

**State Board of Review Meeting
National Register of Historic Places
South Carolina Department of Archives and History
State Historic Preservation Office**

Minutes of the November 16, 2018 Meeting

The State Board of Review meeting was held in the Wachovia room of the South Carolina Archives and History Center, 8301 Parklane Road, in Columbia, South Carolina.

Members Present

Mr. William L. Kinney, Jr. (Chairman), Dr. Kathryn Silva, Dr. A.V. Huff, Jr., Ms. Amy Moore, Dr. J. Edward Lee, and Ms. Katherine Saunders Pemberton

Members Absent

Dr. Lydia Brandt (Vice-Chair), Mr. Chris Judge, Ms. Meg Gaillard, Ms. Mary Catherine Hyman, Mr. Derek Gruner

Call to Order

The chairman called the meeting to order at 10:35 A.M., and welcomed everyone to the meeting.

Introduction of Board Members

Mr. Kinney introduced the board members. Mr. Kinney welcomed new board member, Mr. Derek Gruner (in absentia), and recognized the service of retiring review board member, Dr. Lydia Brandt (in absentia).

Approval of Minutes

The members received the minutes of the July 27, 2018, meeting by mail (or e-mail) in the packets prior to the meeting. Dr. Lee made a motion to approve the minutes as written, seconded by Ms. Saunders Pemberton. The motion was approved unanimously.

Remarks

Mr. Kinney welcomed all present.

Mr. Kinney then introduced both Dr. W. Eric Emerson, director of the Department of Archives and History and State Historic Preservation Officer, and Mrs. Elizabeth M. Johnson, Deputy State Historic Preservation Officer, for remarks.

Mrs. Elizabeth M. Johnson, Deputy State Historic Preservation Officer, gave welcoming remarks, and introduced the National Register staff present: Mr. Brad Sauls and Ms. Virginia Harness. Mrs. Johnson also recognized other staff present from the State Historic Preservation Office: Ms. Pam Kendrick, Historic Architecture Consultant, Ms. Morgan Jones-King, Electronic Records Archivist, and Ms. Alethea Harrison, Digitization Intern.

Consideration of Nominations

Mr. Kinney reviewed the procedures, which include five steps, for considering nominations. The procedures are: presentation of nominations; comments by visitors; questions by board members; uninterrupted discussion by board members; and decision by board members.

The following nominations were considered:

1. **Dunean Mill Historic District (Greenville vic., Greenville County)** was presented by the preparer, Mr. Kyle Campbell of Preservation South LLC. Ms. Saunders Pemberton asked about the reasoning behind ending the period of significance in 1947. Mr. Campbell explained that this was the year the mill was sold to JP Stevens and began to divest itself of properties in the mill village. Mr. Kinney asked about the future of buildings in the district. Mr. Campbell stated that the mill is still in use and that there is an active historic society in Dunean. He also noted that the owner of the mill office intends to apply for federal historic tax credits and rehabilitate the building, vacant since the 1980s, for use as office space. Ms. Moore asked about the size of the whole mill village. Mr. Campbell said the whole village is about 237 acres, and that most of the mill village housing is still intact and could be listed as an expansion of the district in the future. Dr. Huff said that he thought Dunean was the best preserved mill village in the Textile Crescent. He also noted that the two churches are Dunean Baptist and Dunean Methodist, rather than First Baptist and First Methodist, and requested a check on the spelling of the name of a mill investor. Dr. Huff moved to approve the nomination at the local level of significance, with a second by Ms. Amy Moore. The motion was approved unanimously.
2. **McCoy Farmstead (Holly Hill vic., Orangeburg County)** was presented by the preparer, Ms. Christina R. Butler of Butler Preservation L.C. Ms. Christe McCoy-Lawrence, the owner, thanked Ms. Butler for her work on the nomination and the Board for considering it. Ms. Saunders Pemberton commented that the nomination was very well done. She also noted the temple front of the magistrate's office and suggested that the use of this classical form on small office buildings such as doctor and law offices, would be an interesting subject for a student thesis. She suggested the use of the temple front may have been an intentional signal that the office housed a learned person. Ms. Butler agreed the subject would make an interesting thesis and noted that the office is the only outbuilding on the property with architectural ornamentation. Ms. Moore likewise commented on the high quality of the nomination. Dr. Huff noted that his grandfather was a county doctor in Providence, near the McCoy Farmstead, and knew the family. He remembered going with his mother to Mr. McCoy's office. Ms. Moore asked if any oral histories had been recorded. Ms. Butler said there had not yet been a collection of oral histories,

but that the McCoy family is still in contact with the Durant family and it may be possible to record oral histories and donate them to the local historical society. Ms. McCoy-Lawrence said that last year she was visited by nine Durant descendants from Brooklyn, New York. She also noted that one descendant, Tyrone, still lives in the area and might be a good candidate for an oral history. Mr. Kinney remarked on the incredible number of historic photographs of the property. Dr. Huff made a motion, seconded by Dr. Silva, for approval of the nomination at the local level of significance. The Board approved the motion unanimously.

