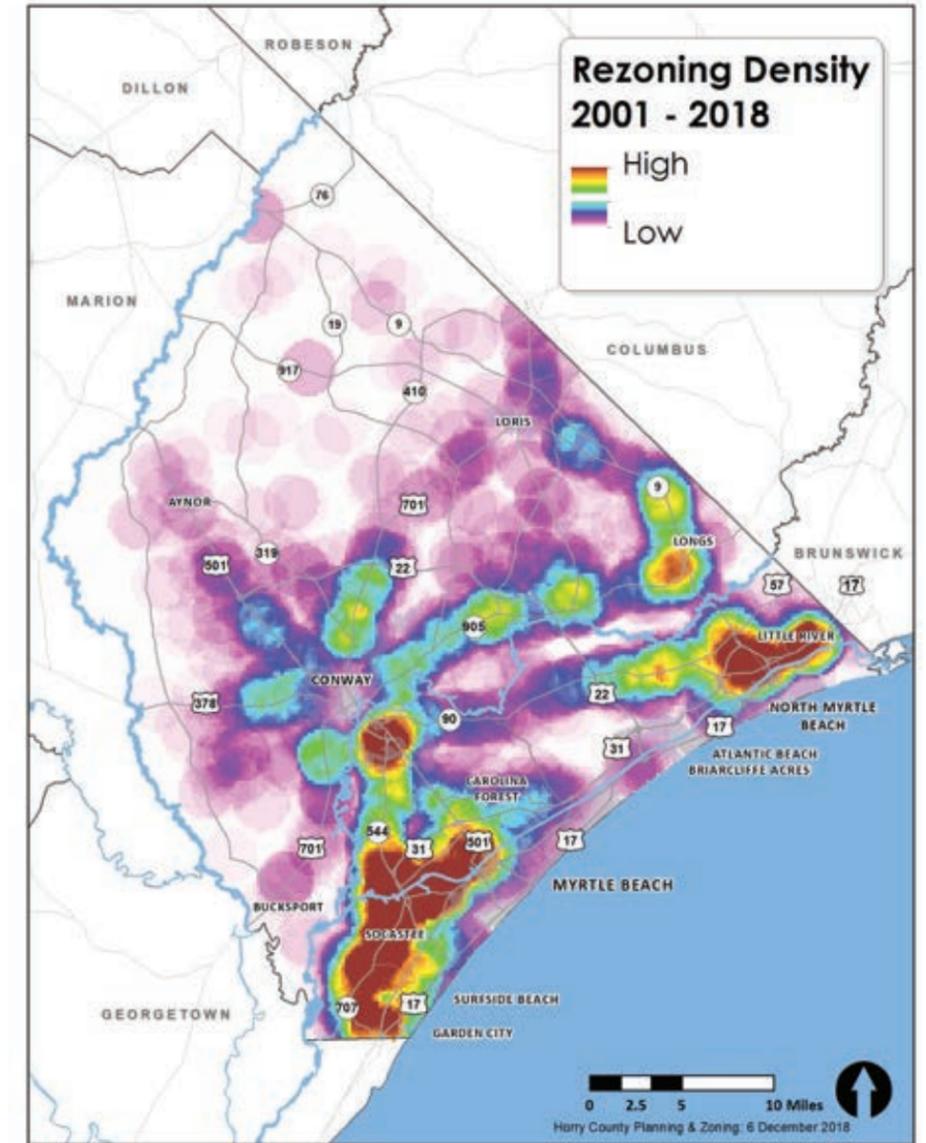


1928 Irma Causey House- left, Demolished by Development - right Source: Google

The danger of losing buildings is not limited to old homes. The **New South Survey** also lists as threats, the demolition of buildings from the mid-twentieth century, alterations to commercial buildings - especially the facades, the addition of vinyl siding and replacement windows to buildings, school buildings which are at risk due to efforts to update them and then the abandonment of them for newer buildings, and specific to landscapes are golf courses which are updated and do not retain their historic integrity. (New South Associates)

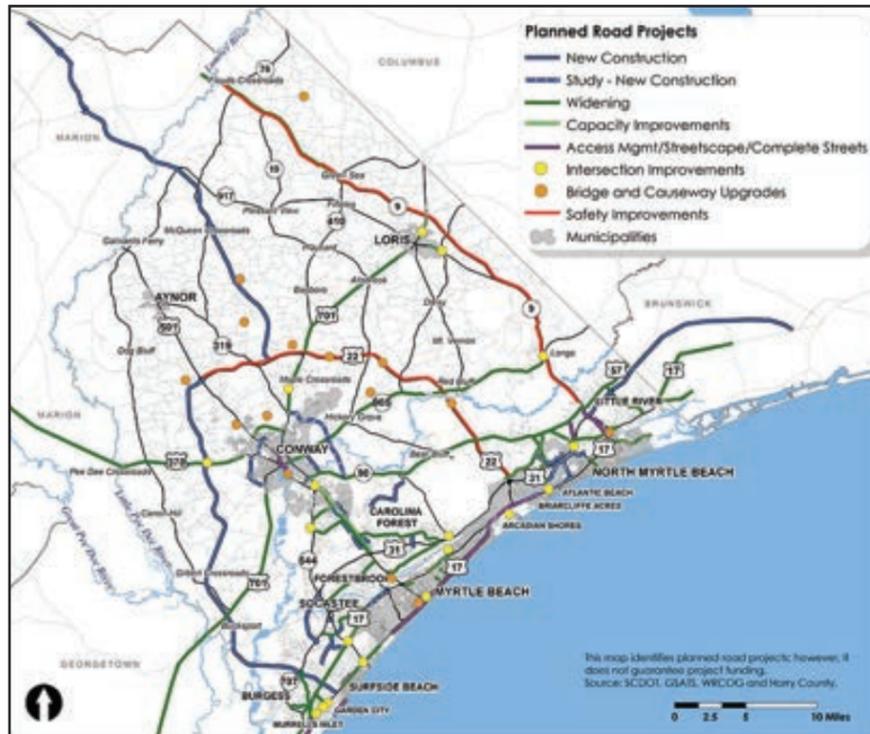
Growth patterns are able to help us identify areas where the loss of historic buildings, structures, landscapes and historic names are most likely to occur. By looking at where building permits, rezoning, road projects, population projections, and new subdivisions that are being permitted, it can be seen which areas of the County are under the most development pressure.

The new Conway Perimeter Road will impact three structures that are currently on the County's list for buildings older than



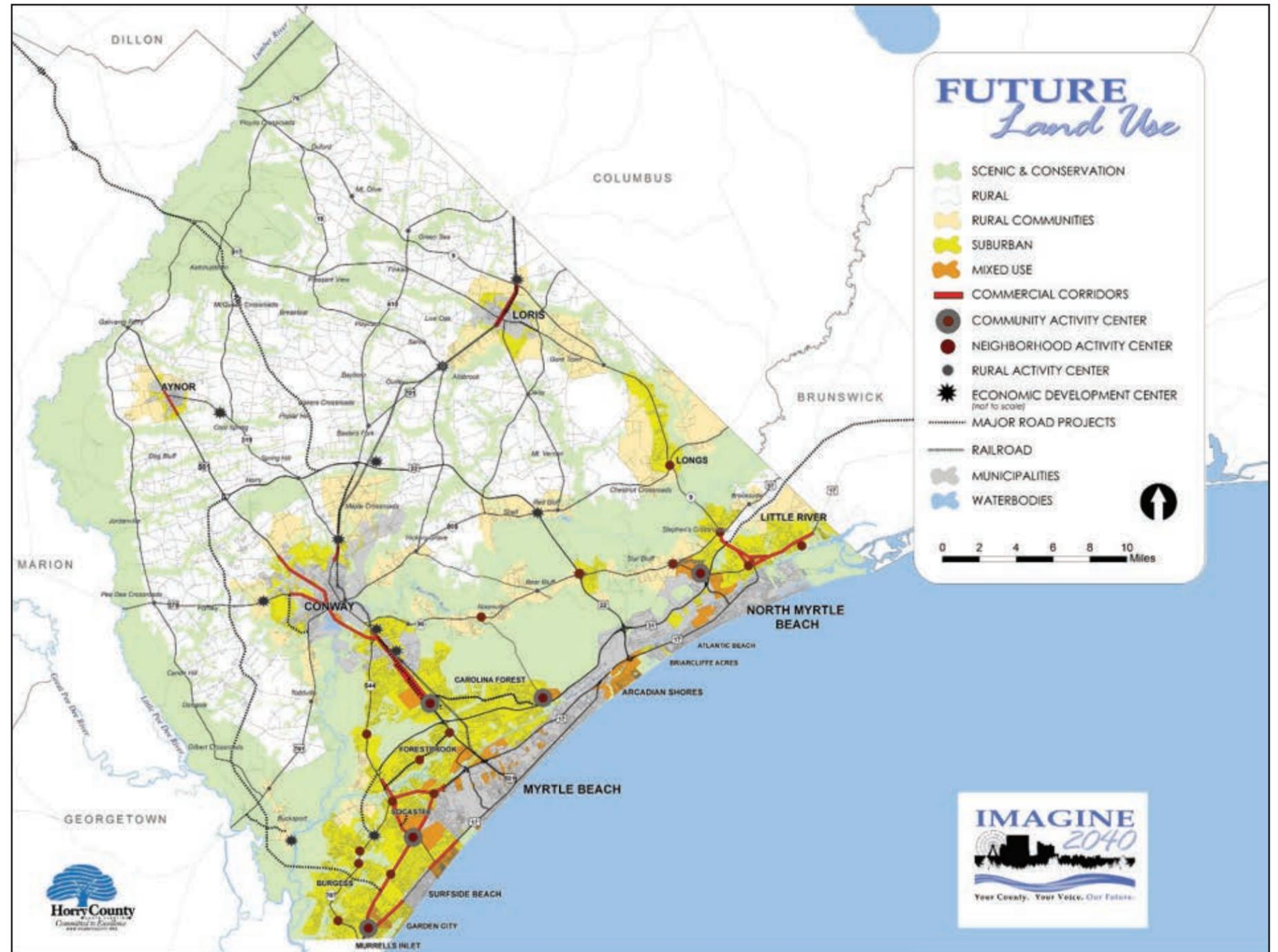
Source: Horry County Planning and Zoning

