

SUSTAINING HISTORIC PLACES IN CHANGING TIMES

HISTORIC PRESERVATION PLAN

FOR SOUTH CAROLINA

2020 - 2026

State Historic Preservation Office

South Carolina Department of Archives and History

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INTRODUCTION

The historic preservation movement in South Carolina is over one hundred years old. Evolving from early efforts in Charleston, it now reaches every county. Citizens across the state have worked diligently to care for their historic properties, both privately and publicly owned. They have also seen historic places be neglected and overlooked.

The preservation of South Carolina's rich and varied historic properties and places is too large a task for one entity. It takes the ongoing efforts of many individuals and organizations to identify and care for these resources. Together, we are stewards of the state's history and historic places, and have both the responsibility to care for, as well as the privilege to learn from, use, and enjoy these special places.

WHAT IS HISTORIC PRESERVATION?

The [National Park Service \(NPS\) describes historic preservation](#) as a conversation with our past about our future. It provides us with opportunities to ask, "What is important in our history?" and "What parts of our past can we preserve for the future?" Historic preservation includes activities that identify, evaluate, protect, and use historic places, including buildings, structures, sites, districts, neighborhoods, and landscapes.

WHAT IS THE PRESERVATION PLAN?

This statewide preservation plan and previous plans were developed by the [State Historic Preservation Office \(SHPO\)](#), a division of the South Carolina Department of Archives and History, in accordance with the National Historic Preservation Act, as amended, 54 U.S.C. § 302303(b)(3). The SHPO was established in 1969, after the passage of the National Historic Preservation Act in 1966. The SHPO is supported in part by the federal [Historic Preservation Fund \(HPF\)](#) administered by the National Park Service (NPS), Department of the Interior. The HPF, established in 1976, is funded by revenue generated from Outer Continental Shelf leases. The SHPO carries out the requirements of the Act as well as programs created by state laws. [Visit the SHPO's [Preservation Laws](#) web page for a full listing of state laws and a link to a list of federal laws.] These programs include:

- statewide survey of historic properties
- National Register of Historic Places
- state historical markers
- federal, state, and local tax incentives for rehabilitating historic buildings
- grants to public and non-profit organizations for historic preservation projects
- reviews of federal undertakings for impacts to historic properties
- reviews under several state laws for project impacts to historic properties
- Certified Local Government program

The SHPO also provides information about historic properties including online resources such as the SC Historic Properties Record (SCHPR), SC ArchSite (online GIS), and public programming such as the statewide historic preservation conference. Through these programs and services the SHPO encourages and facilitates the responsible stewardship of South Carolina's irreplaceable historic and prehistoric places. Through these programs and resources the SHPO *"encourages and facilitates the responsible stewardship of South Carolina's irreplaceable historic and prehistoric places."*

This plan follows requirements from Chapter 6 Section G of the *Historic Preservation Fund Grants Manual* (June 2007). The *Grants Manual* requires that the State Plan shall contain, at a minimum, the following elements or sections:

- a) a summary of how the State Plan was developed, including a brief description of public participation;
- b) a summary assessment of the full range of historic and cultural resources in the State; including current important issues facing historic preservation, threats and opportunities, and the current state of knowledge about historic and cultural resources or classes of historic resources throughout the State;
- c) guidance for the management of historic and cultural resources in the State, typically expressed in policies, strategies, goals, and objectives, providing a vision for the State as a whole, and a direction for the SHPO office;
- d) the time frame of the State Plan (or "planning cycle"), including the date of the next revision or review; and,
- e) a bibliography of documents used in preparing the State Plan.

The state historic preservation plan is used by the SHPO and others throughout the state to guide decision-making on a general level, coordinate statewide preservation activities, and communicate statewide preservation policy, goals, and values to the preservation constituency, decision-makers, and interested and affected parties across the state. It provides direction and guidance for general-level decision-making, rather than serving as a detailed blueprint for making place-specific or resource-specific decisions.

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PLANNING PROCESS

SHPO staff began the process by reviewing NPS guidance and consulting with NPS staff, and also reviewed other state preservation plans. A timeline for updating the plan was developed, along with a public outreach plan, updated list of stakeholders, and questions to gather public input.

Next SHPO staff reviewed the previous plan, *Preserving Our Past to Build a Healthy Future: A Historic Preservation Plan for South Carolina, 2007-2015*, and assessed what had been achieved. The analysis was both encouraging, as much had been accomplished, as well as sobering, as it also identified areas where progress had been limited. (See Appendix A.) Other preservation-related plans in the state and other state-level plans including transportation, housing and community development, workforce development, hazard mitigation, and outdoor recreation were reviewed.

To gather public input, an online survey was chosen as the most efficient and cost-effective tool with the broadest reach. The survey included questions asked for the previous preservation plan in 2005, as well as several new questions. The survey was open from January to May 2015 and received 455 responses. It was publicized multiple times via the SHPO e-newsletter, agency Twitter and Facebook, staff signature lines, targeted e-mails to local contacts, the statewide preservation conference and in many face to face interactions. (See Appendix C.) A session at the historic preservation conference solicited ideas on the current threats and opportunities for preservation.

The planning process timeline was expanded to allow for further input and analysis as the South Carolina Department of Archives and History went through the House Legislative Oversight Committee review process in 2016 and 2017, resulting in several specific recommendations for the SHPO. NPS granted time extensions for the previous plan to allow for the incorporation of these recommendations, as well the impact of several natural disasters caused by tropical storms and

hurricanes. From this crucial public feedback, along with the research collected on preservation programs and accomplishments, other plans, demographic and economic statistics, goals and objectives emerged.

PAST ACCOMPLISHMENTS

Preserving Our Past to Build a Healthy Future: A Historic Preservation Plan for South Carolina, 2007-2015, was developed in 2005-2006 to provide a framework for addressing the great potential of historic places to enhance the state's future. The plan had three broad goals with objectives and strategies for each. While much was accomplished, the realities of the Great Recession in the late 2000s and early 2010s created unexpected challenges. As budgets and staffs shrank, organizations and individuals sought creative ways to carry out historic preservation within these new constraints.

Goal I: Educate South Carolinians about our heritage and its value. This goal recognized the fundamental and ongoing need to share the stories and historic places of South Carolina with the state's citizens. It also called for actions to support educators, students, and professionals in preservation-related fields. Organizations around the state promoted history and historic preservation through a wide range of publications, media, and events – from TV, radio, and magazines to websites and social media; from conferences and seminars, to tours, field days, awards programs, and hands on workshops. Resources to reach teachers with information about historic places were developed by both statewide and local organizations. Targeted training for professionals as well as university students helped expand the knowledge base of current and future preservation practitioners.

Goal II: Support private stewardship. This goal focused on assisting key players in preservation - the owners of historic buildings who maintain, repair, and restore them. Finding funding is a perennial preservation challenge, one that was even more acute during the planning cycle. Owners faced shrinking incomes, budget cutbacks, and difficult lending and real estate markets. The state enacted the Abandoned Buildings Revitalization Act that can be used in conjunction with historic tax credits to rehabilitate historic buildings, and enhanced existing historic state income tax credits to assist smaller projects. In the last years of the planning cycle, the economic recovery led to a dramatic increase in the number and value of income-producing federal historic income tax credit projects.

Goal III: Integrate historic preservation into public policy and planning. This goal recognized the impact of the public sector on preservation, both through its ownership of historic properties and through its role in project permitting and funding. It also recognized the value of making information about historic properties to aid in planning and decision making easily accessible. Significant progress was made in providing historic property information via the internet, both through digitization projects such as the SC Historic Properties Record, and the implementation of an online GIS system, SC ArchSite, for historic buildings, districts and archaeology sites. Several agreements between the SHPO and federal and state agencies helped improve and streamline the consultation process for projects. Local governments played a key role in preservation through their ability to designate historic zoning overlays and create boards of architectural review. Participation in the Certified Local Government program grew from 25 to 36 local governments.

GOALS AND OBJECTIVES

The goals and objectives outlined in the preservation plan describe a vision for historic preservation in the state as a whole, and outline future directions for the Station Historic Preservation Office (SHPO), based on public input, analyses of historic resources data and demographics, and other related plans. **This vision focuses on increased awareness and appreciation of all the state's historic places and the contributions that they can make to growing South Carolina's economy and to helping citizens learn about and understand the past.** The goals and objectives are designed to be broad and flexible, so that they can be pursued in a range of circumstances at both the local and state level. The SHPO will use the plan to frame annual work plans and prioritize grant funding. Other organizations and individuals with an interest in South Carolina's historic places can incorporate these goals and objectives into their efforts. The legacy of preservation in South Carolina is strong, and striving towards these goals and objectives will help sustain our historic places in changing times.

Goal I. Increase awareness and appreciation of the state's historic and archaeological properties and of the benefits of historic preservation.

- A. Develop initiatives that build awareness of the contributions of historic places and historic preservation to our communities.
- B. Increase awareness of preservation issues and successes on both statewide and regional levels.
- C. Encourage initiatives that engage youth in developing an appreciation for historic places and historic preservation.
- D. Increase depth of understanding of preservation practices and policies and the ability to apply to specific projects by providing training and information.
- E. Collaborate with related organizations to increase awareness of preservation tools and to build networks.

Goal II. Expand documentation of the full range of the state's historic properties.

- A. Encourage the identification and documentation of historic properties and sites that tell the stories of all South Carolinians, including those currently under-represented in inventories of historic properties.
- B. Utilize technology to document and improve access to information about historic properties and places.

- C. Encourage surveys in both fast-growing regions of the state and rural areas to identify and document historic properties and encourage the development of historic contexts.

Goal III. Support the stewardship of historic properties.

- A. Promote awareness and use of grant funding sources and tax incentives, and the development of additional incentives and funding sources to assist preservation-related projects.
- B. Encourage the retention of traditional skills needed in the maintenance and repair of historic properties.
- C. Seek ways to recognize and celebrate individuals and organizations for their efforts to preserve and protect historic properties and places.

Goal IV. Foster the protection of historic properties.

- A. Educate decision makers at the local, state, and federal levels regarding how historic preservation makes communities more attractive, encourages heritage tourism, and leads to downtown revitalization and economic development.
- B. Encourage initiatives to protect and preserve historic downtowns, historic African American properties, historic cemeteries, historic rural landscapes, and historic houses.
- C. Support existing, as well as new, local, state, and federal policies that encourage retention of historic buildings, sites, districts, landscapes, and communities, including responses to increased flooding events.
- D. Promote awareness of historic resources in state, regional, and local disaster responses, and incorporate planning for historic properties in disaster mitigation and response plans.

ACKNOWLEDGEMENTS

Thanks go to the hundreds of South Carolinians who shaped this plan by sharing their thoughts, concerns, and ideas in the online survey and at the statewide preservation conference. Thanks also go to Robert Olguin, who gathered and analyzed information from other state plans during his graduate internship; to Stephanie Gray who developed the history of preservation in South Carolina as a graduate assistant; to Sarah Moore who compiled survey responses and edited portions of the plan during her graduate internship; and to Doug Taylor who also analyzed the survey responses as a volunteer in the SHPO.

Deepest thanks also go to current and former SHPO staff members for their dedication and ongoing commitments to carrying out the programs of the office and serving South Carolina's citizens. Finally, many thanks go to Agency Director and State Historic Preservation Officer, Dr. W. Eric Emerson for his unwavering commitment to the programs and mission of the Department of Archives and History.

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SOUTH CAROLINA’S HISTORIC PLACES

South Carolina’s history is recorded not only in the written records found in archives and libraries, but also in its historic buildings, structures, landscapes, districts, and archaeological sites. These are tangible reminders of the stories that make each of our communities unique. As part of the requirements for the state plan, this chapter provides an overview of the historic and cultural resources in the state, primarily with examples from the 1,500+ listings in the National Register of Historic Places (see side bar). Included are iconic symbols of the Palmetto State such as the South Carolina State House, as well as places of daily life: houses, schools, neighborhoods, farms, textile mills and mill villages, stores, office buildings, and churches. Included are places of struggle, from military conflicts to the Civil Rights movement, and places of innovation and progress. The wide range of historic places help tell the story of South Carolinians from the earliest days of human settlement into the 20th century. [Note: Documentation for each of South Carolina’s National Register listings mentioned in this chapter can be found on the [SC Historic Properties Record](#), by searching National Register records.]