3. **Orangeburg Downtown Historic District (Additional Documentation) (Orangeburg, Orangeburg County)** was presented by the preparer Ms. Janie Campbell of Rogers Lewis Jackson Mann & Quinn. Mr. Bert Shuler, the owner of the Kress Building, spoke in support of the nomination. Mr. Shuler stated that he was a native of Orangeburg and he remembers the upheaval there in the 1960s. He said that the Kress Building is a good candidate for restoration. He noted that the city has a history of civil rights struggles and racial tension, and that some of that persists into the present. He would like to establish a historical and cultural museum in part of the Kress Building to acknowledge the civil rights history of the building and Orangeburg. Dr. Bob Weyeneth noted that Stevens Davis, a former student of his, wrote the Civil Rights Movement in Orangeburg County MPS and the nomination for the All Star Bowling Lanes. Ms. Campbell said that she'd used both as sources. Dr. Lee said that there were sit-ins at the McCrory Building in Rock Hill the same year, 1961, and that having information about the protests in and around the building offers a chance to engage people who do not know the history of these places. Dr. Lee also praised the nomination for showing the evolution of a business district over time. Dr. Silva said that downtown Orangeburg is frequently discussed in the classes she teaches and that is very import that document the history of the area and also make efforts to revitalize downtown. Ms. Moore highlighted the emphasis in the nomination on how the dichotomy between public and private space influenced segregation and protests, calling that section out as particularly strong and informative. Ms. Saunders Pemberton asked how the idea for the project first came about. Ms. Campbell explained that in interest in obtaining federal historic tax credits for the rehabilitation of the Kress Building was the initial impetus for updating the nomination. Ms. Saunders Pemberton asked if there had been positive feedback on the update from local business owners. Ms. Campbell and Ms. Harness both stated that there had not been feedback, positive or negative. Ms. Saunders Pemberton noted that many older nominations need this kind of updating. Dr. Huff discussed the later life of Theodore Kohn and his family, noting that it is important to remember the wider and continuing story of Orangeburg's Jewish merchants. Mr. Kinney asked if there were still Jewish owned stores in Orangeburg. Ms. Campbell stated that she believed there were, noting that a historical marker on Jewish merchants was recently erected downtown and there appeared to still be an active community there. Dr. Lee made a motion, seconded by Ms. Moore, for approval of the nomination at the local level of significance. The Board approved the motion unanimously.
4. **Cornell Arms (Columbia, Richland County)** was presented by the preparer, Ms. Stephanie Gray of the University of South Carolina. Mr. Richard Burts spoke in

support of the nomination and noted that the nomination was funded by a grant from the Richland County Conservation Commission (RCCC). Mr. Hayes Freeman, the owner, also spoke in support of the nomination. He explained that his late father-in-law, R.J., owned the building since the 1980s, and had also owned Claire Towers. He stated that his father-in-law loved the building and was especially fascinated by the elevators and boilers. Mr. Freeman said it was an honor for him and his wife, Lisa, and sister-in-law, Amy, to be stewards for the building. He said that he was glad that other people were interested in Cornell Arms and its history. Mr. Burts thanked Ms. Gray and Ms. Nancy Stone-Collum of the RCCC. He mentioned that people in Columbia have often wondered and worried about the future of the Cornell Arms and that while listing the property will not prevent its demolition, it's a good step. Ms. Moore likewise expressed her relief that the owner of the building is interested in preserving it and noted that there are incentives available from the City of Columbia in addition to the federal historic tax credit. Dr. Huff said that the involvement of Senator Edgar Brown and the Bank of Barnwell in the development of the Cornell Arms is indicative of how important the construction of this building was. Dr. Huff remembered visiting church members in the building and recalled once running into Ms. Gertrude Thurmond in the elevator as she came down from her apartment. He noted that it would be interesting to research the residents of Cornell Arms. Ms. Moore asked if the floor plans for the building were available. Ms. Gray said that she'd had great difficulty in attempting to track them down, and Mr. Freeman added that he'd very recently found someone with a copy of the plans. Mr. Kinney remembered that his father pointed out to him when Cornell Arms was built that it was centrally placed between the McKissick Museum and the State House. Mr. Hayes said that he'd recently been told the A/C in the building was not original, even though he'd previously thought it was. Ms. Gray said that she was not aware of an update to the cooling system, but that the original system required the floors to be raised to accommodate the radiant heating and cooling. Ms. Moore made a motion to approve the nomination at the local level of significance, seconded by Dr. Silva. The Board approved the motion unanimously.