50 years. As new and improved roads wind their way through the County, more areas will open up to large developments. This will include farmland, which developers especially like to obtain because the land is already cleared. Per the 2017 Census of Agriculture, Horry County has lost 18% of the farms since the last Census of Agriculture in 2013. This translates to a 4% loss in overall farm acreage.



Source: SCDOT, GSATS, WRCOG, and Horry County

The Future Land Use Map in the IMAGINE 2040 Comprehensive Plan, identifies proposed scenic conservation areas which can help to preserve areas of the County which are still rural. One of the main goals of IMAGINE 2040 is to preserve the rural areas and lifestyles, along with the natural resources and assets, through land use decision and policies. One way to help implement this goal of the Comprehensive Plan is to preserve farms and landscapes with conservation easements (For more information see IMAGINE 2040 at <https://www.horrycounty.org/Departments/Planning-and-Zoning/IMAGINE2040>).



Development not only effects individual houses, but in order to accommodate tourism the past is erased for taller, more modern or different enterprises to capture more of the tourist dollars. A good example of this is the Chesterfield Inn in Myrtle Beach, which was formerly on the National Register. Owners tore most of it down to build a 3 story putt -putt golf course. After the failure of this endeavor, the remaining skeleton of the hotel was demolished to make way for a strip mall. (See page 2.1 for photo of the Chesterfield Inn)



The site of the Chesterfield Inn being developed into a strip mall  
Source: Google

### ABANDONMENT

In addition to the loss of farm land is the loss of the historic homes on these farms, which are being replaced with newer homes, leaving older homes either abandoned to decay or torn down. The old homes are not the only structures being lost to decay. Old tobacco barns and pack houses along with crossroad communities are decaying and disappearing, while those remaining are in danger of demolition by neglect. Another category of loss due to demolition of the sites pertains to historic black communities. Specific to these communities is the lack of knowledge as to the location of these historical sites and the lack of written records docu-

menting them.

A new problem has also appeared when looking at the most recent buildings that have hit the fifty year mark, (the age considered to be historic). The problem is the aging of the building materials themselves, as modern methods of building and the materials used have a shorter life expectancy than structures built in the past. (New South Associates)

Looking at these circumstances from a proactive point, the County does have a special tax relief program in place for rehabbing historic properties. However, there are no local government programs such as grants and low to no interest loans to increase the likelihood that older properties will be maintained. And last, there is no available process for delaying demolition of a historic structure until a review process is concluded.

### NATURAL HAZARDS

Hurricanes have also disposed of many buildings and structures within the County, especially along the coast. Looking at the present stock of buildings in Garden City, it can be noted that there are no buildings eligible for the National Register according to the last historic survey taken of the area. Hurricanes and storm surges repeatedly wreak havoc along the coast as anyone in Garden City can attest to in the aftermath of Hurricane Mathew. Horry County is vulnerable to a wide variety of natural hazards. The hazards, as ranked by Emergency Management, that are most likely to occur within Horry County are hurricanes, wildfires, flooding, and severe thunderstorms. (See Horry County Multi-jurisdictional All-Hazards Mitigation Plan at <https://www.horrycounty.org/Departments/Emergency-Management/Plans>) Horry County Emergency Management takes the lead with the County's all-hazard comprehensive emergency management pro-

gram and plans. Updates to the **All Hazards Mitigation Plan** from the HPC for the 2020 update should include community education programs on adequate insurance, flood, and wind proofing techniques for historic properties.

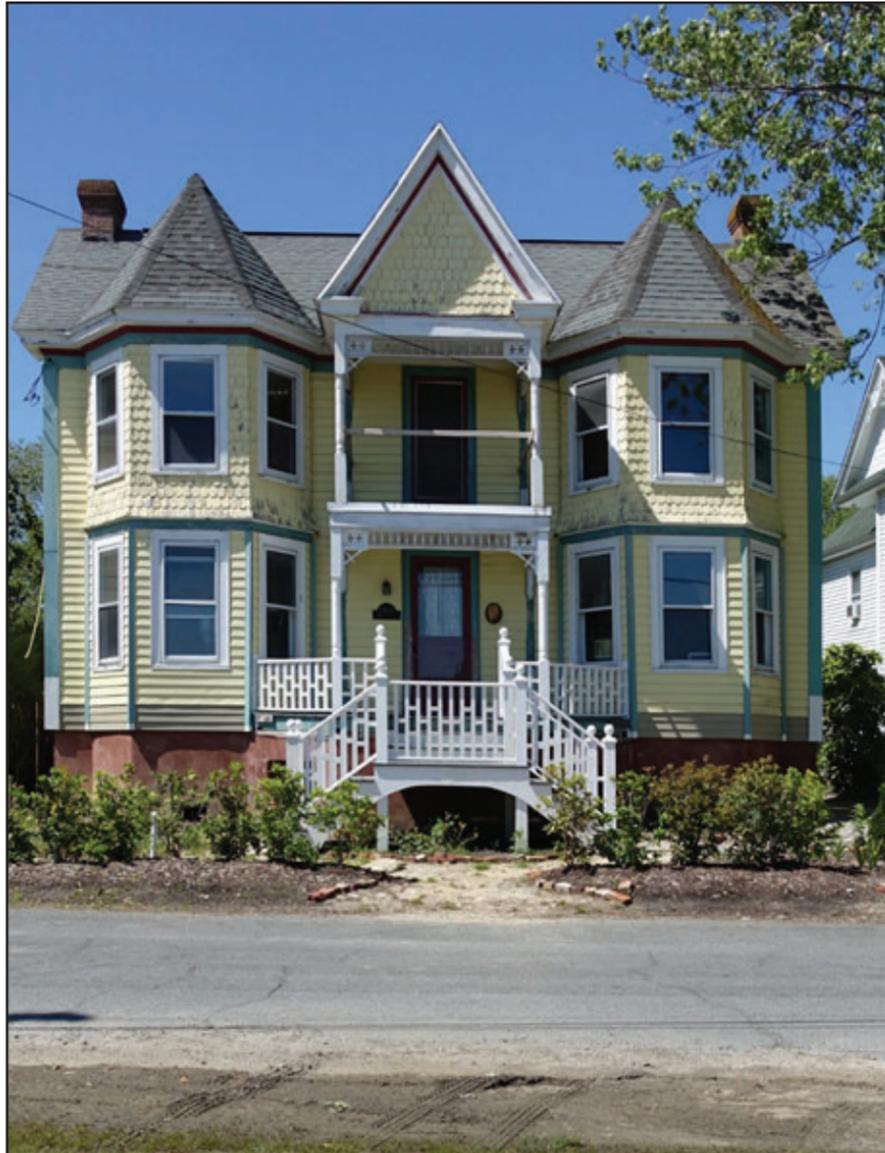
Attempting to bring historic structures up to current safety measures may negatively impact the historic integrity of a structure. Such as in the case of fire prevention, by removing materials that are prone to burning or encapsulating them in nonflammable materials. Sprinkler systems could be installed, but the installation itself may cause damage and if the system were to malfunction or even overspray during a fire, sensitive and sometimes irreplaceable building materials may be lost. However, the inclusion of fire extinguishers in historic homes may mitigate potential damage without the risk of incidental damages caused by their use.