What is the National Register of Historic Places? It is a list of properties significant in our nation’s past, maintained by the National Park Service. Properties are added by nominations submitted by citizens nationwide to State Historic Preservation Offices. The National Register recognizes places that are important to our local, state, and national heritage and are worthy of preservation. It helps federal, state, and local governments identify those places that should be considered in planning and those whose preservation should be encouraged through economic incentives and technical assistance. Perhaps the most important result of National Register listing is the recognition that it brings. Individuals, organizations, and local governments can use this recognition to raise awareness and encourage historic preservation. The process for listing in South Carolina can be found at <https://scdah.sc.gov/historic-preservation/programs/national-register>.

PRE-HISTORIC ARCHAEOLOGICAL SITES

For more than 10,000 years, people have occupied the land that is South Carolina. Archaeologists have studied the physical remnants of their existence for more than a century. Some of the earliest efforts were excavations of mound sites such as Little Barnwell Island (38BU23) in Beaufort County, Lawton Mounds (38AL11) in Allendale County, McCollum Mound (38CS2) in Chester County, and the McDowell Site (38KE12) and Belmont Neck Site (38KE06) in Kershaw County. However, pre-historic sites extend much further into the past than mound sites. Shell rings, like the Fig Island Site (38CH42) in Charleston County, are found along the coast from Beaufort to Georgetown counties and date to the late Archaic and early Woodland periods (1,000-2,200 B.C). Other pre-historic sites include quarries that were sources of raw materials for tools or vessels, such as the Chert Quarries Archaeological District in Allendale County and the Pacolet Soapstone Quarries in Cherokee and Spartanburg counties. The Nation Ford Fish Weir in the York County provides evidence of the fishing practices of Native Americans.

EUROPEAN SETTLEMENT

Archaeologists have also focused on the sites of European attempts to colonize South Carolina. Charles Forte (Santa Elena; San Felipe; San Marcos; Ribaut Monument) on Parris Island in Beaufort County includes the site of a French fort built in 1562 and Spanish forts and town built and occupied from 1566-1587. Charles Towne Landing near present day Charleston is the location of the first permanent English settlement in South Carolina in 1670. As the English gained a foothold in South Carolina, evidence of interactions with Native Americans is found in archaeological sites. The Yamasee Indian Towns of Pocosabo Town (38BU1279) and Altamaha Town (38BU1206) in Beaufort County provide evidence of indigenous settlements during the decades of proprietary rule. At the Fort Moore-Savano Town Site (38AK4 and 38AK5) in

Aiken County, Savano Indians occupied the bluff prior to the arrival of traders, and remained until shortly after 1716, when a fort was constructed in an attempt to control trade in animal skins and as a military deterrent.

Evidence of early settlement is also found in the Ashley River Historic District (Charleston and Dorchester Counties) and the Cooper River Historic District in Berkeley County. These districts contain some of South Carolina's oldest houses and churches, such as Middleburg, Drayton Hall, Strawberry Chapel, and Pompion Hill Chapel. The historic districts also contain archaeological sites documenting the lives of enslaved workers, early transportation routes such as roads and ferries, and remnants of inland and tidal rice fields. Enslaved Africans provided the primary workforce, and by 1720 the black population of South Carolina was twice that of the white population. The Stono River Slave Rebellion in Charleston County is the site of an attempted effort by more than 80 enslaved persons to escape to Spanish Florida in 1739. The revolt resulted in the adoption of more stringent set of laws governing slavery that were in effect until 1865.



Colonoware and pottery fragments, Ashley River Historic District



Pompion Hill Chapel, Cooper River, in 1940. Library of Congress, Prints & Photographs Division, HABS SC,8-HUG.V.2--3

Settlements spread along the coast and into the interior, and towns were established for commerce and trade at Beaufort (1711), Georgetown (1729), and Camden (1733/1758). Historic districts in these towns encompass the core commercial and residential areas and include structures from the 18th, 19th, and 20th centuries. A unique early construction material, tabby, a concrete made from lime, sand and oyster shells, is found in several buildings in and around Beaufort. While these towns survive, other early settlements exist primarily as archaeological sites. For example, Colonial Dorchester State Historic Site is the site of Dorchester, a town established in 1697 but abandoned by 1788. Oconee Station (pre-1760) in Oconee County in the northwestern corner of the state marks the farthest point of European settlement prior to the Revolution. Other early buildings include Thorntree in Kingstree (1749) in Williamsburg County, Pegues Place in Marlboro County (ca. 1770), Saint David's Episcopal Church in Cheraw (ca. 1770-1773), and Walnut Grove Plantation in Spartanburg County (ca. 1765). While settlers relied heavily on rivers for transportation, early roads such as the Kings Highway along the coast allowed limited travel by land.

The Church of England was the official church of the colony but South Carolina tolerated a measure of religious freedom, as shown by several Charleston sacred spaces: Huguenot Church established in 1680s (current building dates to 1845), Kahal Kadosh Beth Elohim established in 1749 (current building dates to 1840), and St. Mary's Church, incorporated in 1791 (current building dates to 1839), considered the first Roman Catholic Church in the Carolinas and Georgia. Other early church buildings include St. John's Lutheran Church in Newberry County, Horn Creek Baptist Church in Edgefield County, and the Ebenezer A.R.P. Church in Fairfield County, birthplace of the Associate Reformed Presbyterian denomination in South Carolina.

Charleston was the focus of trade and government, becoming one of the wealthiest colonial cities. While few of the earliest buildings survive (an exception is the 1713 Powder Magazine), recent archaeological excavations located portions of the original city walls and fortifications. Imposing structures from the colonial period include St. Michael's Church, Exchange and Provost Building, Miles Brewton House, and Heyward-Washington House. The Charleston single-house, a unique house form adapted to the city's narrow urban lots and the hot humid climate, emerged by the mid-18th century.

REVOLUTION AND STATEHOOD

South Carolina played a critical role in the American Revolution. Ninety Six National Historic Site in Greenwood County preserves the location of the first land battle south of New England (fought in 1775) and the longest field siege of the war (in 1781). The Battle of Camden in Kershaw County was a disastrous Patriot defeat in 1780, while Kings Mountain National Military Park in York County and Cowpens National Battlefield in Cherokee County are sites of important Patriot victories. Fort Motte in Calhoun County was a strategic point on the British supply route between Camden and Charleston, and was the home of Rebecca Motte, who gave consent for the Patriots to burn the house, leading to a British surrender in 1781. Snow's Island in Florence and Marion counties served as the headquarters, supply depot, and retreat for General Francis Marion's partisan forces during the winter of 1780-1781.

The flourishing of the South Carolina plantation economy after the Revolutionary War produced grand buildings and transformed the landscape. Numerous examples of 19th century architectural styles such as Federal, Neoclassical, Greek Revival, and Gothic Revival are found in Charleston. Imposing antebellum buildings Charleston include Rose Hill in Union County, Milford in Sumter outside of County, Hightower Hall in York County, Redcliffe Plantation in Aiken County, and the Rankin Harwell House in Florence County. The Octagon House in Laurens is a rare example of the 19th century interest in eight-sided buildings. Surviving slave dwellings such as those at McLeod Plantation, Magnolia Plantation, and Boone Hall in Charleston County, and rice fields in the Pee Dee River Rice Planters Historic District in Georgetown County are reminders of the thousands of enslaved individuals who toiled on plantations and whose labor made grand buildings possible. More modest vernacular style homes like the Carolina I-house, two-stories tall and one-room deep are found across the state. While most were of frame construction, some were built of brick.



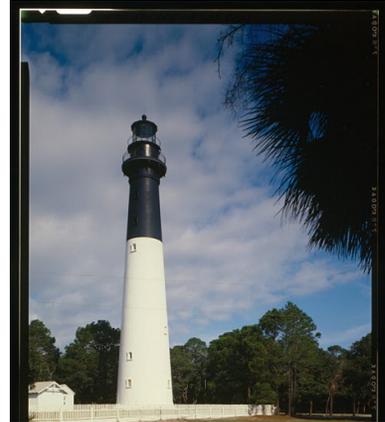
McLeod Plantation slave row. Library of Congress, Prints & Photographs Division. HABS SC.10-CHAR.V.10A--1



Williamsburg County Courthouse, Library of Congress, Prints & Photographs Division, HABS SC,45-KING,2--1

In Columbia, established as the state capitol in 1786, architect Robert Mills designed the South Carolina Lunatic Asylum, one of the earliest mental hospitals in America built with public funds. Mills also designed county courthouses and jails, and the Fireproof Building for local records in Charleston. South Carolina College was established in 1801 in Columbia, and over the next decades buildings were erected providing academic and living spaces for students and teachers. Private institutions such as Wofford College in Spartanburg and Erskine College in Due West were also established.

Historic canals, such as the Santee Canal in Berkeley County, and Landsford Canal along the Catawba River in Chester County highlight efforts to improve transportation networks, as do historic bridges. The Poinsett Bridge in Greenville County, built in 1820 as part of the State Road designed by Joel Poinsett, is perhaps the state's oldest bridge. Campbell's Covered Bridge (1909), also in Greenville County, is the state's only remaining covered bridge. The Gervais Street Bridge in Columbia built in 1928 and Waccamaw River Memorial Bridge built a decade later at Conway, served growing automobile traffic. Efforts to improve maritime navigation include lighthouses like Hunting Island Lighthouse and Cape Romain Lighthouse. Early aviation history is represented by the Curtiss-Wright Hangar built in 1929 at Columbia's Owens Field.



Hunting Island Lighthouse. Library of Congress, Prints & Photographs Division, HABS SC,7-HUNTIL,1A--17 (CT)

Railroads appeared in the 1830s and transformed the landscape over the next century. When completed in 1832, the Charleston to Hamburg line was the world's longest. The Stumphouse Tunnel Complex in Oconee County (1856-1859) was an unfinished effort to connect southern rail routes to the Midwest. After the Civil War, railroad networks expanded significantly, resulting in the creation and growth of many towns and cities such as Little Mountain, Johnston, and Florence. Depots such as those in Westminster, Dillon, Belton, and Myrtle Beach, are reminders of the important roles of railroads in moving goods and people.

Evidence of antebellum industries exists primarily in archaeological sites like Pottersville in Edgefield County and early ironworks sites in Cherokee and York counties. The Dorn Gold Mine in McCormick County, mined with enslaved labor, yielded a million dollars in gold before the vein was exhausted.

CIVIL WAR, RECONSTRUCTION AND INDUSTRIAL DEVELOPMENT

South Carolina played a significant role in the Civil War. The Secession Convention in December 1860 began at the First Baptist Church in Columbia before moving to Charleston. The first shots of the Civil War were fired April 12, 1861 on Fort Sumter, now a National Monument. Defensive fortifications remain in the Lowcountry, including the Christ Church lines in Mount Pleasant and batteries and earthworks around Charleston. Sites of armed conflict are commemorated at places like Rivers Bridge State Park in Bamberg County and the Honey Hill-Boyd's Neck Battlefield in Jasper County.



Fort Sumter, Library of Congress, Prints & Photographs Division, HABS SC,10-CHAR.V,3--28 HABS SC,10-CHAR.V,3--28



South Carolina Statehouse

Camp Saxton in Beaufort is the location of a camp occupied in 1862-1863 by the 1st South Carolina Volunteers, the first black regiment mustered into regular service in the United States Army during the Civil War. Elaborate ceremonies were held there on New Year's Day 1863 to announce the Emancipation Proclamation. Fort Howell was built by United States Colored Troops on Hilton Head Island in 1864, in part to protect the site of the freedman's town of Mitchelville established in 1862. The Armistead Burt House in Abbeville was the location of Jefferson Davis's last Council of War in May of 1865. The unfinished State House in Columbia burned in February 1865 as Sherman's forces marched through the state, and the building would not be completed until 1907. While the war's effects were felt from Beaufort to Charleston to Columbia, and along the path of Sherman's March, many buildings and landscapes survived. For example, the home of Mary Boykin Chesnut, one of the best known diarists of the Civil War, survived Columbia's burning. National cemeteries at Beaufort and Florence are a tangible reminder of the war's cost, as is the Florence Stockade, site of a large prisoner of war camp where Confederates held Union soldiers during the final months of the war.

