

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

Minutes of the July 25, 2025, 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

Dr. J. Edward Lee (Chair), Mr. Phillip D. Smith (Vice Chair), Mr. J.R. Fennell, Ms. J. Haley Milner, Ms. Amy Moore, Dr. Rhondda Robinson Thomas, and Ms. Stacey Young.

Members Absent

Dr. Carolyn Dillian, Dr. A. V. Huff, Jr.

Call to Order

Dr. Lee called the meeting to order at 10:30 A.M. and welcomed everyone in attendance.

Introduction of Board Members

At Dr. Lee's invitation, each of the board members introduced themselves, stating their names and professional affiliations.

Remarks

Dr. Lee invited Dr. W. Eric Emerson, director of the Department of Archives and History and State Historic Preservation Officer, to offer remarks. Dr. Emerson welcomed attendees to the South Carolina Archives and History Center and thanked them for being present at the meeting. He explained some of the functions of the Department of Archives and History and highlighted the importance of the State Review Board's work. Dr. Lee then invited Ms. Elizabeth M. Johnson, Deputy State Historic Preservation Officer, to offer remarks. Ms. Johnson welcomed attendees and acknowledged the National Register Staff, including Mr. Brad Sauls, Supervisor of Registration, Grant, and Local Government Programs, and National Register co-coordinators Ms. Virginia Harness and Dr. Edwin Breeden. She also acknowledged other SHPO staff in attendance: Mr. Christopher Tenny, Historic Architecture Consultant; Ms. Ayanna Goines, African American History Consultant; Ms. Mary Sherrer, Review Coordinator for Transportation Projects; and Ms. Amanda Lee, Historic Architecture Consultant.

Approval of Minutes

The members received the minutes of the March 21, 2025, meeting by mail (or e-mail) in the packets prior to the meeting. Ms. Moore made a motion to approve the minutes as written, seconded by Mr. Smith. The motion was approved unanimously.

Explanation of Procedure

Dr. Lee outlined the procedure that would follow for considering each of the nominations, explaining presenters' time limits for each nomination, which would be followed by comments from visitors; questions from board members; uninterrupted board discussion; and a board decision. He also explained the procedure by which the approved nominations would be submitted for the review of the National Park Service.

Consideration of Nominations

Beginning at 10:36, the following nominations were considered:

1. **Pelzer Community Building (Pelzer, Anderson County)** was presented by the preparer, Ms. Ellis McClure of Preservation South, LLC. Ms. Milner asked what the plans were for the building. Ms. McClure said it would be renovated to serve as a community space. Ms. Milner also asked if there was historically a similar, separate facility available for Black residents of Pelzer. Ms. McClure said there was not, as there were no African American residents in the mill village until much later. Mr. Fennell made a motion, seconded by Ms. Milner, for approval of the nomination at the local level of significance. The Board approved the motion unanimously.
2. **Earle-Morgan Cabin at Clark's Mountain (Landrum vicinity, Greenville County)** was presented by Ms. Meredith Funderburk of Rogers Lewis Group on behalf of the preparer, Ms. Jane Campbell of Rogers Lewis Group. Ms. Moore said she found the nomination very interesting and noted how unusual it was for a Rustic-style property such as the cabin to come before Review Board. Ms. Milner said there was not much awareness of this type of property's presence in South Carolina, and Ms. Young said those examples that are better-known were usually later buildings constructed by the Civilian Conservation Corps (CCC). Mr. Fennell asked if the camp that later functioned at the property only included the cabin. Ms. Funderburk said she did not know, and Ms. Milner said she knew of similar camps that only operated from a single building. Ms. Moore asked what was planned for the building and whether it would be a private residence. Ms. Funderburk said she did not know but did not think it would be a private residence. Ms. Young asked for more information about the boundary and the resources being included. Ms. Harness said the 166 acres being nominated represented the intact portion of the originally larger acreage and included all related resources, plus the immediate wooded setting of the cabin. Ms. Young said she thought it was particularly important the cabin's wooded setting be preserved. Dr. Thomas asked if any effort was being made to document the people who were likely present at the cabin, such as servants working for the Earle family or the later campers. Ms. Harness said this was an especially difficult property to document, but that there is a census return that identifies servants who worked for Theron Earle and who may have been present with him at the cabin. She added that the camp was not a point of focus for the nomination