Similar difficulties exist with flood-proofing historic structures. As of this update to the Preservation Plan, there are 2,225 structures, that are potentially fifty years or older that are found within the flood zone. 868 of the properties are located in unincorporated Horry County. This translates to 14% of the 6,103 structures potentially eligible for the local register under the County's jurisdiction being threatened by flooding. There are also 2 structures within the flood zone that are on the National Register under the same threat. The best method for removing a flood threat is moving the structure. Unfortunately, the moving of a historic structure removes that structure from the setting in which the building was originally located. This diminishes some of the historic integrity of the structure and often results in ineligibility of a structure from National Register listing.

There are several ways in which a historic structure may be made to be less prone to flooding. The first is to elevate the



structure in such a way as to make the elevation unnoticeable and undetectable. This can sometimes be done by not elevating the structure as high as typically and using creative landscaping.



House after elevation and incorporation of landscaping  
Source: NAPC Forum 2018, Planning

Two other methods for flood-proofing are dry proofing and wet proofing. Dry proofing involves making the lowest levels of a structure impenetrable to flood waters. Dry proofing

would not be effective if water levels exceed the height of the seal or if there is not a water tight seal under the home.

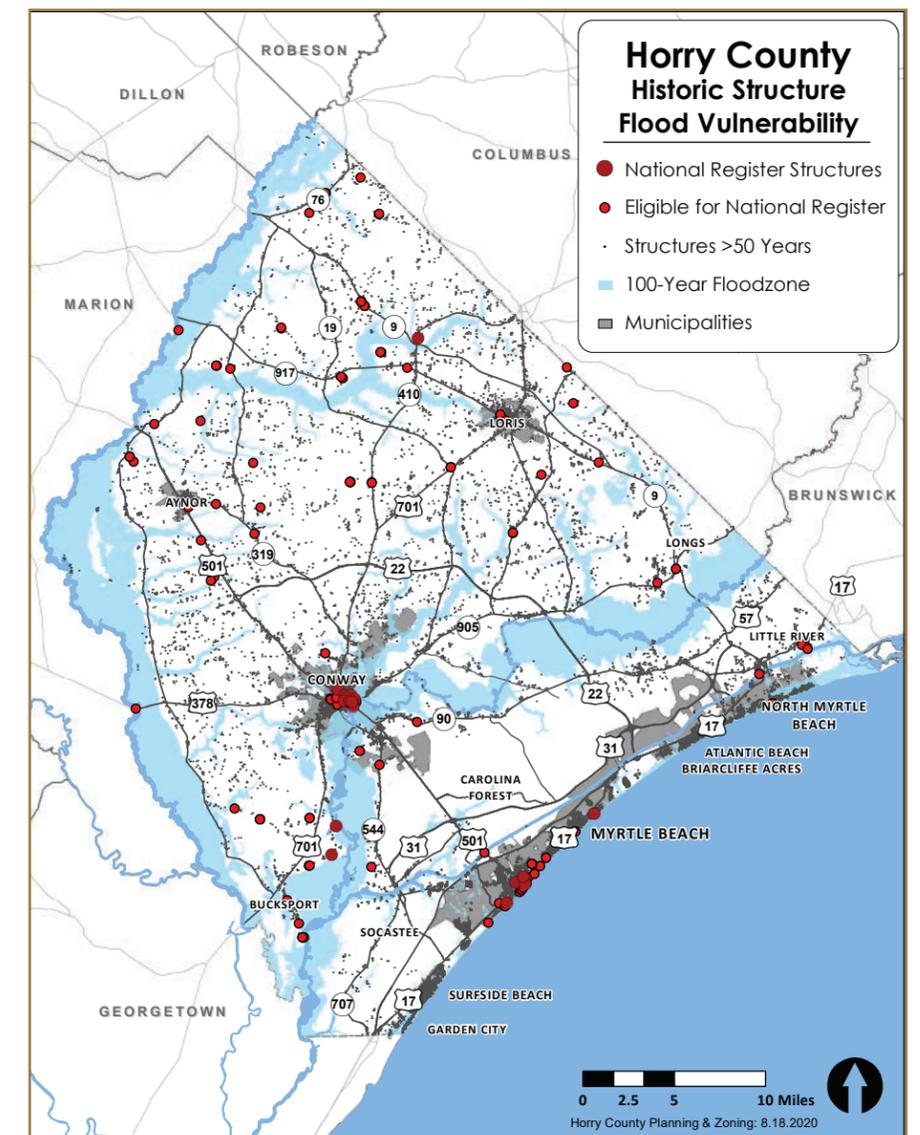
Wet proofing allows flood water to flow into and out of the home in such a manner so as not to trap any water. However, this method may cause irreparable damage to decorative molding and personal belongings.

Sea walls and floodwalls are sometimes used. However, sea walls do not protect from storm surge, and flood walls typically on riverfront properties must not interfere with stormwater runoff and need to account for seepage. Seepage can be resolved with drains, pipes or pumps which can be quite successful, but are often cost prohibitive.

Last, the risk of high wind associated with individual storms, hurricanes or tornadoes presents a unique challenge for historic homes. Many of the currently recommended techniques, to reduce the amount of overhang at the eave, lower the pitch of the roof, or add shutters are not compatible with keeping the integrity of a historic building.

While changing the roof line obviously changes the look of a structure, inappropriate hurricane shutters can also drastically change the look of a building. Several types of roll-down or temporary hurricane shutters are available that would not permanently alter the historic integrity of historic structures. But without shutters, windows and doors are vulnerable to debris breaking or damaging these openings. Often, impact resistant window and doors are installed in high wind areas; however, windows and doors are very important features of most historic structures and should seldom be replaced. Most historic windows and doors can be restored to make them both fully functional, energy efficient and more resistant to both wind and water damage. The cost of restoration often

closely matches the cost of replacement windows. While these are not the only hazards historic structures face, they are the most likely. A one size fits all approach cannot be taken with hazard mitigation for historic structures. Each structure needs to be assessed for its strengths and weaknesses and an appropriate plan for each property put in place. As historic homeowners may not be aware of the choices available to them to create a hazard plan, the HPC can provide resources and guidelines on common practices.



Source: Horry County Planning and Zoning



### **FINDINGS**

Horry County has lost a substantial amount of historic structures in the past and continues to do so to the present day. Deterioration leading to demolition by neglect or active demolition along with specific threats that confront individual communities have added up to a significant amount of loss concerning historic resources. In addition, while natural disasters have taken their toll on historic resources, current development trends looming on the horizon with the increase in population, is set to create another round of destruction to historic resources. There are also additional proactive incentives that are not currently be used including conservation easements. Greater effort needs to be used in identifying incentives, funding sources and financial incentives for historic preservation and rehabilitation, along with improving protection of historic resources from natural disasters. Updates to the County's All Hazard Mitigation Plan should include;

- Develop a community education program for historic property owners to assure that they are adequately and appropriately insured in the event of a natural disaster
- Develop a community education program on historically sensitive flood proofing techniques for historic structures most likely to be affected by flooding
- Develop a community education program on historically sensitive wind proofing techniques for historic properties including windows, doors, and roofs



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# Chapter 5: Preservation and Education



## PRESERVATION AND EDUCATION

While history is a subject taught in schools to both children and adults, local history is often missing from this equation. Knowing and understanding local history is crucial to understanding the heritage, cultural, environmental, technological and aesthetic make-up of the community. The most direct means of teaching children local history is with the cooperation of the Horry County School District. The HPC has engaged with school children through the school system with three separate projects.

In 2001, the HPC initiated two projects for use within the school system. The first project was created by the National Park Services titled, "Teaching with Historic Places (TWHP)." Although the TWHP was implemented in Horry County, it did not materialize into an effective tool for teaching historic preservation during this 2001 attempt. The second project during this time period was a historical essay contest. Middle School students wrote essays with the theme, "the most important historic building in (their) neighborhood." Prizes were issued for winning entries. These program ended as the school teachers did not have the time to promote them within the required curriculum. More recent efforts to integrate local history into the local school system have been met with resistance due to curriculum based teaching methods.

The third and only program still engaging students is the High School Video Contest. The objective is for high school students to create local historically related videos, telling the story of a building or site within Horry County increasing their awareness of local history and enhancing the public's knowledge of local historical structures or sites within the County. Winning videos receive cash prizes.

The HPC received the 2013 Historic Preservation Service Award from the Palmetto Trust for Historic Preservation which

recognized the Local Historic Sites and Structures High School Video Contest. This contest reinforces local history to high school students.