South Carolina struggled to recover the destruction from the Civil War and Reconstruction brought economic, political, and cultural changes. Systems of share-cropping and tenant farming emerged in agriculture. The Barber House in Richland County is an example of a home built on land acquired by a freedman a few years after the end of the war. The Gregg-Wallace Farm Tenant House in Florence County is an example of housing for tenant farmers. Gullah islanders living in isolation on the sea islands such as Daufuskie Island built small cottages, schools, and churches. The home of Joseph Hayne Rainey, an African American who served in the U.S. House of Representatives from 1870 to 1879, still stands in Georgetown, as does the house of Robert Smalls in Beaufort, a slave who rose to fame after capturing the CSS Planter in 1862 in Charleston, and later served in the state legislature and Congress.

Educational institutions for freedmen emerged in the war's aftermath, including Penn School, established in 1862 on St. Helena Island, Avery Normal Institute in Charleston, Claflin College in Orangeburg, and Benedict College in Columbia. Other educational organizations for African Americans were established in later decades including Allen University in Columbia, Bettis Academy in Edgefield County, Immanuel School in Aiken, Goodwill Parochial School in Sumter County, and Voorhees College in Bamberg County. South Carolina State College (now University) was founded in 1896 as the state's sole public college for African American students.

African Americans established independent congregations in rural and urban areas, and within the next few decades many built substantial frame and brick buildings. St. Mark's Episcopal in Charleston organized in 1865 and built an imposing temple form building in 1878. St. Peter's AME Church in Walterboro formed in 1867 and soon built a Gothic Revival frame church. Bethlehem Baptist Church in Barnwell organized ca. 1868, and built its current frame sanctuary ca. 1898. Hermon Presbyterian in Rock Hill was organized in 1869 and built a brick Gothic Revival building in 1903. On the Sea Islands, small praise houses were used for meetings and services on Sunday nights and weeknights. Camp Welfare in Fairfield County, established ca. 1876, is among the state's few surviving campgrounds where annual religious gatherings were held. African Americans also formed lodges such as the Knights of Wise Men Lodge Hall (organized 1870, current building ca. 1940) on St. Helena Island and the Seashore Farmer's Lodge No. 767 (ca. 1915) on James Island.

Many plantations survived, often bought by wealthy Northerners in the decades after 1900 seeking to create rural retreats for hunting. Several former plantations along the Waccamaw River were purchased by Archer and Anna Hyatt Huntington and transformed into Brookgreen Gardens. They also constructed the Moorish style Atalaya, now part of Huntington Beach State Park, as their winter home in the early 1930s. At Gravel Hill in Hampton County, new owners built a hunting retreat in the Adirondack Style. Wealthy Northerners interested in equine sports travelled to Camden and Aiken, where they built large "cottages" and enjoyed pursuits such as court tennis, golf, polo, and horse racing. These early visitors were the first

wave of the 20th century's tourism industry. Myrtle Beach's growth as a tourist destination can be seen in golf courses like Pine Lakes Country Club, mid-century motels like the Waikiki Village Motel, and the downtown commercial historic district.



Graniteville. Library of Congress, Prints & Photographs Division, HAER SC,2-GRANV,1--26 (CT)



Pacolet Mill Village House

South Carolina experienced increased investment in textile mills after the Civil War and the development of numerous mill villages. The textile industry significantly impacted on the people, economy, and landscape of South Carolina, transforming rural places into towns and towns into cities. The pattern for the mill and village was established at Graniteville, built by William Gregg in the 1840s, with its granite mill and row of carpenter Gothic mill houses. Some mills were built in existing communities such as Spartanburg, Greenville, Newberry, Rock Hill, and Columbia, while the construction of mills spurred development of small towns like Pacolet, Buffalo, Newry, and Great Falls. South Carolina textile mills were among the largest in the world and adopted the most current technology. Expansive multi-story rectangular brick buildings with regularly spaced large windows dotted the Midlands and Upstate. The need for power for the textile mills also led to the construction of dams and early hydroelectric plants.

As agriculture prospered towns such as Marion, Mayesville, Clio, Lake City, Winnsboro, Laurens, and Manning grew. Businessmen built one- and two-story buildings for retail, office, and living space. The buildings were typically of masonry construction and ornamented with brick details, pressed metal, cast stone, and/or terra cotta, in styles such as Italianate, Victorian, and Romanesque. Large store front windows invited customers in and provided light in this pre-electric world. Rural crossroads were often the site of country stores, serving as hubs for commerce and communication. Among the earliest examples is the Lenoir Store built prior to 1878 in Sumter County. Tobacco barns and warehouses in Marion and Dillon counties, are reminders of tobacco's impact on the Pee Dee region. The reign of King Cotton can be seen in an early cotton press in Dillon County and the Palmetto Compress in Columbia. At the Coker Experimental Farms in Hartsville scientific research helped develop improved strains of plants. The Earle R. Taylor House and Peach Packing Shed is an example of the development of peach growing in the Greer area in the 1920s and 1930s. The McPhail Angus Farm in Oconee County is an example of the transition in agriculture from growing cotton as a cash crop to raising cattle and fescue grass.



Smith Tobacco Barn, Dillon County. Library of Congress, Prints & Photographs Division, HABS SC,17-DILL.V,1--13

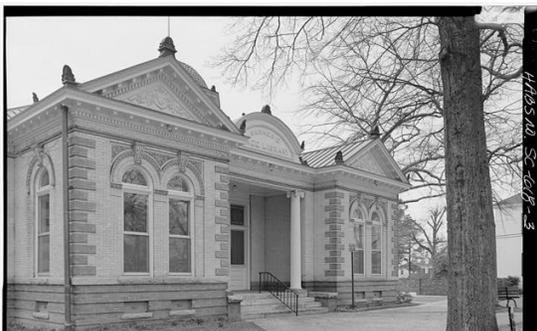
EARLY 20TH CENTURY EXPANSION

As towns and cities grew, new neighborhoods were built in styles from Victorian to Arts and Crafts, along with Colonial, Neoclassical, Tudor, Spanish/Mission and other revival styles. Several of these areas now nearing or past the century mark are listed in the National Register of Historic Places, including Hampton Park Terrace in Charleston, Cashua Street-Spring Street Historic District in Darlington, Pettigru Street Historic District in Greenville, and Converse Heights in Spartanburg. Popular national styles prevailed, but a few “moderne” houses were built such as the George R. Price House in Columbia.

The Waverly neighborhood, adjacent to Allen University and Benedict College, emerged as an early 20th century neighborhood for African American professionals with substantial one and story-houses such as foursquares and bungalows. African American business districts also developed, represented by buildings such as the Afro American Insurance Company Building in Rock Hill, the North Carolina Mutual Building in Columbia and Working Benevolent Temple and Professional Building in Greenville. The Harriet M. Cornwell Tourist Home in Columbia, listed in *The Green Book*, offered overnight lodging for African Americans who were barred from whites-only accommodations. Hospitals were built to serve African American patients such as the Union Community Hospital in Union. Funeral homes, such as the A.P. Williams Funeral Home in Columbia were also segregated spaces.

Taller buildings rose in the state’s larger cities from the 1900s to 1920s. At the time of its construction ca. 1909, the four-story People’s National Bank Building in Rock Hill was the city’s first speculative office building, the first with a passenger elevator, and the tallest commercial building. Columbia saw a succession of tall buildings including the Barringer Building in 1903 and Palmetto Building in 1912-1913. The 12-story Poinsett Hotel built in 1925 was one of the first skyscrapers to be constructed in Greenville. The 10-story Montgomery Building built in 1924 in Spartanburg also included an elaborate theatre space. New building types such as movie theatres, took their place on Main Streets, along with earlier venues like the opera houses in Newberry and Sumter. While most theaters were segregated spaces, the Carver Theater was one of two exclusively African American theatres in Columbia.

New institutional and educational buildings were also built. Fourteen libraries were built in the first two decades of the 20th century with Carnegie Foundation funds. Many post offices were also built in the early 1900s, including Florence, Aiken, Union, and Orangeburg. County courthouses were built in newly formed counties such as Lee (est. in 1902), Calhoun (1908), Dillon (1910), McCormick (1916) and Allendale (1919).



Carnegie Library, Union. Library of Congress, Prints & Photographs Division, HABS SC,44-UNI,1--3



Hope Rosenwald School, Newberry County

From 1917 to 1932, the Julius Rosenwald Fund provided matching grants to build more than 5,300 schools, teachers’ homes, and instructional shops for African Americans in 15 southern states. Nearly 500 were located in South Carolina.

Fewer than 40 survive today, among these are the Hope Rosenwald School in Newberry County, Hopewell School in McCormick County, Mt. Zion Rosenwald in Florence County, Gifford School in Hampton County, and Howard Junior High in Prosperity. More substantial school buildings were erected for white students. A few are still currently in use as schools, including Columbia's Logan School, Spartanburg's Pine Street Elementary, and Little Mountain Elementary. The Daughter's of the American Revolution opened the Tamassee D.A.R. School in Oconee County in 1919 to provide educational opportunities for poor rural children and the campus remains in use serving children and families with a variety of needs. Other schools have been adapted for new 21st century uses as offices, apartments, museums, and other community functions, including the Burroughs School in Conway, Springfield High School in Springfield, Summerton High School in Summerton, and Winyah Indigo School in Georgetown.

New institutions of higher learning were established. Founded in 1889 as an agricultural and mechanical school, Clemson College was built on the site of Fort Hill, former plantation home of John C. Calhoun. The campus includes historic educational buildings from the 1890s to 1950s. Winthrop College was chartered in 1887 as the first state-supported college for women, and the historic campus includes buildings constructed from 1894 to 1943. Private colleges for women were also established, including Converse College in Spartanburg in 1889 and Anderson College in Anderson in 1910.

An agricultural depression in South Carolina in the 1920s preceded the Great Depression. New Deal spending can be seen in buildings and landscapes across the state. The Civilian Conservation Corps created 16 state parks between 1934 and 1941, including Oconee State Park, Table Rock State Park, and Paris Mountain State Park. New federal buildings such as the Conway Post Office, Bamberg Post Office, and Haynsworth Federal Building in Greenville, were funded by the Public Works Administration. New Deal dollars also helped build the Lexington County Courthouse and Liberty Colored High School, and Mullins Library. The Ashwood School Gymnasium and Auditorium in Lee County was built in 1938, as part of a New Deal resettlement program. The impact of federal spending also can be seen in the creation and growth of military installations in the first half of the 20th century, including the historic districts at Parris Island (Marine Corps) and the former Naval Yard in North Charleston. State government also expanded, building the John C. Calhoun Office Building in 1926 and Wade Hampton Office Building in 1940.



Paris Mountain State Park. Library of Congress, Prints & Photographs Division, HABS SC,23-GRENV.V,2--2

THE POSTWAR ERA

After World War II, South Carolinians embraced modern architecture for commercial and institutional buildings. A wave of school construction in the 1950s was the result of the state government's effort to maintain "separate but equal" school systems for black and white children. The typical design of the "Equalization" schools emphasized horizontal lines, sprawling one story wings, banks of windows and flat roofs. Other sites associated with efforts to end segregation include the home of civil rights leader Modjeska Simkins in Columbia, the Progressive Club



Florence Benson School, Columbia, an Equalization school

on John's Island, and the All Star Bowling Lanes in Orangeburg, significant for its role in "Orangeburg Massacre" at South Carolina State College during February of 1968 that resulted in three deaths.

Buildings in the postwar years once again reached for the sky, such as the Schuyler Apartments in Spartanburg. Clemson University taught new architects in the Structural Science Building, an early example of Modern or International style built in 1958. The Strom Thurmond Federal Building (1975-1979) in Columbia was designed by the firm of acclaimed architect Marcel Breuer in the Brutalist style. While most South Carolinians favored traditional styles for their homes, two residences by Frank Lloyd Wright were built in the state, Auldbrass Plantation (1949-1951) in Beaufort County and Broad Margin (1951-1954) in Greenville. New suburbs of minimal traditional houses, ranch houses and split levels soon began to take shape on the outskirts of towns and cities. Sprawling strip shopping centers were built along the roads reaching out to these new suburbs, along with rambling one-story motels, fast food restaurants, and gas stations. Mid-century developments and postwar architecture have only begun to be researched and documented by preservation programs.