5. **Matilda Evans House (Columbia, Richland County)** was presented by the preparer, Ms. Patrice Green of the University of South Carolina. Dr. Silva recused herself from the consideration of the nomination, as she was a co-author of the document. A student from the Clemson/College of Charleston historic preservation program asked about future plans for the house. Ms. Green stated that the current owner is interested in using the house as office space. Ms. Green also noted that she would like to have a dedication ceremony at the house in the future when its preservation is assured. Dr. Huff noted that the house is not only adjacent to two historically black colleges but that it is also very close to other important African American sites in Columbia, such as Victory Savings Bank and the office of the *Lighthouse & Observer*. He noted that this area would be great for a walking tour and also thanked Ms. Green for her work on the nomination. Mr. Kinney asked who the women were in a historic photo that was included in the presentation. Ms. Green said they were nurses trained by Dr. Evans after the closure of St. Luke's Hospital following World War I. Ms. Moore noted how unusual it was for any women to attend medical school in the late 19th century, and especially rare for an African American woman. She wondered if there were any other black women in other states

who went to medical school in that era. Dr. Silva noted that there were very few, and that Dr. Evans was one of the first. She also noted that Dr. Evans was known for her accomplishments on a national level. Ms. Saunders Pemberton said that there was another Dr. Evans, a male African American doctor, who worked in rural Berkeley County and has a road named after him. She wondered if there might be any connection between the two given the shared name. Ms. Moore made a motion to approve the nomination at the statewide level of significance, seconded by Dr. Lee. The Board approved the motion unanimously, with Dr. Silva abstaining.

6. **Union National Bank Building (Columbia, Richland County)** was presented by Ms. Stephanie Gray on behalf of the preparer, Dr. Lydia Brandt, of Ward Brandt Consulting. Mr. Burts spoke on behalf of the nomination and thanked Ms. Gray, Dr. Brandt, and the RCCC, especially Ms. Stone-Collum. Mr. Burts noted the significant damage that has occurred to the building over the years and that the glass panels cannot be removed without allowing significant water intrusion and additional (probably irreparable) damage to the building and the historic fabric that remains. He said that this building will likely not survive if developers are not able to take advantage of the federal historic tax credit. Mr. Kinney asked if the building is currently occupied. Mr. Burts said that his partner purchased the building in 2009 and that it is typically 25-30% occupied. He noted that there are many barriers to occupying the building, including a lack of parking. Ms. Saunders Pemberton asked about the building's integrity issues and if this would be a problem for listing. Ms. Harness explained that it might be an issue, but the listing of the St. George Rosenwald School, which was covered by a protective structure, was reason to be optimistic. Dr. Huff noted the Norwood family associated with this building were also significant contributors to David Duncan Wallace's *The History of South Carolina* (published 1934). Dr. Huff also noted that at this same location at the corner of Gervais and Main Streets in 1903, Lieutenant Governor James Tillman shot and killed N. G. Gonzales, editor of *The State* newspaper. Dr. Huff made a motion to approve the nomination at the local level of significance, seconded by Ms. Saunders Pemberton. The Board approved the motion unanimously. Following the approval, Ms. Saunders Pemberton asked if there would be a letter of explanation from the State Historic Preservation Office included with the nomination to explain the unusual situation with this property. Dr. Emerson stated that he has never done that. Ms. Harness explained that the nomination was crafted to focus on the history of the building and its significance as a skyscraper, rather than on its Gothic Revival details, which are now largely obscured. She stated that the hope is that the building can be listed as is based on the strength of the significance as argued in the nomination, since the National Park Service will not list buildings based on the condition of future rehabilitation.

Other Business

Mr. Sauls briefly explained that the City of Charleston has made individual listing in the National Register part of their requirements for acquiring a short-term rental permit in some parts of the city. He explained that this has resulted in an increase in inquiries from Charleston about the individual eligibility of buildings and that there is a possibility of a significant increase in nominations as a result. Ms. Harness added that so far most owners

were accepting of the fact that the average house in Charleston is not eligible for individual listing and that only two had been determined individually eligible by the SHPO so far. Of these, there was one nomination in process, which would likely be on the agenda at the March 2019 Review Board meeting.

Mr. Kinney announced the following upcoming Review Board meeting dates:

The spring 2019 meeting is scheduled for Friday, March 15, 2019.

The summer 2019 meeting is scheduled for Friday, July 26, 2019.

The fall 2018 meeting is scheduled for Friday, November 15, 2019.

Dr. Huff commented on how nice it was to have positive Review Board meetings. Mr. Kinney made a note to the students in the room that most buildings have to be fifty years old at least to be considered for the National Register. Ms. Saunders Pemberton noted that the nominations heard for this meeting were very diverse and interesting and that she thought it was an excellent showcase of the state's history.

Adjournment

There being no further business, Mr. Kinney asked for a motion to adjourn. Ms. Saunders Pemberton made a motion to adjourn the meeting, seconded by Ms. Moore. The meeting adjourned at 12:32 PM.