In addition to middle and high school involvement with local history, Coastal Carolina University (CCU) revived their archaeology program in 2010. During the summer of 2010, CCU's Archaeology Field School investigated the site of a turn-of-the-century ship building facility located within the City of Conway's utility relocation project. Also in 2010, County staff conducted a survey with the Field School of a Native American burial site in Western Horry County, using both ground penetrating radar and handheld Trimble mapping devices.

Adult education has also been considered as a venue to present Horry County history. However, this is the area that presents the biggest challenge, as this segment of the population is not contained within a classroom. While there are many adults who hold in high esteem the history and heritage of Horry County, as one of the fastest growing counties, there are also many newcomers who may be unaware of the area's unique heritage. One way to engage this group is through instruction on historic preservation techniques.

Lastly, the need to educate County staff is also a concern. This should include the various boards and decision making bodies about the value of historic resources to our community. Planners, engineers, inspectors, etc. should be educated about the County's resources and provided guidance on identification and treatment of historic resources as it relates to the various department tasks and responsibilities.

The HPC, in conjunction with Conway Main Street USA and the Horry County Historical Society, held the first Horry Coun-

ty Old House Fair in 2011. The day-long event educated residents on tools and benefits of historic preservation. Topics included, restoring hardwood floors, proper landscaping, converting a historic home to a bed and breakfast, and restoring old windows. This same year, planning staff worked with CCU's Osher Lifelong Learning Institute, offering adult education courses on historic preservation efforts in Horry County.



Historic Window Repair with Eddie Streeter at the Old House Fair  
Source: Horry County Planning and Zoning

The HPC continues to send a representative to CCU to explain what it does, projects it is currently working on and how students may get involved. However, over the past three years only one student engaged with the efforts of the HPC and only for a short period of time.



### FINDINGS

There are minimal local history projects within the school system as projects proposed have met resistance within the schools themselves. Currently the only project the HPC has which involves schools is the high school video contest. The HPC continues to send a representative to CCU in an attempt to engage CCU students. Also, with the influx of people moving here, it is hard to involve and educate new residents because there is no formal classroom to engage them in. In addition, residents that own historic structures are not always aware how to protect them. There are ample opportunities for an increase in educating the public on historic matters, however, a suitable venue needs to be found. The development of high quality, meaningful programs and projects to preserve Horry County's heritage must continue.

# Chapter 6: Projects of the Historic Preservation Commission

## PROJECTS OF THE HPC

The HPC has other duties beyond building the historic property list, reviewing proposed construction to historic properties, and educating and promoting historic preservation. The Historic Preservation Ordinance requires the HPC to;

- Promote the use and conservation of the historic resources of the county;
- Safeguard the County's unique heritage;
- Identify, preserve, and enhance the important characteristics of the County; and
- Improve property values and strengthen the local economy by fostering preservation, restoration, and rehabilitation.

To accomplish these goals, the HPC has developed and implemented numerous projects.

## HISTORIC HIGHWAY MARKERS

Beginning in 1941, organizations in Horry County began erecting roadside markers describing historical events and areas associated with them. The first marker was erected by the Horry County Historical Society in 1941 pertaining to Jeremiah Vereen. This marker has since been replaced and renamed as Washington's Southern Tour, after the original was misplaced during a road widening project. To date there are thirty roadside markers within Horry County. (For more information on historic highway markers, visit the State Historic Preservation website at <https://scdah.sc.gov/historic-preservation/programs/historical-markers>).

In addition to Highway Markers and in conjunction with the state, the Commission also has the opportunity to help the Horry County Historical Society add to the Gazetteer database of historical names. SCDOT will install community signs meeting their criteria. This could be another option to bring back historic names for places.



George Whitefield Historic Marker Installation  
Source: Horry County Planning and Zoning

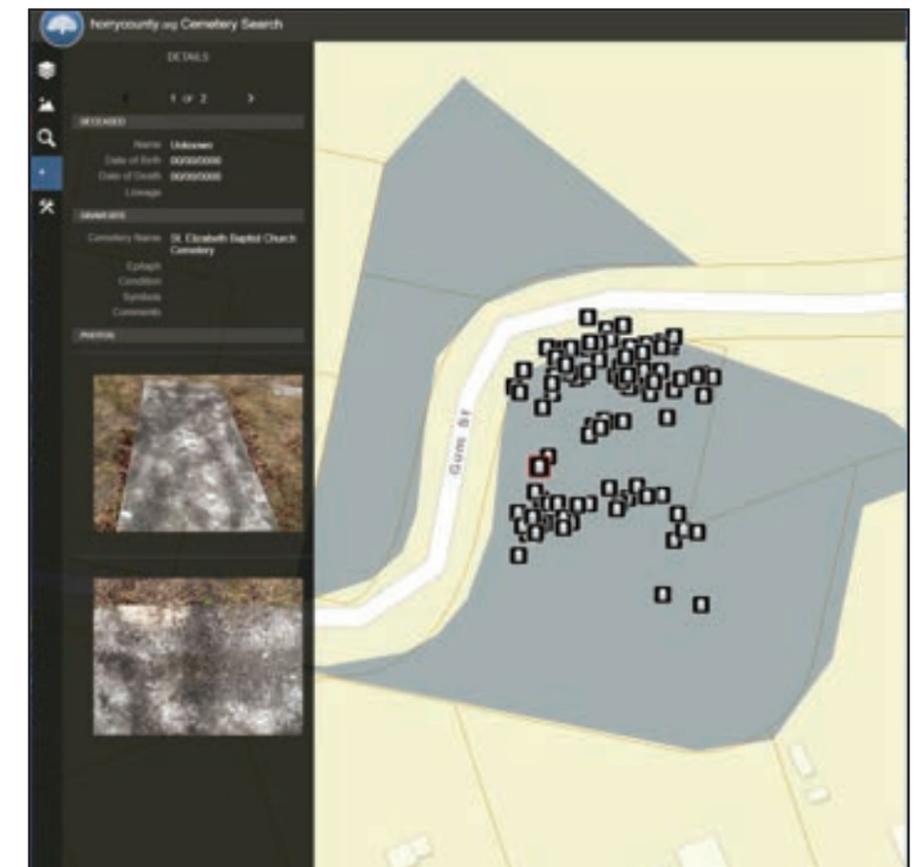
## CEMETERY PROJECT

The Horry County Cemetery Project began in 2007 as an effort to catalogue and preserve sensitive historic sites throughout the County. The Cemetery Project seeks to locate, inventory, photograph, map and preserve an estimated 450 historic cemeteries in the County's unincorporated areas. In Horry County, where development has been tremendous, numerous historic cemeteries were either lost or destroyed. As of FY2020, 330 cemeteries have been inventoried. Of these, 244 cemeteries have been placed on the Horry County Historic Property Register. New graveyards and grave sites are continually being discovered, including four found within the past year.

Using cutting edge technology, including ground penetrating radar and GIS mapping, the project is the most comprehensive and pioneering endeavor of its kind in the nation.

The project was awarded the 2011 J. Mitchell Graham Memorial Award for the best County project in South Carolina, the 2011 Archaeology Stewardship Award from the Palmetto Trust for Historic Preservation, and the 2012 Achievement Award Winner from the National Association of Counties.

The cemetery information is available for public access on an interactive website that allows gravesite searches by name, place and address. For more information on this project visit: <https://www.horrycounty.org/Online-Services/Cemetery>



On-line Cemetery Map  
Source: Horry County Planning and Zoning



## HISTORIC DRIVING BROCHURES

To date, the HPC has developed, printed and distributed four separate driving brochures, which can be viewed on the HPC's website at <https://www.horrycounty.org/Boards/Architectural-Review/Historical-Brochures>

Each brochure details historic sites and structures in Horry County. The Galivants Ferry brochure illustrates the National Register Historic District of Galivants Ferry, a unique area

which was the center of life along the western edge of the County in years past. The Socastee brochure highlights the Intracoastal Waterway and a handful of historic buildings which are also contained within a National Register Historic District. The Little River brochure details many historic buildings and cemeteries in this historic fishing village which was one of the earliest settlements in Horry County. The final brochure features historic sites scattered all around the County.

Thousands of these brochures have been distributed throughout the County at visitor's centers, County buildings, chambers of commerce and schools. The next level for this project is to develop a historic driving tour mobile application which will cut down on both the expense and consumption of paper thus becoming a win-win situation for the HPC and the environment.