Waikiki Village Motel, Myrtle Beach



Broad Margin, Greenville. Library of Congress, Prints & Photographs Division HABS SC,23-GRENV,2-29 (CT)

A FINAL NOTE

Historic cemeteries may be the only remaining evidence of early settlements. The Zubly Cemetery in Aiken County, established ca. 1790, is the most important extant historic resource associated with the Swiss settlers of New Windsor Township. Historic cemeteries are found everywhere, some plainly evident such as Laurelwood Cemetery (1872) in Rock Hill, Magnolia Cemetery in Charleston (1850), and Springwood Cemetery (1812) in Greenville, while others are tucked into the landscape with few visible markers. Cemeteries were segregated spaces too. The Aiken Colored Cemetery was established in 1852 as the principal burial ground for African Americans in the City of Aiken. Richland Cemetery (1884) in Greenville, Randolph Cemetery (1872) in Columbia, Orangeburg City Cemetery (1889) and Darlington Memorial (1890) are other examples of historic African American cemeteries.



Lindsay Cemetery, Abbeville County

SOUTH CAROLINA TODAY

This chapter examines the current status of preservation programs and the current environment for South Carolina's historic places. As one of the requirements for the state plan, it identifies current important issues facing historic preservation, including both threats and opportunities, using recent demographic and economic data, other related state plans, and public input.

CURRENT STATUS OF PRESERVATION PROGRAMS

For more information see Appendix B: Selected Preservation Program Statistics by County.

Statewide Survey of Historic Properties: Over **96,000 properties** have been recorded by surveys of historic properties since the early 1970s. The records are permanently housed in the State Archives, which has also undertaken a project to digitize these records and provide online access through the [SC Historic Properties Record \(SCHPR\)](#). Locational data for about one-third of the sites is in [SC ArchSite](#), the state's online cultural resources information system (GIS). Over the past decade an average of 1,800 sites were added annually to the Statewide Survey. Nearly half (21 of 46) of counties have completed surveys since 1986, including the five fastest growing counties - Dorchester, York, Horry, Beaufort, and Lancaster. Of the 12 counties that lost population from 2000 to 2010, only Laurens, Marion, and Union have completed countywide surveys.

Archaeological Site Inventory: Nearly **34,000 archaeological sites** are in the state site files maintained by the SC Institute for Archaeology and Anthropology (SCIAA). Over the past decade, almost 700 new sites were added to the inventory annually, primarily through cultural resources surveys to comply with federal and state laws. Counties with the most recorded sites include Beaufort, Berkeley, Charleston, and McCormick, each with over 2,000 sites. Archaeological site locations and scanned site file images are available through a password-protected version of SC ArchSite.

National Register of Historic Places: South Carolina has **1,554 listings** in the National Register of Historic Places including **193 historic districts**. Since one listing can include multiple buildings and sites, it is estimated 12,000 to 15,000 properties are included in the National Register. Charleston County has the most listings (197) followed by Richland (172), Greenville (84) Beaufort (75), Spartanburg (74), Lexington (59), York (57), and Darlington (52) counties. Counties with fewer than 10 listings are Barnwell, Chesterfield, Clarendon, and Edgefield. All National Register nominations are available online in SCHPR. The SHPO administers the program in South Carolina for the National Park Service.

National Historic Landmarks (NHLs): **76 properties** are recognized as National Historic Landmarks, including four historic districts-Beaufort, Charleston, Graniteville in Aiken County, and Penn School on St. Helena Island. Of the NHLs, 42 are in Charleston County and the remainder are scattered across the state. Most were designated in the 1970s, with only a handful designated since 2000: Charlesfort/Santa Elena Site (2001) on Parris Island in Beaufort County, Fig Island archaeological site (2007) on Edisto Island in Charleston County, and Mulberry Plantation (2000) in Kershaw County.

Historical Markers: **1,732 historical marker texts** have been approved by the Department of Archives and History since the program's inception in 1936. Approximately 50 marker texts are approved each year. Counties with the most markers include Richland (206), Charleston (103), Darlington (80), Greenville (86), Berkeley (74), York (66), Georgetown (65), Aiken (62) and Beaufort (61). However interest in the program is widespread and nearly all counties had at least one new marker text approved between 2015 and 2018. **Nearly 20% (338)** of the markers focus on [African American history](#).

Federal Historic Preservation Tax Incentives: Since 1978, **619 historic income-producing buildings** have been substantially rehabilitated using the Federal Historic Preservation Tax Incentive program. Nearly **\$900 million dollars** has been invested in historic properties through this program. While most projects took place in larger cities such as Charleston, Columbia, Spartanburg, and Greenville, projects in smaller cities and towns such as Union, Newberry, Mullins, Darlington, Bennettsville, Great Falls, Manning, Florence, Beaufort, Aiken, and Abbeville also benefited. The SHPO assists owners in applying to the program in coordination with the National Park Service.

State Historic Preservation Tax Incentive: Since the program began in 2003, **178 historic owner-occupied residences** have been rehabilitated using the South Carolina Historic Rehabilitation Incentives Act, representing **\$46 million** in qualified rehabilitation expenditures. The state offers several other financial incentives that can also assist historic preservation projects including the Special Local Property Tax Assessments for Rehabilitated Historic Properties ("Bailey Bill"), South Carolina Textiles Communities Revitalization Act, and South Carolina Abandoned Buildings Revitalization Act.

Preservation Grant Funding: Nearly **680 grants totaling approximately \$8.9 million** have been awarded by the SHPO, including federal Historic Preservation Fund sub-grants (1971-2018), Preserve America sub-grants (2007), and state grants (1987-2002). These grants represent \$6.3 million in federal funds, and nearly \$2.6 million in state funds, with projects in 45 of 46 counties. Grants helped fund historic property surveys, preservation plans, design guidelines, conditions assessments, National Register nominations, and stabilization and weatherization. South Carolina preservation projects have also received direct grant awards from the National Park Service from the American Battlefield Protection Program, African American Civil Rights Grant Program, Save America's Treasures, and Historically Black Colleges & Universities grant programs.

Certified Local Governments (CLGs): **35 municipalities and 1 county government** participate this program, which recognizes local governments that have a historic preservation ordinance, board of architectural review, survey of historic properties, and public participation in the local government's preservation program. Based on recent annual reports, CLGs review between 1,000 and 2,500 total projects each year with a 95% to 97% approval rate.

Section 106 and State Reviews (Mining, State-Owned Historic Properties, DHEC-OCRM): SHPO staff respond to an **average of 1,500 requests each year** for comments on the effects of federally-assisted and some state-assisted projects on historic properties. Most projects have no effect on historic properties or are designed to avoid adverse effects. However when projects have adverse effects on historic properties, agreements are developed outlining steps to minimize and mitigate these effects. These agreements often include opportunities for the public to learn more about the impacted historic properties through documentation, websites, exhibits, archaeological investigations, signage, or educational materials.

State-Owned Historic Properties: State agencies and institutions own dozens of historic properties listed in the National Register of Historic Places, from colleges and universities to the Department of Administration (including the State House, Supreme Court Building, and Governor's Mansion) to the State Parks system and Department of Natural Resources Heritage Trust program. Examples include historic buildings, battlefields, bridges, state parks, and lighthouses.

Covenants/Easements: The SHPO holds nearly 80 covenants on historic buildings or archaeological sites resulting from grants and Section 106 reviews. Other groups around the state hold easements or covenants that protect several hundred properties, including Preservation South Carolina (formerly Palmetto Trust for Historic Preservation), South Carolina

Battleground Preservation Trust, Historic Charleston Foundation, Preservation Society of Charleston, Historic Columbia, and Historic Beaufort Foundation. Land trusts may also hold easements on lands that include historic properties.

Preservation Awards: The statewide preservation awards program (sponsored by Preservation South Carolina, the Office of the Governor, and the Department of Archives and History) has recognized **225 projects, individuals, and organizations** in its first 25 years (1995 to 2019). Other groups present awards, including Historic Aiken, Historic Columbia, Historic Charleston Foundation, Historic Rock Hill, Horry County, and the SC African American Heritage Commission. The Preservation Society of Charleston has presented more than 1,300 Carolopolis Awards program since 1953.

Main Street: Since the 1980s Main Street South Carolina has played an important role helping **cities and towns** revitalize their historic downtowns through the four point approach of the National Main Street Center: organization, promotion, design, and economic restructuring. **Currently 26 programs** participate in Main Street South Carolina, a program of the Municipal Association of South Carolina.

DEMOGRAPHICS AND ECONOMICS

In the past several decades, population growth in South Carolina has been concentrated in urban and suburban counties and coastal areas, while other counties, typically rural, have lost population. Not surprisingly, poverty rates are higher and median incomes lower in many of those counties, which often have good collections of historic buildings in both historic downtowns and surrounding rural areas. The lack of economic activity and resources in these counties strains the ability of both public and private entities and individuals to care for historic properties. Buildings may suffer from lack of maintenance and are at risk of being abandoned or demolished.

In areas with experiencing growth, expanding economies and populations can drive demand for residential and work space in repurposed historic buildings. Growing populations can provide customers for businesses located in historic downtowns. However, growth can also threaten historic properties, with pressures to replace smaller scale historic buildings with larger new buildings and to build on rural historic landscapes and archaeological sites to provide housing, retail spaces, offices, and roads. After a decrease in building activity during the economic slowdown a decade ago, new construction has rebounded and even expanded in several areas.

Differences resulting from the shifts in population and location of economic activity suggest that local and regional responses to historic preservation issues are needed. Preservation occurs in all areas of the state. But it tends to be focused in areas where economies are stronger – currently cities, larger towns, and coastal areas. Property owners in smaller towns and rural areas with economic challenges can find it more difficult to maintain and preserve historic buildings. Yet even in these communities, citizens have demonstrated a commitment to preserving important historic buildings such as county courthouses.

“Rural areas need help to generate realistic preservation/tourism/economic development plans and financial support to preserve, restore, and re-purpose historic buildings. South Carolina has not been very supportive of rural areas that are under financial stress and in dire need of assistance.” (online survey response)

POPULATION GROWTH

South Carolina’s population continued a decades-long pattern of growth. From 1960 to 2010, South Carolina’s population increased by 94%, from 2,382,594 to 4,625,364. South Carolina’s 2010 population placed it 24th among the states,

compared to 26th in 2000. The 15.3% growth rate (from 2000 to 2010) was among the highest in the South (the nation's fastest growing region) after North Carolina (18.5%), Georgia (18.3%), and Florida (17.6%). The population of South Carolina is projected to continue increasing to 5,175,800 in 2020, 5,457,700 in 2025, and 5,730,490 in 2030. The highest population growth rates cluster in the state's larger metropolitan areas and in coastal counties. Dorchester (42%), York (37%), Horry (37%), Beaufort (34%), and Lancaster (25%) were the five fastest growing counties from 2000 to 2010.

Two-thirds of the population growth in South Carolina has come from net migration into the state. The percentage of the population residing in the state and born elsewhere has grown to from 27% in 1980 to 41% in 2010. Beaufort County leads the way with 72%, followed by Horry (60%), Aiken (58%), York (57%), and Edgefield (54%) counties. These newcomers provide history and preservation organizations opportunities to engage new residents with the state's history and historic places and to involve them in organizations as members and volunteers.

"I believe that South Carolina's historic sites and cultural history are a prime reason for the state's population growth and should be preserved and protected accordingly." (online survey response)

South Carolina's current long range transportation plan recognizes that growth puts a strain on existing infrastructure. The demand for transportation can impact historic resources as existing roads are widened or new routes are built. These efforts will likely focus in urban areas, since the transportation plan noted that by 2040 "most worsening segments [will be] located in urbanized areas around South Carolina." Given the potential impacts, it is important that one of the transportation plan's six goals is to "Partner to sustain South Carolina's natural and cultural resources by minimizing and mitigating the impacts of state transportation improvements."