since it did not operate at the property during the period of significance. Mr. Smith asked if the outdoor chimneys were originally built to look like ruins. Ms. Harness said it was unclear and that they could have been built as follies but may also be the remains of deteriorated cabins. Ms. Moore made a motion, seconded by Mr. Smith, for approval of the nomination at the local level of significance. The Board approved the motion unanimously.

3. **Whitfield Hotel (Kershaw, Lancaster County)** was presented by the preparer, Ms. Lissa Felzer of Felzer Consulting. Before her presentation, Ms. Felzer acknowledged that much of the nomination was based on research previously conducted by the property's owner, Ms. Deeda Coffey, who was present at the meeting. During the public comments, Mr. Theodore Deligiannidis said his family owned both of the properties adjacent to the hotel and that they supported the nomination and felt the property was important to the entire town of Kershaw. Dr. Thomas asked if any descendants had been notified of the project, and Ms. Felzer said she and Ms. Coffey had attempted to identify any relatives who still lived locally but had not found anyone. Ms. Milner asked if there was any timeline for the renovations. Ms. Felzer said that preservation students from Clemson University would be conducting materials analysis in August and that the owner was planning to apply for preservation grants as soon as possible. Dr. Lee asked what long-term plans were for the property, and Ms. Coffey said she hoped to reopen it as a hotel and restaurant with a store. Dr. Thomas asked if she had any plans for how to educate visitors on Roxanna Whitfield's historical significance. Ms. Felzer said she and Ms. Coffey had discussed a possible book project focused on Whitfield and erecting an historical marker. Ms. Coffey said they may also put on display some of the roughly 1,000 documents they have related to the hotel and Whitfield, and that she was open to additional suggestions. Dr. Thomas said she was excited to share ideas and speak after the meeting. Ms. Moore asked what were the demographics of Kershaw during this period, and later presenter Ms. Stacy Richey said it was about half-white and half-Black. Mr. Fennell complimented the nomination and said it made him wonder how many other similar historically Black-owned commercial properties were still standing in other small towns like Kershaw. Dr. Thomas made a motion, seconded by Ms. Milner, for approval at the local level of significance. The Board approved the motion unanimously.

4. **Owings Historic District (Owings, Laurens County)** was presented by the presenter, Ms. Lissa Felzer of Felzer Consulting. Before her presentation, Ms. Felzer noted the project had been in development for some time, and she thanked her client Ms. Dianne Culbertson for her patience throughout. During the public comment segment, Ms. Culbertson said she grew up in Owings and helped start the Gray Court-Owings Historical Society in 2001. She said the group had been wanting to pursue this nomination for a long time. Mr. Joe Babb spoke on behalf of Owings Presbyterian Church, a contributing resource in the district, and thanked Dr. Breeden for answering the congregation's questions about the nomination prior to the meeting. Ms. Harness noted that one official objection letter had been received from Mr. John David Kellett, and she reminded board members that a majority of owners must object to block a nomination. Ms. Moore asked how many of the commercial buildings in the district were currently occupied. Ms. Felzer deferred to Ms.

Culbertson, who said that a church currently occupied three of them; the former depot is a feed-and-seed store; two buildings were restaurants; and a couple buildings housed grocery stores. She added that the Owings Music Hall previously occupied a portion of the district but had moved to Gray Court. Local resident Ms. Ann Babb said she grew up in Gray Court and that her father built the Bragg Bros. building, a contributing resource in the district. Ms. Culbertson said that her grandfather and father had also owned stores in the town, and that most current residents are descended from the town's original founders. Ms. Moore made a motion, seconded by Mr. Fennell, for approval of the nomination at the local level of significance. The Board approved the motion unanimously.