## HIGH SCHOOL VIDEO CONTEST

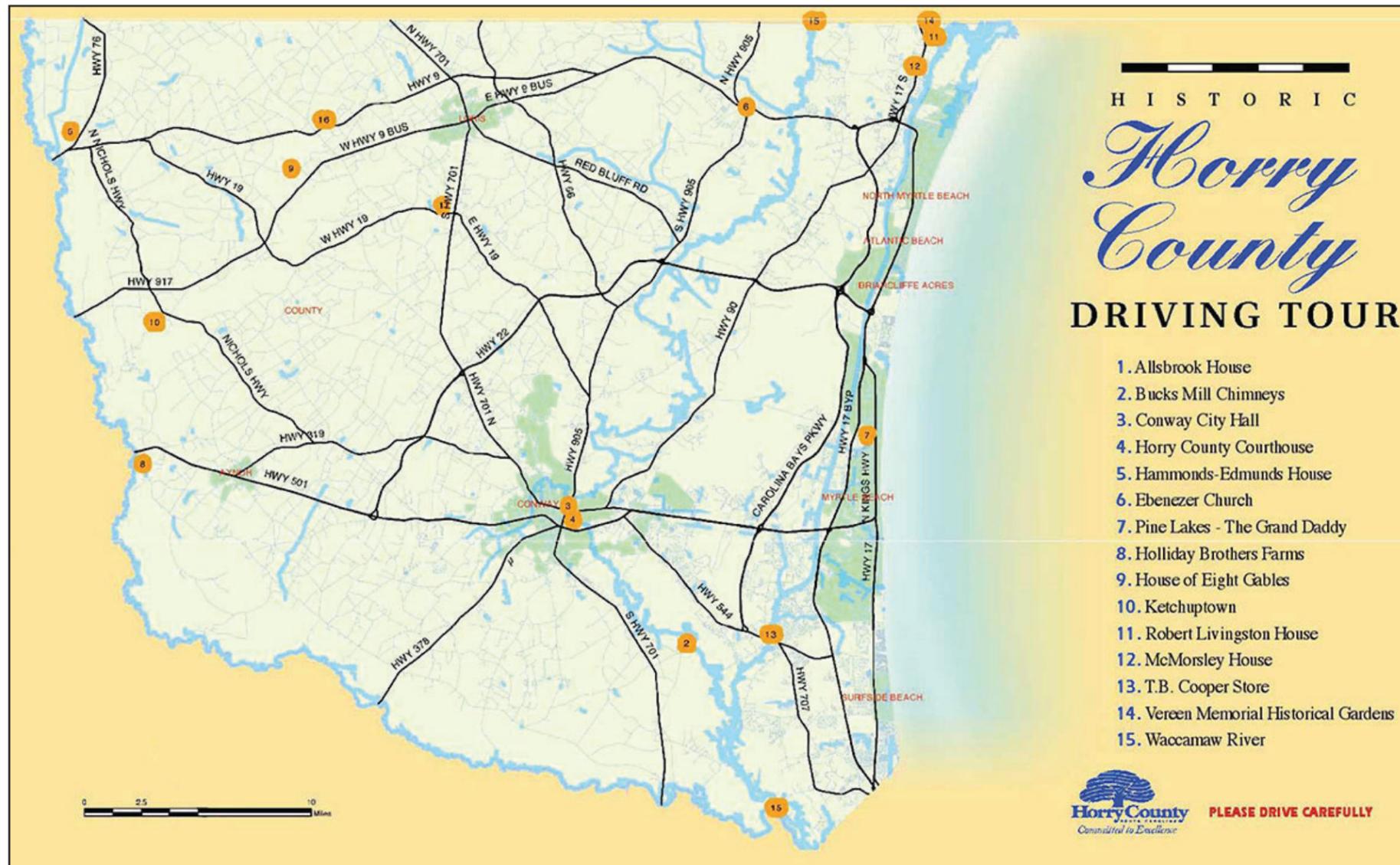
Each year since 2013, the HPC has sponsored a High School Video Contest. Applicants create a video no longer than three minutes pertaining to a historic structure or site within Horry County that is at least fifty years old. This contest introduces local history to a new generation of the population and videos are placed on YouTube thereby further expanding the audience. Videos are judged on the following criteria;

- Incorporation of local history;
- Creativity, originality, and impact;
- Informational content;
- Entertainment value/interest level;
- Accuracy of information; and
- Production quality.

The HPC won the 2013 Historic Preservation Service Award from the Palmetto Trust for Historic Preservation for the High School Video Contest.

## LEGACY BUSINESS RECOGNITION

The Legacy Business Recognition Program pays tribute to local businesses that have contributed to the economic heritage of Horry County for more than fifty years. Each business is presented with a wall plaque and a ribbon cutting ceremony is performed. The HPC has had the honor of recognizing thirty-three businesses so far and continues to locate and



Horry County Historic Driving Tour Map  
Source: Horry County Planning and Zoning

# Chapter 6: Projects of the Historic Preservation Commission

recognize these established institutions. The HPC received the 2016 Preservation Service Award for its Legacy Business Recognition Program.



Johnson Furniture Manufacturing Co. Received a Legacy Business Award  
Source: Horry County Planning and Zoning

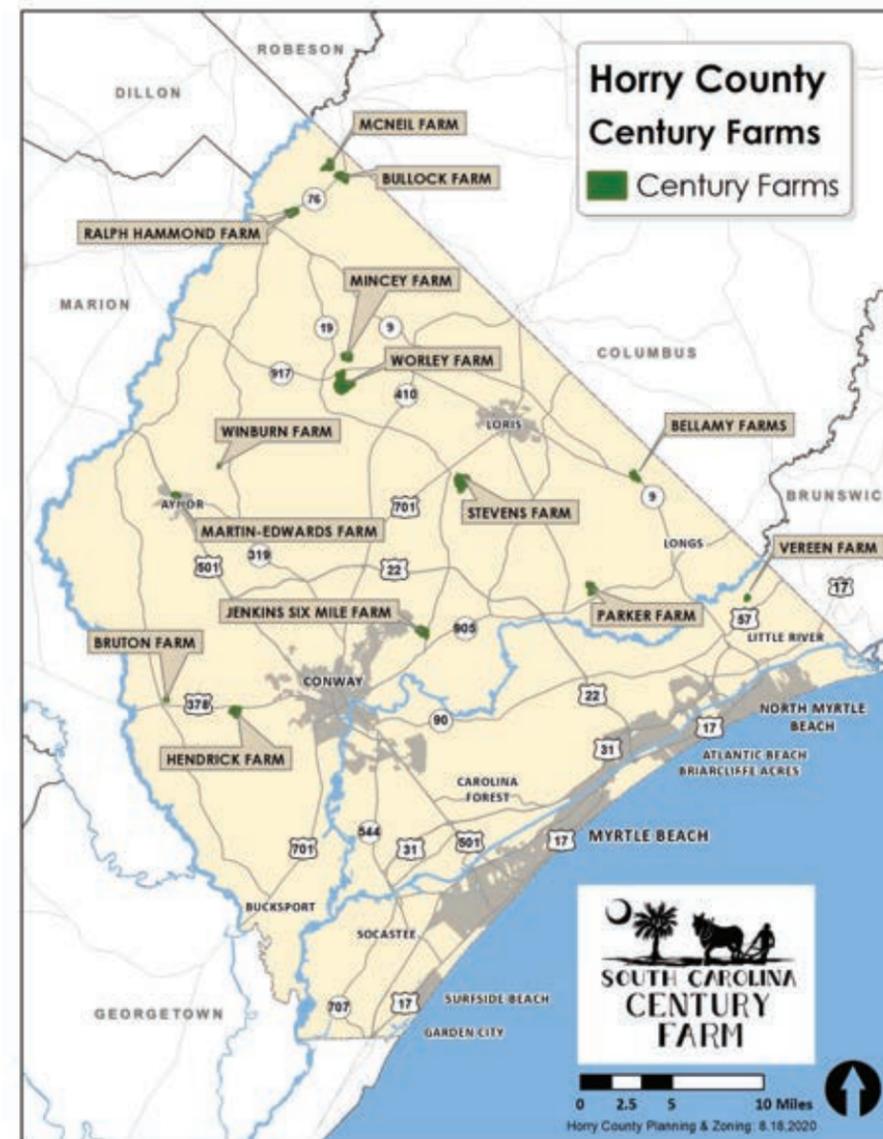
### DIGITAL IMAGES

One of the biggest hurdles in assessing properties for consideration for the Horry County Historic Property Register is the lack of historic photographs of these properties. Undoubtedly photographs of many historic buildings and sites exist; however, there had never been a coordinated effort to obtain either the originals or digital copies. The HPC, the Horry County Museum and the Horry County Historical Society now actively pursue all opportunities to locate and scan images of Horry County's rich and colorful past. These images are housed at the Horry County Museum.

### CENTURY FARM ASSISTANCE PROGRAM

The Century Farm Program is a state-run initiative designed to honor pioneer families in South Carolina. In 1974, the Program was inaugurated in the Pendleton District, made up of Anderson County, Oconee County and Pickens County. The South Carolina General Assembly later approved legislation to expand it into a state-wide program and charged the Pendleton District Commission to administer the Program.