"South Carolina continues to attract new residents, tourists, and businesses, this growth has a tremendous impact on maintaining the 41,500 miles of state-maintained highways (which places South Carolina fourth in terms of the largest state maintained system) and 8,383 bridges. Growth trends in population, employment, vehicle miles of travel and transit usage indicate a greater demand for future mobility." (Charting a Course to 2040: South Carolina Multimodal Transportation Plan)

TRANSITION FROM RURAL TO URBAN

South Carolina also continued its century-long transition from rural to urban. In 1900, 87% of the population was classified as rural. In 1960, 59% of the population was rural. By 2010, only 34% of the population was classified as rural, while 66% (3,067,809) was classified as urban. While the rural population held fairly steady at 1,557,555 (only a 1.7% decrease), the urban population grew by 26.4% between 2000 and 2010. The population density has grown from 78.7 persons per square mile in 1960 to 153.9 persons per square mile in 2010. Counties with the highest urban¹ populations were Richland (91%), Charleston (89%), Greenville (87%), Dorchester (81%), and Beaufort (80%). These counties also tend to have higher per capita incomes. Beaufort County ranked number one in per capita personal income in 2010 at \$42,430 (nearly 25% greater than the state's per capita figure of \$32,906), followed by Charleston, Georgetown, Greenville, and Richland counties. Interestingly, in 2010 the population of two counties, McCormick and Calhoun, was still classified as 100% rural.

¹ For 2010, "urban" included densely settled areas of places with 2,500 or more person, 1,500 of which reside outside institutional group quarters.

Not all areas experienced growth. From 2010 to 2018, Denmark, McCormick and Ulmer each lost 16% of their population, Fairfax lost 15%, Bishopville and Allendale lost 14%, and Bishopville lost 13%. Twelve counties lost population from 2000 to 2010, ranging from Calhoun County's 0.1% loss to Williamsburg County's 7.5% decline. Other counties that lost population were Abbeville, Allendale, Bamberg, Barnwell, Chester, Hampton, Laurens, Lee, Marion, and Union. Not surprisingly the poverty rate in many of these counties exceeded the state's poverty rate of 18%, ranging from 40% in Allendale, to 32% in Williamsburg, and 30% in Barnwell.

The *South Carolina Consolidated Plan for Housing and Community Development, Program Years 2011-2015* identified three broad priority needs related to low and moderate income residents: Provide decent housing; Create suitable living environments; and Expand economic opportunities. As described in the plan there was "an overriding need to strengthen communities and help prepare them for a sustainable future." Strategies included "improving existing assets", "adaptively re-using existing facilities" and "invest[ing] in and revitalize[ing] existing neighborhoods in established communities." The "appearance and vitality of the downtown area, business centers and surrounding residential neighborhoods" was noted as important to generating and sustaining economic opportunity.

OTHER POPULATION CHARACTERISTICS

In 2010, 66% of the South Carolina population was white and 28% was African American, slightly twice the national average of 13%. In nine counties, Allendale, Williamsburg, Bamberg, Orangeburg, Lee, Fairfield, Marion, Hampton, and Marlboro, more than 50% of the population was African American. From 2000 to 2010 the Hispanic population more than doubled from 95,076 to 235,682, or 5.1% of the state's total population. However, the state's percentage of Hispanic residents was still less than the national average of 17%. The state's Asian population (1.5%) was also less than the national average of 5.3%. Only .5% of the population was classified as American Indian and Alaska native, versus 1.2% nationally. South Carolina also has a smaller percentage of foreign born residents, 5% compared to 13% nationally.

The 2010 census found that South Carolina's population is aging, as the median age increased from 35 to 38. (In 1960 the median age in South Carolina was 23.) The fastest growing age group was older adults (65 and older), which grew by 30%.

South Carolina had a slightly higher homeownership rate (70%) than U.S. average (66%), but the median value was lower: \$137,400 vs. \$181,400. While the housing stock is relatively new, 28% was built prior to 1970. This box below underscores the need to identify, document, and evaluate the significance of residential developments built in the 1950s and 1960s, which represent 18% of housing units.

Age of Housing Units by Structure Type		
	# Structures	% of Total
Built 2005 or later	80,617	4%
Built 2000 to 2004	241,110	12%
Built 1990 to 1999	419,626	21%
Built 1980 to 1989	357,269	18%
Built 1970 to 1979	346,576	17%
Built 1960 to 1969	209,935	10%
Built 1950 to 1959	164,471	8%
Built 1940 to 1949	82,736	4%
Built 1939 or earlier	116,422	6%
Total Housing Units	2,018,762	100%

Source: U.S. Census, 2006-2008 American Community Survey

ECONOMIC AND EMPLOYMENT TRENDS

South Carolina is continuing to recover from the effects of the Great Recession. For example, by August 2015, South Carolina's overall unemployment rate had dropped to 6% from a high of 12% in December 2009. By November 2018, the rate had dropped to 3.3%. According to the November 2018 *Economic Outlook* provided by the SC Department of Commerce, the state's major industries by employment were Trade, Transportation and Utilities (18%), Government (16%), Manufacturing (16%), Professional and Business Services (13%), Leisure and Hospitality (11%), Education and Health Services (11%), Financial Services (5%), and Construction (5%). The state continues to actively recruit and attract new manufacturing facilities.

According to the *South Carolina 2018 Economic Analysis Report* provided by the SC Department of Employment and Workforce, in 2017, South Carolina ranked 26th overall among states with a Gross Domestic Product of \$219.1 billion, with steady growth over the past four years. The 2017 growth in GDP was slightly higher than the national average. Growth was spread across most sectors of the economy from manufacturing to finance to professional services to education to travel related businesses. While all industries are projected to grow over a ten year period (2016-2026), Healthcare and Social Assistance, Administrative and Support and Waste Management, and Accommodation and Food Services are projected to add the most jobs, while Mining and Agriculture, Forestry, Fishing and Hunting jobs are projected to decline slightly. The report also noted that "[personal] income growth of 3.6 percent outpaced the nation's growth of 3.1 in 2017 and reached \$203.1 billion dollars" and that the "per capita personal income in 2017 was \$40,421 or 80 percent of the U.S average."

The changing profile of South Carolina's economy impacts historic resources. For example, as textile manufacturing moved overseas, historic textile mill buildings were left vacant. In several communities these buildings have been rehabilitated for other uses including residential and commercial, through the use of federal, state, and local tax incentives. Changes in agriculture can impact historic barns and other outbuildings as changing equipment and crops make these structures obsolete.

Recreation and tourism have an important impact on the state and its historic resources. As described by the *South Carolina State Comprehensive Outdoor Recreation Plan 2014*, "Tourism activity has evolved into a major economic asset for the state. South Carolina hosts approximately 29.5 million domestic visitors each year for a total of 107.3 million visitor days...The economic impact of tourism in South Carolina is significant and growing, with travel and tourism expenditures and investments providing \$11.1 billion in economic activity in 2012 – a growth of 4.6% from 2011." Among its goals, the recreation plan includes the need to care for existing facilities and to collaborate with public and private partners to protect and conserve natural, cultural and recreational resources.

NATURAL HAZARDS

In addition to the impact of population growth and development on historic resources, natural hazards can threaten historic places. The 2018 *South Carolina Hazard Mitigation Plan* analyzed a range of events including winter storms, drought, tornadoes, coastal events, and severe storms, and noted that "Although they occur infrequently compared to other hazard types, hurricanes/tropical storms and earthquakes have the greatest potential to be disastrous to South Carolina. A singular earthquake or major hurricane could cost over \$20 billion in losses, take countless lives, and require years of recovery." Indeed, South Carolina communities have experienced wind and flood damage over the past several years from tropical storms/hurricanes: Joaquin (2015), Matthew (2016), Irma (2017), Florence (2018), and Dorian (2019). Recent Emergency Supplemental Funding awards from the Historic Preservation Fund to the SC SHPO as result of Hurricanes Irma

and Florence may help fund repair of damage to historic properties in affected counties, and can also be used to improve disaster planning for preparedness, response and mitigation.

On the Charleston peninsula, disruptions and damage caused by tidal flooding, along with flooding from major storm events is a growing concern. Property owners, local government, and state and federal agencies are seeking solutions to the flooding that threatens individual buildings and the historic district. The Corps of Engineers is currently undertaking a study and planning process related to coastal flooding on the Charleston Peninsula that is anticipated to be completed in 2021.

The state's *Hazard Mitigation Plan* found that, "At the local level, Charleston County is the most hazardous county in the state. The county is vulnerable to all hazards and is located adjacent to the largest earthquake hazard on the East Coast." It sustained significant damage from Hurricane Hugo in 1989 and the 1886 earthquake, which according to the U.S. Geological Survey was the most damaging earthquake in the Southeast and one of the largest historic shocks in Eastern North America. Charleston County also has a significant collection of historic places that are vulnerable to these hazards. As of 2019, it had the most records (11,089) in the statewide survey, the most listings in the National Register (197, 12% of the state's total), over 2,000 recorded archaeological sites, and more than half of the state's National Historic Landmarks (42 of 76). The 420 completed tax credit projects in Charleston County represent a significant financial investment in historic properties.

The *Hazard Mitigation Plan* noted that "Horry, Georgetown, Berkeley, and Sumter counties round out the top five most hazardous counties." These counties also have significant numbers of historic properties. Fortunately some counties are less threatened, "McCormick County is the least hazardous county in South Carolina, along with Bamberg, Hampton, Barnwell, and Edgefield Counties. Their distance from coastal areas and winter weather-prone Upstate make them less vulnerable to the effects of natural hazards."

The *Hazard Mitigation Plan* also discussed potential impacts of sea level rise, acknowledging that "It is difficult to predict the amount of sea level rise along the coast of South Carolina, but there are numerous factors related to this hazard, including land subsidence, groundwater depletion, wave action, hurricanes, and natural climate variation." It found that, "Overall, Beaufort County has the most land area to lose in any of the modeled sea-level rise scenarios. However both Colleton and Georgetown Counties stand to lose substantial land area based on current projections....Horry and Charleston, two of the larger tourist destinations, stand to lose significantly less land area than other coastal counties, but these areas are not immune from the effects of sea-level rise." Further research is needed to determine if and how many historic properties, both archaeological sites and buildings, located in these counties may be affected. For example, Beaufort County has 4,875 entries in the statewide survey, 2,289 recorded archaeological sites, 75 listings in the National Register and five National Historic Landmarks.

PUBLIC PARTICIPATION

This chapter summarizes public input used in the development of the plan, including an online survey, preservation conference, and legislative oversight process. This input was invaluable helping to identify current important issues facing historic preservation, including both threats and opportunities and shaping the resulting goals and objectives.

ONLINE SURVEY

An online survey was designed as the most cost effective and efficient method to gather information from individuals across the state about historic properties and preservation programs. (See Appendix C.) The results were invaluable in assessing threats to specific types of resources, identifying trends facing preservation, and developing goals and objectives. It was distributed through a variety of electronic means to reach as wide a range of participants including e-mails, electronic newsletters, Facebook and Twitter, links on the SHPO homepage, and through meetings of several statewide organizations and events. The survey gathered 455 responses, far exceeding the initial goal of 200.

RESPONDENT DEMOGRAPHICS

Survey participants included a range of important constituencies, from historic property owners (7%), members of architectural review boards (9%), preservation organizations (11%), preservation professionals (11%), college or university students or staff (6%) and government staff (15%). Importantly, nearly a quarter of the respondents (24%) indicated that they were interested private citizens. Each of the ten regions of the state (based on regional councils of government) was well represented, with respondents distributed across the state. During the survey, when several regions had few responses, targeted e-mails to contacts in those regions helped boost response rates. Overall, regions with the highest participation were the Pee Dee (20%), Central Midlands (16%) and Berkeley-Charleston-Dorchester (12%).

Only 28% of the respondents reported having read the 2007-2015 state historic preservation plan. While the plan was distributed both in hard copy and always available on the SHPO website, this finding highlights the need for consistent promotion of the 2020 – 2026 plan. Of those who had read the plan, 13% reported referring to it often, and 37% reported using occasionally.

BENEFITS OF PRESERVATION

The 2007-2015 historic preservation plan highlighted seven important benefits of preservation.

"Historic places give us roots."

"Historic places enhance community pride."

"Historic places teach and inspire us."

"Historic places make our communities more attractive."

"Historic places encourage travel and tourism."

"Historic places are assets for downtown revitalization and economic development."

"Preserving historic places is good for the environment."

The current survey asked respondents to rate levels of agreement with these concepts and to rank which were most important to them. Overall, these concepts resonated with respondents and elicited strong levels of agreement, but there were variations. The benefits of historic places for tourism (90% strongly agree), education of both children and adults

about the past (87% strongly agree) and contributions to community pride and quality of life (87% strongly agree) received the highest levels of agreement, while the environmental benefits received somewhat lower levels (65% strongly agree).