5. **Professional Building (Columbia, Richland County)** was presented by Ms. Meredith Funderburk of Rogers Lewis Group on behalf of the preparer, Ms. Jane Campbell of Rogers Lewis Group. Ms. Moore said this was a great example of why she enjoys the National Register nomination process, as she has passed this building numerous times but was unfamiliar with its history until now. Mr. Fennell said that resources like this are increasingly threatened as Cayce and West Columbia continue to develop. Ms. Milner made a motion to approve the nomination at the local level of significance, seconded by Ms. Moore. The Board approved the motion unanimously.
6. **Richland County Health Center (Columbia, Richland County)** was presented by Ms. Meredith Funderburk of Rogers Lewis Group on behalf of the preparer, Ms. Jane Campbell of Rogers Lewis Group. Ms. Moore asked what was planned for the building, and Ms. Funderburk said she did not know. Ms. Moore complimented the historical information provided in the nomination. Dr. Lee agreed and said that health centers like this one used to be very common across the state. Ms. Moore asked if a future tax credit project would require that the segregated waiting rooms be kept intact. Ms. Harness said she was unsure, as the waiting rooms appear to have been desegregated and altered by the end of the period of the significance. Ms. Moore made a motion to approve the nomination at the local level of significance, seconded by Mr. Smith. The Board approved the motion unanimously.
7. **Kingstree Historic District (Additional Documentation & Boundary Increase) (Kingstree, Williamsburg County)** was presented by Ms. Staci Richey of Access Preservation. During public comments, Ms. Willette Wooden said she owned a vacant lot in the boundary increase area and objected to its inclusion. She said she had not heard of the National Register program prior to being notified of the nomination and did not want her property included since it is an empty lot. She also said she had questions about what the implications of listing would be for her taxes and rights to the property. Ms. Harness said she had spoken to Ms. Wooden on the phone previously and explained that it was SHPO's current understanding of National Park Service (NPS) guidance that district boundaries should generally run to and along the edge of the nearest street. She said that SHPO could ask our NPS reviewer if it would be acceptable to remove this lot since it is vacant. She further explained that listing in the National Register is primarily an honorific and does not impact property taxes nor place any restrictions on private property owners, including and up to demolition of an historic property. She said that generally the

only situations where listing would impact future work at the property are federal undertakings. As an example, she pointed out that SHPO had recently processed several de-listings of properties that had been demolished by their owners. Ms. Milner said that Ms. Wooden's questions were all very valid and noted that many members of the public are unfamiliar with the Register program and its implications. She suggested further outreach might be warranted to educate the public on the program. Responding to the nomination's emphasis on vernacular design in the district, Mr. Smith pointed out the Neoclassical Bank of Williamsburg building as an example of a resource that was almost certainly architect-designed, rather than being designed by local contractors. Ms. Richey agreed that it was one of a few buildings in the district that likely were designed by professional architects, based outside of Kingstree. Dr. Lee confirmed that board members agreed to SHPO submitting a request to NPS to remove Ms. Wooden's lot from the district, and all members agreed. Mr. Fennell made a motion, seconded by Ms. Moore, for approval of the nomination at the local level of significance. The Board approved the motion unanimously.

Other Business

Dr. Lee announced the following upcoming Review Board meeting dates:

The fall 2025 meeting is scheduled for Friday, November 21, 2025.

The spring 2026 meeting is scheduled for Friday, March 20, 2026.

The summer 2026 meeting is scheduled for Friday, July 24, 2026.

Adjournment

There being no further business, Dr. Lee asked for a motion to adjourn. Mr. Smith made a motion to adjourn the meeting, seconded by Ms. Moore. The Board voted unanimously to adjourn. The meeting adjourned at 12:00 P.M.