In general, the Century Farms Program honors those families whose property has been in the same family's ownership for 100 years or more. Applicants for this honor must show documentation that the property has remained in the family for 100 years. The HPC helps our local farm families apply for this program by researching available documentation pertaining to property ownership.



Source: Horry County Planning and Zoning

Approved Century Farms applicants receive a yard plaque and a certificate designating their property as a "Century Farm in Historic South Carolina." As of 2019, there are fifteen designated Century Farms in Horry County, and there are many potentially eligible properties. In addition to helping historic family farm owners to obtain their designation as a Century Farm, the HPC evaluates these properties for inclusion to the Horry County Historic Property Register and/or possible conservation easements. While there are fifteen Century Farms within the County, the whereabouts of only fourteen are known as applicants may request that the farm location not be disclosed to the public. Horry County had sixteen Century Farms, but unfortunately one of the Century Farms has recently been lost to development.

### FINDINGS

The HPC has been recognized throughout the years for innovative efforts in preservation. As the HPC moves forward, it will need to continue championing innovative projects that have won awards while striving to protect the historical assets of the County. Currently, the HPC has a variety of programs that fulfill different goals of the Commission. The Commission will need to continuously evaluate the effectiveness of current programs and discontinue those that become ineffective, while continuing to add new programs to achieve the goals of this plan. The role of these programs should improve awareness of historic preservation and strengthen current partnerships. The HPC will also need to continue to improve, update and survey historic resources to support preservation efforts and to help evaluate collaborative efforts and projects.



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# Chapter 7: Goals and Strategies



## GOALS AND STRATEGIES

As areas of the County are different, projects and plans must be tailored to suit a variety of needs and concerns, while enhancing the quality of life for the community and its citizens. The increasing pressure of development must be balanced with the need for Horry County to retain the visual character of its past.

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**Objective:** Increase the number of designated historic properties in Horry County.

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- Maintain a database of properties and structures that are eligible for the Horry County Historic Register and National Register of Historic Places. (annually)
- Establish a list of priority properties, structures, and districts in the County to consider for the Horry County Historic Register. (short-term)
- Distribute information to eligible property owners for the National Register and Local Register about the programs including financial incentives. (continuous)
- Pursue and assist National Register listing for properties which have owner support. (continuous)
- Add at least ten properties in western Horry County to the Horry County Historic Register by 2025. (mid-term)
- Research and create historic districts. (continuous)
- Promote the Century Farm Program and assist with the establishment of at least five new Century Farms by 2025. (mid-term)
- Apply for National Register status for the 3rd Avenue Court House. (short-term)
- Determine criteria for historic trees to be added to the local register. (short-term)

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**Objective:** Continue to improve, update and survey historic resources to support preservation efforts.

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- Continue to catalog existing documentation on historic resources and archaeological sites for ease in reference during planning phases of both public and private projects. (continuous)
- Integrate historic resource data with the County's GIS database. (short-term)
- Make historic information available via the County's website easing research for interested parties and promoting heritage tourism. (mid-term)
- Identify and fill gaps in documentation through additional survey projects. (mid-term)
- Encourage a survey focused on mid-century architecture to give a historic context to these properties. (long-term)
- Document and photograph unprotected historic structures that are proposed for demolition. (continuous)

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**Objective:** Coordinate preservation efforts with various community organizations and municipal governments.

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- Identify organization and roles in public, private, and non-profit sectors with an interest in and/or an impact on historic resources and maintain a contact list. (continuous)
- Host a Preservation Workshop yearly, to minimize duplication of efforts. (continuous)
- Accept historic preservation award nominations from partners. (continuous)
- Partner with area Chambers of Commerce to promote HPC projects and events. (continuous)

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**Objective:** Identify incentives, funding sources, and financial incentives for historic preservation.

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- Research and implement development incentives for historic preservation and adaptive reuse of historic buildings. (long-term)
- Recommend the establishment of economic incentives to promote sensitive rehabilitation activity, i.e. grants, low-interest loans, tax abatement, paint rebate programs, facade loan programs, reduction or abatement of building permit fees. (long-term)
- Coordinate with the Parks and Open Space Board and area partners to distribute information on conservation easement programs. (continuous)
- Seek available state and federal grant funds to conduct archaeological surveys of designated historic period sites and/or districts, including photographic documentation as appropriate, to evaluate their archaeological resource potential. (continuous)
- Acquire copies of historically significant documents that are in the possession of the SC Department of Archives and History to make research more convenient and accessible. (long-term)
- Start a project and coordinate with SHPO, using the last historic survey data and update site information including pictures using the collector application. (short-term)

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**Objective:** Create a sense of pride with owners of historic properties and businesses.

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- Continue the Historic Preservation Awards recognizing the efforts of the citizens of the community in historic preservation. (continuous)



- Continue the plaque program for properties added to the Horry County Historic Property Register. (continuous)
- Conduct workshops on how to obtain a historic property designation and/or research techniques and/or technical preservation issues (siding, windows, porches, etc.). (mid-term)
- Create an easy to understand brochure explaining the process of Architectural Review that will be the result of being listed on the local register. (short-term)
- Continue to recognize local businesses that have been in operation over fifty years through the HPC's Legacy Business Program. (continuously)

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**Objective:** Improve awareness of historic preservation.

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- Review and modify the name for the Board of Architectural Review and Historic Preservation, to a name that better reflects the historic aspect of the Board. (short-term)
- Publicize HPC meetings and activities. (continuously)
- Continue to add to the current email list interested parties on events and updates to HPC activities. (continuously)
- Work with IT to create an application for the historical driving tours. (long-term)
- Continue to maintain the HPC Facebook page. (continuously)
- Encourage the Commission to write newspaper articles, editorials and presentation pertaining to historic resources in Horry County, such as specific architectural styles or historic buildings, and historic preservation programs/organizations at the local, state, and national levels, including state and national preservation conferences. (continuous)
- Prepare a portable informational exhibit for local and regional display focusing on HPC activities and the designation process. (mid-term)

- Conduct informational meetings on various topics such as the advantages of historic preservation, protection of historic buildings from natural disasters, or architectural styles and building types that are prevalent in Horry County. (continuously)
- Engage in community events that recognize the County's historic resources and promote the activities of the HPC. (continuously)
- Enlist the media to publicize community events that promote historic preservation. (continuously)
- Provide public forum meetings to allow communities to discuss their vision of historic preservation for their communities and set up historic districts. (mid-term)
- Utilize the County's television station to promote historic preservation and heritage tourism. (long-term)
- Ensure that communities and public facilities are appropriately named and signed according to their geographic location or historic figures. (continuously)
- Approach relevant CCU and HGTC departments about opportunities for student projects in historic preservation locally. (continuously)
- Enlist the assistance and support of existing citizens groups to organize and promote educational programs in historic preservation. (continuously)

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**Objective:** Improve protection of historic resources from disasters

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- Create a brochure for historic property owners explaining measures to properly wind-proof and weatherize their structures and to encourage them to have adequate insurance on their property to allow for repair/rebuild in the event of natural disaster. (mid-term)
- Review and make recommendations to the County's Emergency Operation Plan and Mitigation Plan as it

relates to the County's historical resources. (with updates)

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**Objective:** Develop high quality, meaningful programs and projects to preserve Horry County's Heritage

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- Update the Horry County Historic Register Book to a more professional look. (mid-term)
- Pursue the installation of Historic Highway Markers at sites of historic significance within the County. (continuous)
- Continue the Driving Brochure Program to include other areas of the County and topics that promote Heritage Tourism. (mid-term)
- Research and utilize Certified Local Government grants to implement new and proposed projects. (continuously)
- Establish an expert advice program with a list of preservation professionals willing to offer advice to historic property owners. (long-term)
- Create audio and video media presentations promoting the history of the County and make these available on the County's public access channel. (mid-term)
- Investigate the possibility of creating or joining a Heritage Area Trail, Scenic Byway or Corridor, i.e. the Tobacco Trail, Francis Marion Trail, Pee Dee Hwy, etc. (long-term)
- Complete the Cemetery Project and make all findings available on the County's website. Use ground-penetrating radar on those cemeteries that merit further investigation. (continuous)
- Research, document, and pursue all remaining Rosenwald and Rosenwald styled schools in Horry County for addition to the Horry County Historic Register and where appropriate, the National Register. (long-term)
- Begin a barn identification and documentation program using the collector application with photographs, to assure the significant agricultural heritage of Horry County is preserved. (mid-term)

- Research and coordinate with SHPO on a church identification and documentation survey. (long-term)
- Recognize significant areas that at one time contributed to the industrial viability of the County and are no longer in existence, i.e. Eddy Lake, Causey, etc. (continuous)
- Finish the Kings Highway project started in 2014, identifying and mapping the original route of the Kings Highway and pinpoint any sites of significance along the route. (long-term)
- Coordinate with the Sons of the American Revolution, the Daughters of the American Revolution and Sons of the Confederate Veterans to research, preserve and promote areas of significance during the Revolutionary and Civil Wars. (long-term)
- Maintain and utilize the Preserve America status for promotion of the heritage of the County and for grant opportunities. (continuously)
- Research methods to preserve salvage materials from historic structures that are being demolished so that they can be reused in historic buildings that are being restored or repaired. (mid-term)

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**Objective:** Update and codify ordinances and plans pertaining to the HPC

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- Maintain Certified Local Government Status. (continuous)
- Update and codify the Historic Preservation Commission By-Laws. (short-term)
- Update and add criteria to Article XVII of the Horry County Ordinances for designating Historic Districts. (short-term)
- Review and amend, as necessary the Historic Preservation Plan a minimum of every five years with a complete update every ten years.