"Our history and historic structures are important for the education of our future generations. They give us a reason to be proud of our cities and towns."

Respondents also ranked these benefits in order of importance, to help discern which of these positive benefits was most important. The role of historic places in educating both children and adults about the past emerged as the benefit most important to the survey respondents (218 rating as first or second in importance), followed by the contributions of historic places to community pride and quality of life (161 rating as first or second). The benefit least important to respondents was "historic preservation is a sustainable activity that benefits the environment" (60 rating first or second).

TRENDS INFLUENCING PRESERVATION IN NEXT TEN YEARS

Respondents were asked about trends that will influence historic preservation in South Carolina over the next ten years. Respondents identified the same trends described in the section above on demographics and economics. The ***economy and economic factors, population growth***, and the resulting ***increase in development*** (both commercial and residential) were identified by the most respondents as having important impacts, both positive and negative, on historic preservation

"The upswing in the economy will result in pressure to tear down and build new."

"The economy and the amount of money the citizens have to donate to preservation / restoration projects."

Related trends observed by respondents were the ***lack of funding, the cost of preservation***, and ***concerns about specific funding mechanisms***, such as tax incentives and revolving funds.

"Increased cost of materials to renovate old structures"

"Funding for Government activities...so that development and tourism projects that showcase Our historic properties are not lost."

"Availability of financial incentives for rehab of historic properties (or lack thereof)"

After population growth and development and economic/funding trends, a wide range of other trends were identified. These included ***increased awareness through media and education*** of preservation and history, ***leadership and government, revitalization of older neighborhoods and downtowns***, the development of ***niche tourism*** (heritage tourism, agri-tourism, and eco-tourism), appeal of preservation for ***younger generations***, and growing interest in a ***wider range of historic sites*** representing a more diverse population.

"Tomorrow's leaders must take an interest in our state's rich historic past and take hands-on approach for its preservation."

"I believe that there will be a stronger push to preserve vernacular sites and the cultures related to Native Americans, African Americans, and those of Gullah Geechee heritage especially in those coastal areas pressured by development."

Other respondents identified trends in ***technology***, along with ***sustainability/energy efficiency***, and the ***environment***.

"Improvements in materials and energy efficiency."

"...technology will make a much greater impact on everything from apps for heritage tourism to using drone technology for completing building assessments..."

"...if we as preservationists can make it known that reusing historic structures environmentally beneficial, preservation will do well."

IMPORTANT AND THREATENED HISTORIC PROPERTIES

There was remarkable consistency between the survey responses in 2005 for the previous plan and the 2015 survey responses to the question about important and most threatened historic properties in need of preservation help. In both surveys, downtowns received the most responses (47% in 2015, 41% in 2005) followed closely by cemeteries (46% in 2015, 40% in 2005). Houses, African American buildings and sites, and rural landscapes (farmland, rice fields, plantation lands, mill ponds, orchards, etc.) were also in the top five in both of the surveys. This consistency points to the need to focus specific preservation efforts on these property types. Existing programs, such as Main Street South Carolina, the African American Heritage Commission, and the Gullah Geechee Cultural Heritage Corridor need ongoing support, as do efforts to identify and protect historic cemeteries, houses, and rural landscapes.

Important historic properties most threatened and in need of preservation help (choose up to 5)	2015 Respondents		2005 Respondents	
Downtowns	180	47%	43	41%
Cemeteries	176	46%	42	40%
Houses	166	43%	38	37%
African American buildings and sites	137	36%	40	39%
Rural landscapes (farmland, rice fields, plantation lands, mill ponds, orchards, etc.)	111	29%	32	31%
Small towns	107	28%	25	24%
Archaeological sites	103	27%	20	19%
Crossroads communities (country stores)	84	22%	17	16%
Mid-twentieth-century buildings (1940s-1960s)*	84	22%	24	23%
Textile mills and villages	84	22%	20	19%
Neighborhoods	77	20%	29	28%
Agricultural buildings and structures	73	19%	17	16%
Churches	71	18%	16	15%
Battlefields and other military-associated properties	61	16%	18	17%
Depots, roads, bridges, and other transportation-related resources	44	11%	12	12%
Schools	44	11%	15	14%
Courthouses and city halls	33	9%	7	7%
Grist mills	25	6%	4	4%
Other (please specify)	22	6%		
Maritime resources / lighthouses	16	4%		
Native American sites (from "other" responses)	5	1%		
Total respondents	385		104	

*the 2005-2006 survey asked about twentieth century resources, 1930-1950

A regional analysis revealed differences among regions as well as similarities in properties viewed as most important and threatened.

Downtowns: While downtowns were the top concern overall and in five regions, Catawba (68%), Santee Lynches (64%), Lower Savannah (63%), Pee Dee (60%), and Waccamaw (60%), downtowns received far fewer responses in the Berkeley-Charleston-Dorchester (14%) and Lowcountry (18%) regions, perhaps because these regions include several vibrant historic downtowns, such as Beaufort, Summerville, and Charleston.

Cemeteries: The concern for cemeteries was consistent across all ten regions of the state, ranking among the top five in each region. Cemeteries received the most responses in the Upper Savannah (78%), Lower Savannah (63%) and Waccamaw (60%) regions.

Houses: The concern for houses was also fairly consistent, ranking among the top five in eight of the ten regions and ranking highest in the Lowcountry (64%). In the Berkeley-Charleston-Dorchester and Central Midlands regions, houses were not among the top five.

African American buildings and sites: In two regions, Berkeley-Charleston-Dorchester (59%) and Central Midlands (52%), African American sites were the top response. Other regions with African American buildings and sites in the top five were Lower Savannah (53%), Lowcountry (50%), Santee Lynches (39%), and Pee Dee (34%).

Rural landscapes: In the Berkeley-Charleston-Dorchester region, rural landscapes were perceived as most threatened, along with African American buildings and sites (both 59%), followed by archaeological sites (45%). All three are property types at risk from new construction for growing populations. Other rapidly developing regions also identified rural landscapes as among the most threatened, including Catawba (35%), Waccamaw (33%), and Lowcountry (27%), as well as Upper Savannah (30%). Respondents in more rural areas of the state were less likely to mention rural landscapes, including Santee Lynches (14%), Lower Savannah (16%), and Pee Dee (18%).

Archaeological sites: In addition to the Berkeley-Charleston-Dorchester region (45%), archaeological sites were in the top five responses for the Central Midlands (44%), Lowcountry (36%), and Santee Lynches (36%) regions. Archaeological sites were mentioned by only 10% of respondents in the Appalachian region.

Textile mills and villages: In the Appalachian region, textile mills and villages received the most responses (65%). These properties also were among the top five in the Catawba (55%) and Upper Savannah (41%) regions. These regions were the center of the much of the textile industry. The Appalachian region also identified ***neighborhoods*** (48%) as threatened, the only region with neighborhoods in the top five responses.

Mid-twentieth century buildings: As a “new” type of historic property, mid-twentieth century buildings emerged in the top five responses in both the Berkeley-Charleston-Dorchester (30%) and Central Midlands (39%) regions. Both regions include visible collections of mid-twentieth buildings, and efforts have begun to identify and adapt these buildings.

MOST IMPORTANT ISSUES OR PROBLEMS FACING PRESERVATION

Respondents were asked about the most important issues or problems facing historic preservation in their community or region. Not surprisingly, nearly half of the respondents mentioned ***funding***. While many responses were simply “funding”, other answers were more specific, describing the cost (or perceived cost) of preserving a historic building, lack of funding for organizations, and the need for grants or tax incentives.

Also, nearly half of the respondents described **apathy/lack of involvement or interest** in history, particularly local history, and a **lack of education and awareness** about historic places and the benefits of preservation.

"Local residents don't appreciate the rich history that they drive by every day. The Town has buildings dating from the 1700s, and most locals take this for granted."

"lack of knowledge of historic preservation and its benefits to the community, EVERYONE needs a refresher is the benefits of preservation..."

Demolition either through **development pressure** or **neglect and abandonment** of historic buildings were also noted. Related to these were concerns about the **lack of proactive measures** at the local level to protect historic buildings and the **lack of enforcement** of mandates and statutes that do exist.

"Property owners have not been able to spend money maintaining facilities that are now in disrepair. There is a feeling that demolition, rather than restoration or preservation is the better, cheaper option. Our area needs money to preserve its history."

"We do not currently have zoning and codes that really protect our historic district and places."

"Lack of enforcement of existing historic district guidelines. Government allowing demolition of historic buildings just for the sake of having something new and modern, rather than preserving existing architecture."

Other respondents expressed concerns about **leadership and government**, the challenges facing historic properties in **rural areas**, and **poor quality repairs/loss of historic material**, attributed to a lack of understanding, cost, appeal of new materials, and few skilled craftspeople.

"The elected officials do not see the benefits of historical preservation. They have no understanding of the economic and cultural rewards that can occur as a result of their economic involvement. They also do not truly understand that once a building is torn down, it is gone forever and the community suffers from that action."

"Lack of financial and human resources for small towns in rural areas. Lack of up to date data on historic and cultural resources."

"Homeowners have very little information about why and how historic fabric should be repaired and maintained. They do not know to go looking for this information. It needs to be given to them before they go to the big box store looking for the cheapest vinyl replacement windows they can find."

ACTIONS TO ENCOURAGE AND SUPPORT PRESERVATION

The actions suggested most often to encourage and support historic preservation revolved around **raising awareness and education**, and suggestions related to **funding**.

Nearly half of the respondents suggested actions related to **education and awareness**. The frequency of these suggested actions also echoes the high importance respondents placed on the role of historic places in educating both children and adults about the past. A wide range of ideas were offered, and included suggestions on specific target audiences, messages and topics, and methods of communication.

"More training opportunities for local boards of architectural review and their staff. It would be great if there were a network of professionals that could be reached out to for advocacy and insight relating to historic preservation issues. Hands on workshops or programs (with scholarship opportunity) to teach trades like historic window repair, masonry repointing, or the basics of historic homeowner maintenance."

Suggested **target audiences** included K-12 students, the business community, Millennial generation, local boards of architectural review and staff, city residents, historic homeowners, preservation professionals, as well the general public.

"Support through funding for educational programs, beginning at kindergarten level, to instill knowledge and ultimately pride of SC importance in nation's history."

"raising the awareness of the business community of the benefits of preservation for not only commercial districts but also many other building types that can be repurposed"

Suggested **topics** included the economic benefits of preservation, examples of adaptive uses, preservation how-tos (from financial incentive programs to historic trades like window repair and masonry repointing), success stories from smaller and more rural projects, and the impact of historic places on tourism.

"... Encourage kids to look at their schools, neighborhoods and favorite hang outs through a preservation lens. Educate city residents on easements and revolving funds."

"More promotion of positive economic development impact of preserving historic structures, promote adaptive reuse success stories, provide funding for preservation activities, promote positive economic impact of preservation in rural areas, promotion of preservation success stories outside of large urban areas"

"... Citizens are being drawn to "new and shiny". The preservation community has to speak up about lifestyle quality/enhancements. So far, the message I hear from preservationist is about "saving the building". The focus/message should be on how the community will benefit with this item being repurposed. An appreciation for older/established communities is needed. Preservation has to put a focus on people too."

Many suggestions were offered for **how to communicate** the wide range of messages. Suggestions included SCETV programs, traditional and social media outlets, school programming and field trips, marketing funds for historic sites, free workshops, plaques for locally designated historic properties, engaging local groups such as churches and Scouts troops, conferences, tours, lectures, webinars, Preservation Month celebrations, and more educational opportunities for professionals such as Realtors.

While many respondents simply answered "funding", others provided specific details about the **type of funding** including: **tax incentives** (federal, state and local tax credits), **grants** (public and private sources), and **loans** (revolving loans and low interest loans). A handful suggested sources of funds such as penny sales taxes for preservation and local government funds and programs. A few also suggested specific categories for funding such as landscape preservation, grants for residential properties, incentives not connected to official historic designation programs like the National Register, funding for marketing and publicity for historic sites, and funding for research and publication. These responses show an ongoing need to provide information about existing financial incentives, as well as the continuing need to strategically seek additional funding opportunities.

"Continued support of federal and state tax incentive programs that aid in rehabilitation of historic properties."