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**Archaeological Surveys in Horry County**

Report Title	Date	Surveyor
Cultural Resources Literature Review and Reconnaissance Survey of 100+ Acres at the Elmhurst Subdivision Tract, Horry County, South Carolina	June - 07	S&ME, Inc
Reconnaissance Cultural Resources Survey of the Linden Trails, LLC and Sky Signs, LLC Tracts, Horry County, South Carolina	2008	Chicora Foundation
Cultural Resources Survey of the Lake Ridge 115kV Transmission Project, Horry County, South Carolina.	June-05	Chicora Foundation
Investigation of 38HR139, Horry County, South Carolina	January-10	Chicora Foundation
Intensive Architectural Survey of 33 Army Reserve Centers, 81st Regional Support Command, Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, and South Carolina	February-05	Brockington & Associates
Cultural Resources Survey of the Dunn Shortcut Tract, Horry County, South Carolina	May-06	Brockington & Associates
A Historical and Architectural Survey of Conway, Horry County, South Carolina	August-05	New South Associates
Intensive Cultural Resources Survey of the Proposed SC-917 Bridge Replacements Project in Marion and Horry Counties, South Carolina	July-05	Brockington & Associates
Phase I Cultural Resources Survey of the Proposed US-701 Bridge Improvements, Georgetown and Horry Counties, South Carolina	June-05	New South Associates
Cultural Resources Survey of the Realignment and Improvement of the Intersection of US-701 and SC-410, Horry County, South Carolina	July-05	Brockington & Associates
Cultural Resources Survey of the Proposed US-501 & US-701 Bus./S-116 (Elm Street) Roadway Safety Project, Horry County, South Carolina	July-05	Brockington & Associates
Phase I Archaeological Survey and Assessment of Effect for Pine Lakes Country Club, Myrtle Beach, South Carolina	November-04	New South Associates
Cultural Resources Survey of Improvements to the SC Route 9/S-57 Intersection, Horry County, South Carolina	August-04	Brockington & Associates
Intensive Architectural Survey of the Myrtle Beach Terminal Expansion, Horry County, South Carolina	June-03	Brockington & Associates
Intensive Archaeological and Architectural Survey of US 76 over Lumber River and Swamp, Bridge Replacement Project, Horry County	December-02	SCDOT
Cultural Resources Survey of the Proposed Mill Pond Road Extension Project, Horry County, South Carolina	January-02	Brockington & Associates
Proposed Rehabilitation of the US Route 17/Little River Bridge over the Intracoastal Waterway, Horry County	September-01	SCDOT
Cultural Resources Survey of the Waccamaw Tract, Horry County, South Carolina	1999	Brockington & Associates
A Cultural Resources Survey of the East Country Club Road Extension from near SC 905 to Road S-106, Horry County	July-98	SCDOT
Intensive Archaeological Survey of the SC Route 544 Widening from US 501 to near the Intracoastal Waterway	February-87 & January-99	Carolina Archaeological Services and SCDOT
Cultural Resources Inventory of the Proposed Central Parkway Extension Southern Bypass, Horry County, South Carolina	March-99	Brockington & Associates
Cultural Resources Survey of the Stephens Crossroads Tract, Horry County, South Carolina	November-00	Brockington & Associates
Survey of SC90 and Road S-57, Wampee	1999	SCDOT
Survey of Road S-31/66/112, Daisy	1999	SCDOT
Archaeological and Architectural Survey of the Conway Bypass Alternate, Horry County, South Carolina	1998	New South Associates
Survey of Myrtle Beach - City (Reconnaissance)	1993	SHPO
Survey of Horry County	1990	Preservation Consultants
Survey of Horry County	1988	Utterback
Survey of Alder at Third Ave., North (CASA Emergency Shelter), Myrtle Beach	1987	
Survey of Horry County - Rural Design Guidelines (Reconnaissance)	1986	Utterback
Survey of Horry County	1977	Hendrix
Horry County Survey of Historic Places	1973	Waccamaw Regional Planning & Development Council
Waccamaw Survey of Historic Places	1971	Waccamaw Regional Planning & Development Council
Intensive Cultural Resources Survey of the 118 Acre Big Landing Plantation Tract	1994	Brockington & Associates

## Archaeological Surveys in Horry County cont.

Report Title	Date	Surveyor
A Report on Archaeological Testing at the Holliday Site - Galivants Ferry Section, Horry County, South Carolina	1981	Coastal Carolina College
An Intensive Archaeological Survey of Oceanside Village Tract E, Horry County, South Carolina	2000	Michael Trinkley
An Intensive Archaeological Survey of the JFLP Tract, Horry County, South Carolina	2000	Michael Trinkley
Cultural Resources Survey of the Carolina Forest School Tract, Horry County, South Carolina	2000	Michael Trinkley
Archaeological Investigations on the Holiday Plantation Tract, Horry County, South Carolina	2001	Michael Trinkley
Cultural Resources Survey of the River Oaks 115kV Transmission Line, Horry County, South Carolina	2003	Michael Trinkley & Nicole Sutherland
Cultural Resources Survey of the River Oaks Tap, Horry County, South Carolina	2003	Michael Trinkley & Nicole Sutherland
Cultural Resources Survey of the Hidden Lakes-Phase IV Tract, Horry County, South Carolina	2005	Michael Trinkley & Nicole Sutherland
Cultural Resources Survey of the Carriage Lakes Extension Tract, Horry County, South Carolina	2006	Michael Trinkley & Nicole Sutherland
Archaeological Investigations of the Cypress River Plantation tract in Horry County, South Carolina	No Date	Archaeological Consultants of the Carolinas
Cultural resources reconnaissance of the upcoast (east) sand dike impact area, Bird Island, Little River Met, navigation project, Horry County, S.C., and Brunswick, North Carolina	1980	Mark D. Rucker
Archaeological Survey in Eastern Horry County	February-92	Diachronic Research Foundation
Mitigation Excavations at Vereen Gardens Sites	June-94	Diachronic Research Foundation
Archaeological Survey, Evaluative Testing and Mitigation Excavations at the Bridgewater Tract in Eastern Horry County, S.C.	August-97	Diachronic Research Foundation
Archaeological Survey, Evaluative Testing and Mitigation Excavations at the Heron Pond/Diamond Back Development, Horry County, S.C	July-00	Diachronic Research Foundation
Data Recovery Excavations at the Maple Swamp (38HR309) and Big Jones (38HR315) Sites on the Conway Bypass. Horry County, South Carolina: Prehistoric Sequence and Settlement on the North Coastal Plain of South Carolina	No Date	New South Associates
Archaeological Investigation of the Undeveloped Portions of the Glen Dornoch Golf Course, in Little River, South Carolina	Ongoing	Archaeological Consultants of the Carolinas



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## Question 4 cont.

Q4 If you answered yes to the previous question; what place or places that you cared about were lost?

Answered: 146 Skipped: 88

#	RESPONSES
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#	RESPONSES
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## Question 5 cont.

Q5 What historic places in Horry County would you like to see protected/preserved?