"A well funded state wide program for both bricks and mortar and public programming, advertising. Many other states have state funded revolving funds which enable them to be much more pro active in saving buildings."

"More granting programs. More use of Bailey Bill by cities and counties. Private sponsorship of HP activities."

A range of other actions was suggested, ranging from *improving new development, engaging more people* in preservation, *implementing local ordinances* (like historic district overlays or minimum maintenance code enforcement), *encouraging local leaders and elected officials* to understand the economic importance of historic preservation, *developing partnerships* and communication networks, and *engaging in heritage tourism*.

COMMUNICATING ABOUT HISTORIC PROPERTIES AND PRESERVATION

Respondents were asked how they like to receive information about historic properties and historic preservation. Among their top choices, respondents liked not only the "high tech" of websites (70%), e-mail newsletters (46%), and social media-Facebook (38%) but also more traditional "low tech" methods such as tours of historic districts and/or properties (49%), lectures and presentations (34%), conferences (26%), hands-on workshops (26%), and traditional media outlets (47%). The challenge to preservation and history organizations is to use multiple channels to communicate, even as the tools evolve and change, and developing a mix that meets the needs of a specific organization's audience.

SUGGESTIONS FOR THE STATE HISTORIC PRESERVATION OFFICE

Positive responses to the last question of the survey offered both encouragement for the SHPO as well as some challenges. By far, the largest category of responses included expressions of thanks, appreciation, and encouragement. Several respondents noted the limited resources available to the SHPO. A few respondents suggested specific improvements for reviews and response times, as well as the availability of information about historic properties. A few requested assistance for specific projects and properties.

"Keep up the good work, you have a great group of people working there who are doing the jobs of a much bigger staff with too few people and yet they are always helpful and friendly."

"Don't give up! Keep preserving our past to ensure future generations grasp the importance and interplay of the past with our present and our future."

In addition, suggestions to the SHPO echoed responses to previous questions. These included suggestions about providing education and outreach to raise awareness about history and historic preservation. Ideas ranged from travelling the state to make presentations in each county, educating children and youth about history and preservation, providing training for boards of architectural review, and educating contractors about historic buildings. Paralleling these were suggestions for strengthening networks and partnerships with other organizations, such as local historical societies and genealogists, colleges and universities, other state agencies, local governments, and regional councils of government.

"Generally, I think most people want to help and be involved with activities that increase pride in their hometowns and communities. Some are hesitant to just jump in and many simply do not know how or where to start. They need encouragement, information, and guidance to get started."

PRESERVATION CONFERENCE INPUT

At the 2015 statewide preservation conference, a session was held to gather input from conference participants for the preservation plan. Participants were asked to brainstorm and share responses to the following questions:

- What are the **most important issues or problems** facing historic preservation in your community or region? What **actions** by the public or private sectors would **encourage and support** historic preservation in South Carolina?

Responses were grouped broad categories, which were similar to the ones generated by the online survey. The key issues and opportunities (actions) focused on **funding, education and awareness, protection for specific resources, planning, and leadership**. (See Appendix C for specific responses and suggested solutions.)

LEGISLATIVE OVERSIGHT PROCESS

In 2016 and 2017 the SC Department of Archives and History went through the South Carolina Legislature's House Legislative Oversight Committee comprehensive review process, which included lengthy internal studies, opportunities for public comment, and legislative review and recommendations. Included among the recommendations for the agency were specific suggestions involving historic preservation. One focused encouraging local government historic preservation programs by promoting the Certified Local Government Program through increased information and partnership with the Municipal Association. A second focused on the creation of a State Historic Preservation Grant Fund to provide grant funding for historic preservation projects.

GUIDANCE FOR THE FUTURE

The Goals and Objectives outlined in this plan take into consideration issues affecting the broad spectrum of historic and cultural resources within the State, based on the analyses of resource and demographic data and needs identified by the public. These goals also seek to encourage the consideration of historic preservation concerns within the broader context of decision making at the local, state, and federal levels. As such, the plan is not an office management plan for the State Historic Preservation Office (SHPO), rather it provides direction and guidance for general-level decision-making, and is not a detailed blueprint for making place-specific or resource-specific decisions.

Given the great changes that occurred during the previous planning cycle - economic downturn and recovery, population shifts, availability of funding, technological advances, and emergence of flooding and repeated natural disasters - this plan is designed to be flexible. Knowing that we cannot predict future conditions, it sets forth broad goals and objectives that South Carolinians can strive to meet under a range of circumstances. This flexibility also acknowledges the wide range of issues facing South Carolina's communities and the need to develop programs and policies that address both the challenges in rapidly developing areas, as well as the different challenges faced by rural areas experiencing economic disinvestment. Underlying the goals is the ongoing need to innovate across all programs and activities, including assessing and using new technologies.

The 2020-2026 state historic preservation plan envisions increased awareness and appreciation of historic places and the contribution they can make to growing South Carolina's economy and to helping our citizens learn about and understand the past. Historic places and history-related activities are important components of the state's economic development and livability, from helping attract new industries to sustaining the state's tourism industry, from creating places that attract and keep talented workers to providing spaces for new and existing business to develop and grow. Increased economic opportunities will also help provide South Carolinians with the resources to invest in and sustain historic places. In order for historic preservation to reach this potential, greater awareness of these contributions and the tools available to care for historic places is needed.

The plan's Goals and Objectives also reflect local and regional plans. For example, *The Horry County Preservation Plan* called for efforts to improve public awareness and "build a constituency for historic preservation" using a range of outreach and education activities; to develop high quality, meaningful programs and projects to preserve the county's heritage; to update and improve accessibility to survey information and to continue to designate properties both locally and through the National Register of Historic Places; to assist in efforts to find funding for preservation; to undertake projects that "create sense of pride with owners of historic properties"; and to protect historic resources from manmade and natural disasters. The *Gullah Geechee Cultural Heritage Corridor Management Plan* focused implementation efforts on three interdependent pillars: education, economic development, and documentation and preservation, which were "designed to sustain and preserve the land, language, and cultural assets of the people that make up the Corridor."

The SHPO will begin using the preservation plan in 2020 to frame yearly work plans and to prioritize grant funding. Other organizations and individuals with an interest in South Carolina's historic places are encouraged to consider incorporating one or more of these goals and objectives into their efforts. A list of ideas on how to support historic preservation follows the goals and objectives. These range from small simple actions to long term commitments of time and resources. All can make a difference. Please join in the effort to sustain historic places in South Carolina.

GOALS AND OBJECTIVES

Goal I. Increase awareness and appreciation of the state’s historic and archaeological properties and of the benefits of historic preservation.

- A. Develop initiatives that build awareness of the contributions of historic places and historic preservation to our communities.
- B. Increase awareness of preservation issues and successes on both statewide and regional levels.
- C. Encourage initiatives that engage youth in developing an appreciation for historic places and historic preservation.
- D. Increase depth of understanding of preservation practices and policies and the ability to apply to specific projects by providing training and information.
- E. Collaborate with related organizations to increase awareness of preservation tools and to build networks.

Goal II. Expand documentation of the full range of the state’s historic properties.

- A. Encourage the identification and documentation of historic properties and sites that tell the stories of all South Carolinians, including those currently under-represented in inventories of historic properties.
- B. Utilize technology to document and improve access to information about historic properties and places.
- C. Encourage surveys in both fast-growing regions of the state and rural areas to identify and document historic properties and encourage the development of historic contexts.

Goal III. Support the stewardship of historic properties.

- A. Promote awareness and use of grant funding sources and tax incentives, and the development of additional incentives and funding sources to assist preservation-related projects.
- B. Encourage the retention of traditional skills needed in the maintenance and repair of historic properties.
- C. Seek ways to recognize and celebrate individuals and organizations for their efforts to preserve and protect historic properties and places.

Goal IV. Foster the protection of historic properties.

- A. Educate decision makers at the local, state, and federal levels regarding how historic preservation makes communities more attractive, encourages heritage tourism, and leads to downtown revitalization and economic development.
- B. Encourage initiatives to protect and preserve historic downtowns, historic African American properties, historic cemeteries, historic rural landscapes, and historic houses.
- C. Support existing, as well as new, local, state, and federal policies that encourage retention of historic buildings, sites, districts, landscapes, and communities including responses to increased flooding events.
- D. Promote awareness of historic resources in state, regional, and local disaster responses, and incorporate planning for historic properties in disaster mitigation and response plans.

ACTIONS TO SUPPORT PRESERVATION

The decisions and actions by thousands of South Carolinians can help achieve the Goals and Objectives of the state historic preservation plan. Here are some suggestions:



Explore the history of your community. Talk with a long time resident. Attend a lecture series, read a local history book, or explore online digital history exhibits.

Follow history and preservation organizations on social media. Share posts. **Subscribe** to e-newsletters and blogs.

Visit a local historic place, museum, neighborhood, or downtown. Attend events in historic places. **Explore** historic places in other parts of the state.

Stop and read a historical marker or download a marker app on your cell phone. Help an organization sponsor a historical marker.

Share with others—from school children to elected officials—the importance of history and historic places to you.

Research the history of a historic place important to you and share what you have learned. Write a blog, give a presentation, publish an article, or create a website.

Learn more about the benefits of historic preservation for the economy, community, and environment. Attend a preservation conference.

Try it yourself: Sign up for an archaeology field day or a hands-on workshop to learn a historic building repair technique such as repairing historic windows.



Volunteer with a local history or community organization, or a state or national group that promotes appreciation of historic places. All sorts of skills and expertise can help.

Contribute: Resources of all types (funding, time, talent) are needed by history and preservation organizations. **Participate** in fundraising events, such as tours of historic places.

Join a history or preservation organization. (See Appendix D: Partners in Preservation.) Attend meetings and events. Organize if your community doesn't have one.

Learn about local policies, plans, and laws that may impact historic places. Participate in the comprehensive planning process for your local government.

Serve on a board of architectural review or historic preservation commission for your local government.

Spend money at restaurants and businesses located in historic buildings and districts.

Encourage surveys of historic properties and nominations to the National Register of Historic Places. **Nominate** a property to the National Register.

Live in a historic building.

Locate your business in a historic building or historic district and help support its ongoing active use. Support efforts of the local Main Street or downtown development organization.

Support local craftsmen who repair historic materials. Choose repair over replacement.

Nominate projects or individuals for awards to thank them for their efforts to support history and preservation.

Own and maintain or restore a historic building. Learn about tax incentives that might be available for your project. Encourage neighbors to care for their historic buildings too.

Place an easement on your historic property.



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The activity that is the subject of this publication has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, and administered by the South Carolina Department of Archives and History. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior. The views and conclusions contained in this document are those of the authors and should not be interpreted as representing the opinions or policies of the U.S. Government. Mention of trade names or commercial products does not constitute their endorsement by the U.S. Government. The SHPO receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, National Park Service, 1849 C Street, N.W., Washington, D.C. 20240.

Appendix A: Progress Report on the 2007-2015 State Historic Preservation Plan

Introduction

In preparation for revising the South Carolina historic preservation plan, State Historic Preservation Office (SHPO) staff examined the progress made on the goals, objectives, and strategies of *Preserving Our Past to Build a Healthy Future: A Historic Preservation Plan for South Carolina, 2007-2015*. This Progress Report highlights key accomplishments under that plan. While the focus of the review was on SHPO programs, it also includes examples from other organizations. The Progress Report also notes areas where progress was limited. [Examples of specific preservation projects, can be found in lists of grants, preservation awards, and annual reports on tax incentive programs at <http://shpo.sc.gov>.]

Preserving Our Past to Build a Healthy Future was developed during 2005-2006 to provide a framework for addressing the great potential of our historic places to enhance the state's future. While much was accomplished, the Great Recession provided unexpected challenges. As budgets and staffs shrank, organizations and individuals sought creative ways to carry out historic preservation within new constraints. For example, the emergence of social media and the growth of digital collections provided new ways to engage the public and to conduct research.

Goal I. Educate South Carolinians about our heritage and its value.

This goal recognized the fundamental need to share the stories and historic places of South Carolina with the state's citizens and also called for actions to support educators, students, and professionals in preservation-related fields.

Objective A. Increase awareness of the value of historic preservation among the general public.