Answered: 180 Skipped: 54

# RESPONSES

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RESPONSES

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# RESPONSES

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Q6 What actions do you have an interest in or would like to participate in maintaining, protecting or preserving a historic place that you care about? Select all that apply

	HAVE DONE (1)	FUTURE INTEREST (2)	TOTAL RESPONDENTS
Donate money	41.03% 48	67.52% 79	117
Volunteer to fund-raise	27.84% 27	76.29% 74	97
Volunteer labor to work on a property	35.82% 48	73.88% 99	134
Advocate to others in person or using social media	50.32% 78	65.16% 101	155
It's in my job description	44.59% 33	63.51% 47	74
Serve on a board/organization that preserves history	29.77% 39	79.39% 104	131

Q7 Good strategies/tools to address issues affecting historic preservation are;

	STRONGLY AGREE	AGREE	DISAGREE	TOTAL	WEIGHTED AVERAGE
Increased public education	84.62% 198	14.96% 35	0.43% 1	234	1.16
Stronger statewide historic preservation laws	58.80% 137	36.05% 84	5.15% 12	233	1.46
Local zoning regulations which protect historic and archaeological properties	70.09% 164	27.78% 65	2.14% 5	234	1.32
Better integration of historic preservation in government planning	68.38% 160	29.06% 68	2.56% 6	234	1.34
Training for public officials	61.54% 144	36.75% 86	1.71% 4	234	1.40
Training for preservation trades	63.68% 149	34.19% 80	2.14% 5	234	1.38
Public workshops on appropriate rehabilitation methods	64.53% 151	32.05% 75	3.42% 8	234	1.39

Q8 Some other good strategies/tools to address issues affecting historic preservation are;

	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Identifying and documenting historic buildings and archaeological sites	82.91% 194	16.67% 39	0.00% 0	0.43% 1	234	1.18
Making information about historic properties accessible online	79.49% 186	19.23% 45	0.85% 2	0.43% 1	234	1.22
Property tax credits for rehabilitating historic properties	76.07% 178	20.94% 49	1.71% 4	1.28% 3	234	1.28
Nominating properties to the National or Local Historic Register of Historic Places	70.39% 164	28.33% 66	0.86% 2	0.43% 1	233	1.31
Providing more information on energy efficiency of and for historic buildings	53.42% 125	40.60% 95	5.56% 13	0.43% 1	234	1.53
Flexibility in building codes	44.21% 103	43.35% 101	9.87% 23	2.58% 6	233	1.71



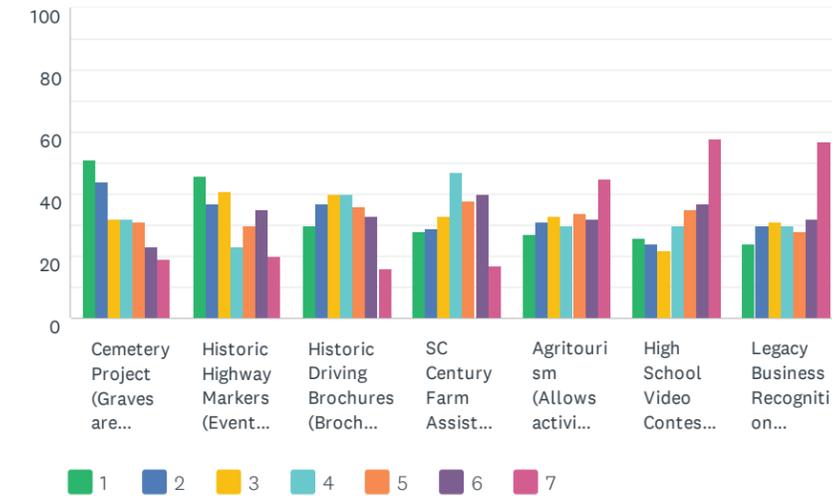
### Q9 Challenges/threats to historic places in Horry County are;

	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Growth and development pressure	73.08% 171	22.22% 52	3.85% 9	0.85% 2	234	1.32
The public does not think preserving the past is relevant to modern life	46.15% 108	35.47% 83	14.10% 33	4.27% 10	234	1.76
Improper rehabilitation of historic properties	37.34% 87	48.07% 112	12.88% 30	1.72% 4	233	1.79
Preservation is perceived as taking away a person's property rights	33.05% 77	40.34% 94	22.32% 52	4.29% 10	233	1.98
Historic preservation is not seen as being energy efficient	27.47% 64	42.06% 98	27.47% 64	3.00% 7	233	2.06

### Q10 More challenges/threats to historic places in Horry County are;

	STRONGLY AGREE	AGREE	DISAGREE	TOTAL	WEIGHTED AVERAGE
Neglect or abandonment of older buildings	68.80% 161	29.06% 68	2.14% 5	234	1.33
Loss of historic farm buildings/agricultural landscapes	61.97% 145	31.20% 73	6.84% 16	234	1.45
Lack of preservation advocates at the local level	55.98% 131	35.47% 83	8.55% 20	234	1.53
New construction that is incompatible with the historic character of the area	56.41% 132	32.91% 77	10.68% 25	234	1.54
Flooding, climate change, and sea level rise	47.01% 110	33.76% 79	19.23% 45	234	1.72

### Q11 Please rank the following projects by level of importance to you, that the Board of Architectural Review and Historic Preservation is working on; with 1 being the most important and 7 being the least (Can only use each number once)

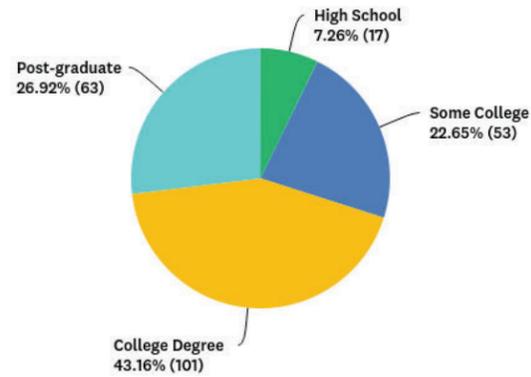


	1	2	3	4	5	6	7	TOTAL	SCORE
Cemetery Project (Graves are inventoried, photographed, and placed on the historical register)	21.98% 51	18.97% 44	13.79% 32	13.79% 32	13.36% 31	9.91% 23	8.19% 19	232	4.60
Historic Highway Markers (Events/places of local significance are remembered with Highway Markers)	19.83% 46	15.95% 37	17.67% 41	9.91% 23	12.93% 30	15.09% 35	8.62% 20	232	4.40
Historic Driving Brochures (Brochures that indicate where historic places are)	12.93% 30	15.95% 37	17.24% 40	17.24% 40	15.52% 36	14.22% 33	6.90% 16	232	4.23
SC Century Farm Assistance Program (Farmers are aided in the application process for this state-run program)	12.07% 28	12.50% 29	14.22% 33	20.26% 47	16.38% 38	17.24% 40	7.33% 17	232	4.03
Agritourism (Allows activities like corn mazes, weddings, and rent-a-row on farms)	11.64% 27	13.36% 31	14.22% 33	12.93% 30	14.66% 34	13.79% 32	19.40% 45	232	3.75
High School Video Contest (A 3 minute video about a historic place in Horry County is produced and prizes awarded)	11.21% 26	10.34% 24	9.48% 22	12.93% 30	15.09% 35	15.95% 37	25.00% 58	232	3.42
Legacy Business Recognition (Companies that have been in business for more than 50 years are recognized)	10.34% 24	12.93% 30	13.36% 31	12.93% 30	12.07% 28	13.79% 32	24.57% 57	232	3.57

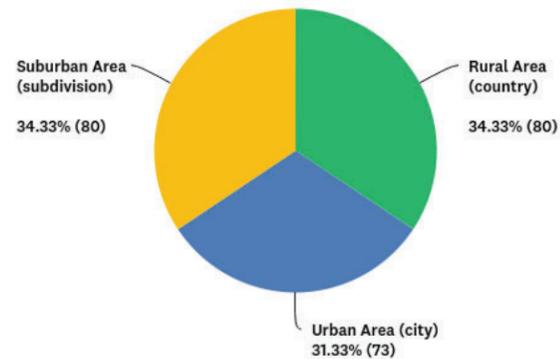




Q15 Your highest level of education is



Q16 I live in



Q17 In what zip code is your home located?

- Conway –69
- Conway/Bucksport –26
- Myrtle Beach –65
- Loris –16
- Murrells Inlet –11
- Surfside Beach –11
- North Myrtle Beach –7
- Aynor –6
- Longs –4
- Little River –4,
- Nichols –2
- Other –12 the furthest zip code was from Holland Ohio.

Q18 Which category below includes your age?

ANSWER CHOICES	RESPONSES	
Under 19 years	0.87%	2
20 - 24 years	8.66%	20
25 - 29 years	5.19%	12
30 - 34 years	6.49%	15
35 - 44 years	16.45%	38
45 - 54 years	15.58%	36
55 - 64 years	22.94%	53
65+ years	23.81%	55
<b>TOTAL</b>		<b>231</b>

Q19 How long have you been a resident of Horry County?

ANSWER CHOICES	RESPONSES	
Less than 1 year	1.72%	4
1 - 5 years	11.59%	27
6 - 10 years	12.02%	28
11 - 20 years	18.45%	43
Over 20 years	24.03%	56
I have lived in Horry County my whole life	24.46%	57
I own land or a business, but don't live in Horry County	2.15%	5
I am not a full-time resident; I live in Horry County seasonally	1.72%	4
I am a visitor, I do not live in Horry County	3.86%	9
<b>TOTAL</b>		<b>233</b>