Message and Communication

Although a unifying "historic preservation" brand message was not developed, organizations around the state promoted history and historic preservation through a wide range of media and events - from TV, radio, and magazines to websites and social media; from conferences and seminars to tours, field days, and hands on workshops. The *Charleston Post and Courier* featured a column on architecture and preservation, while the Palmetto Trust for Historic Preservation (now [Preservation South Carolina](#)) was a regular guest on a local TV show in the Greenville/Spartanburg market. South Carolinians participated in the National Trust for Historic Preservation's "This Place Matters" campaign in 2009. [Historic Columbia](#) launched a new website using the taglines Our History Matters, Our Legacy Matters, Our Identity Matters, Our Community Matters, and Our Culture Matters, and [Historic Charleston Foundation](#) offered quarterly "History Matters" lectures.

Social media was used in a variety of ways to increase awareness of historic preservation. Many groups established Facebook pages, along with Twitter, Flickr and/or Instagram accounts, while others created blogs and YouTube videos. Organizations used social media to share updates and news about specific projects, from archaeological excavations at the Lord Ashley Site in the Lowcountry to the commemoration of the 150th anniversary of the burning of Columbia during the Civil War. New technologies were used to provide information about historic places, such as the Clemson University Historic Properties smart phone app, a QR code tour of

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historic downtown Conway, and story map tours of Old Town Bluffton, Lexington County Museum, and Historic Brattonsville. An informal survey of websites for counties, county seats, and other towns found that, at least as presented online, South Carolinians value history and historic places. An image of a historic building or place, text reference to history, and/or a logo or slogan invoking local history was included on two-thirds of the county and three-fourths of the county seat web pages.

Activities and Publications

Progress was made in recognizing African American historic places. In 2011 a longstanding goal was reached for each county to have a historical marker or National Register of Historic Places listing significant for African American history. The SHPO regularly updated [African American Historic Places in South Carolina](#), and the 2015 edition had over 450 entries. Between 25%-47% of state historical marker texts approved each year were related to African American history. The multi-year Rosenwald Schools survey resulted in the identification of 38 extant buildings and several National Register listings.

The [SC African American Heritage Commission](#) recognized projects, organizations, and individual achievements with "Preserving Our Places in History Awards" and sponsored annual conferences, among their many outreach and educational activities. The Commission's [Green Book of South Carolina](#) website provides travelers with a mobile friendly travel guide to hundreds of sites related to African American history and culture. The [Slave Dwelling Project](#), a nonprofit focused on raising awareness about slave dwellings and their preservation, originated in South Carolina and undertook an effort to document and raise awareness extant slave dwellings. Historic sites continued to research and interpret the lives of African Americans, including Drayton Hall, Magnolia Plantation, Historic Brattonsville, Hampton Plantation, Redcliffe Plantation, Mann-Simons Cottage, and the Modjeska Monteith Simkins House. Local organizations brought attention to key sites, people, and events of the Civil Rights movement during 50th anniversary commemorations. For example, information kiosks were placed along Main Street in Columbia by [Columbia63](#), state historical markers were erected in Charleston, and a children's book was published about Rock Hill's Friendship Nine.

Architectural resources of the mid-twentieth century also began to receive attention. A handful of schools, houses, early high rises, and public buildings were listed in the National Register. The City of Columbia began the process of surveying mid-century buildings in downtown and nearby commercial corridors. The Horry County (2009) historic resources survey included mid-century residential and commercial buildings. In 2015, the SHPO published [Why Are We Looking at That?: Mid-Century and Modern Architecture in South Carolina](#), an introduction based on South Carolina examples.

South Carolina's [statewide preservation awards](#) celebrated their 25th year in 2019. Since 2011, the awards have been presented by the governor at the Statehouse. Local award programs, such as those in Columbia, Charleston, Aiken, Rock Hill, and Horry County, also helped increase awareness of preservation. The [statewide preservation conference](#) combined with the Landmarks Conference of the [SC Confederation of Local Historical Societies](#) for several years (2007-2010), highlighting local history and historic places in Beaufort, Georgetown, Greenville, and Columbia. More recently, the conference has been held in partnership with the [SC Archives & History Foundation](#) and attracts over 250 attendees.

A variety of groups provided opportunities for the public to learn more about the state's archaeological sites. Each October, SC Archaeology Month has featured a range of events, lectures, and a [poster](#). The [Archaeological Society of South Carolina](#) hosted annual Fall Field Days and a spring conference. Other sites and organizations hosted public archaeology days and events including Hampton Plantation, Fort Jackson, Historic Columbia, the

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Institute of Archaeology and Anthropology (SCIAA) at Camp Asylum, the Department of Natural Resources at the Kolb Site and later the Pockoy Island Shell Ring, and the [Savannah River Archaeological Research Program](#) at Graniteville. First held in 2013, the [Arkhaios Cultural Heritage and Archaeology Film Festival](#) focuses on films related to archaeology and cultural resources.

The SHPO created a series of "Success Stories" to show how specific projects had used preservation programs, and offered Historic Preservation 101 workshops in 2009 and 2010. In 2012 the [Preservation Society of Charleston](#) launched an ambitious preservation education program featuring numerous lectures and short courses, and created a "Seven to Save" list to identify vulnerable historic properties. Organizations also used Preservation Month in May to offer programs, posters, and tours.

Objective B. Encourage elementary and secondary school educators to use historic places and archaeology in their curriculum.

Teaching American History in South Carolina grant projects (2002-2011) strongly encouraged the use of local historic places and museums. Over 500 teachers participated in intensive summer institutes that included visits to local historic sites. The [SC African American Heritage Foundation](#) has recently offered summer Teacher's Institutes as well. The SHPO created a ["For Teachers" web page](#) with lesson plans and a "Travelling Through South Carolina History" series matching historic sites open to the public with SC Social Studies Standards. The SHPO, in collaboration with the SC Department of Education and SC Council for African American Studies, developed the *Teacher's Guide to African American Historic Places in South Carolina* (2008) that linked historical markers and National Register listings with the Social Studies Standards, and provided lesson plans and activities. In 2015, the SC African American Heritage Foundation revised and updated the [Teacher's Guide](#) to add recent historical markers and National Register nominations, current state curriculum standards, and new lessons and teaching activities.

The [South Carolina Archaeology Public Outreach Division](#), was established in 2010 to focus on educational outreach about archaeology. Many historic sites around the state offered tours and events focused on students and families. Historic Columbia partnered with the local school district's Heyward Career & Technology Center to construct ghost structures at the Mann-Simons Site. [Knowitall.org](#), SCETV's educational Web portal, is a collection of interactive websites for K-12 students, teachers and parents. It included *Let's Go* which featured virtual tours of SC historic sites, *Road Trip! Through SC Civil Rights History*, the *Last Auction* about the history of tobacco in Mullins, and *Gullah Net*. [StudySC](#), a State Library website for students, offered resources on a wide range of historical and cultural topics with links to historic places.

Objective C. Enhance education of students in preservation-related fields.

South Carolina benefits from the presence of the long-established Public History and anthropology programs at the [University of South Carolina](#), the historic preservation and community planning program at the [College of Charleston](#), the more recently established [Graduate Program in Historic Preservation](#) offered jointly by Clemson University and the College of Charleston, and the [American College of the Building Arts](#) in Charleston. With guidance from professors, students engaged in a wide range of preservation-related projects. For example, USC students completed surveys of the Summerville Historic District; developed websites showcasing their research on Bull Street (the state's former insane asylum) and slavery at South Carolina College; and nominated properties to the National Register. Clemson/College of Charleston projects included Area Character Appraisal and design guidelines for Hampton Park Terrace; documentation and conditions assessment of the Pon Pon

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Chapel of Ease in Colleton County and Peachtree Plantation in Charleston County; and a symposium on the Great Fire of 1861 in Charleston. The program also received national recognition through the Charles E. Peterson competition for Historic American Buildings Survey documentation projects. Students also provided key support to numerous organizations as volunteers, interns, and graduate assistants while learning about the "real world" of preservation and cultural resources management. Students also participated in national advocacy days for historic preservation and museums.

Objective D. Provide continuing education for professionals in preservation-related fields.

The SHPO and other organizations explored a variety of venues to provide ongoing training to professionals. In spite of staff losses and budget constraints, these efforts resulted in a small but steady stream of offerings. The SHPO partnered with the [National Preservation Institute](#) to offer professional seminars from Section 106, to Mid-century Buildings, Secretary of the Interior Standards to Historic Windows. The SHPO also offered targeted training for cultural resources professionals on the statewide survey program, Section 106 consultation, Coastal Zone Management Act and historic properties, and writing effective agreement documents. The SHPO became a provider of AIA continuing education credits for architects in 2007, but certification was discontinued due to the loss of staff to coordinate, as well as cost.

In 2014, the Palmetto Trust for Historic Preservation helped sponsor a well-attended series of continuing education classes for realtors about historic preservation held across the state. [Main Street South Carolina](#) offered regular training to staff of participating Main Street programs. As part of its Campus Heritage Grant from the Getty Foundation, Clemson held a two-day workshop for managers of historic campus properties in 2008. In 2015, Historic Charleston partnered with the City of Charleston, the American College of the Building Arts, and the Greater Charleston Empowerment Corporation to offer the Building Skills Now!, a nine-week program to teach students basic skills of carpentry, plasterwork, and masonry.

Goal II. Support private stewardship.

This goal focused on assisting key players in preservation - the owners of historic buildings who maintain, repair, and restore them. Finding funding is a perennial preservation challenge, one that was even more acute during this planning cycle. Owners faced personal financial challenges from rising unemployment, falling stock markets, and seemingly frozen lending and real estate markets. Preservation organizations also dealt with declining state budgets and federal spending cuts that eliminated the Save America's Treasures and Preserve America grants programs.

Objective A. Increase availability and use of economic incentives for historic preservation projects.

Grants

A state historic preservation grants program was not funded due to significant state revenue shortfalls that resulted in deep cuts to existing budgets for state programs. The SHPO continued to administer federal [Historic Preservation Fund sub-grants](#). To provide additional funding, the SHPO applied for a \$150,000 Preserve America grant in 2007, and used it to award grants to 15 communities for projects ranging from surveys and National Register nominations to design guidelines and plans for specific buildings. Richland County established a local [historic preservation grant program](#) to help non-profit organizations, governmental agencies, institutions, and commercial entities preserve and protect historic buildings.

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Each month the [SHPO e-newsletter](#) included links to grant sources such as the National Trust for Historic Preservation, the SC Humanities Council, and National Park Service, and links to grant lists. Workshops and preservation conference sessions also focused on the grants process and successful grant projects. At least a third of the grants awarded by [South Carolina Humanities](#) during the planning cycle were history-focused, including oral history, history exhibits, lectures and workshops, and preservation-related projects.

Tax Incentives

Usage of the [federal and state income credit programs](#) slowed during the economic downturn but began to rebound in 2012-2013. By state fiscal year 2018-2019, proposed investment in buildings using the federal historic tax credit exceeded \$138 million dollars. Use of the credits was highlighted through the preservation awards, workshops, and conferences. Use of the state income tax credit for owner-occupied historic residences declined, with the overall number of projects slowly rebounding. In 2015, the legislature passed an amendment to the Historic Rehabilitation Incentives Act that increased the credit for income-producing properties from 10% to 25% (for a total credit per building capped at \$1 million), and shortened the credit installment period from five years to three.

The state also implemented [other tax incentives](#) that can assist historic buildings. The SC Textiles Communities Revitalization Act provides tax incentives for investments in abandoned textile mill properties, which can be combined with the state and federal historic tax credits. In 2013 the Legislature passed the Abandoned Buildings Revitalization Act after a multi-year advocacy effort supported by a coalition of preservation and community organizations, elected officials, and public safety groups. In 2011 amended regulations took effect for the state law that allows local governments to grant special property tax assessments for rehabilitated historic buildings (also known as the “Bailey Bill”).

Revolving Funds

The use of revolving funds was reinvigorated on a statewide level by the real estate focus of Preservation South Carolina (formerly Palmetto Trust). The organization uses its revolving fund to purchase or option historic properties, leverage additional funding, and find new owners. With funding from the 1772 Foundation, the [Daufuskie Endangered Places Program](#) was developed to help to save endangered properties on Daufuskie Island that reflect the rich heritage of its Gullah residents. The Preservation Trust of Spartanburg operated an award-winning revolving fund for a dozen years, buying, restoring, and selling about 40 homes in the Hampton Heights and Carlisle Street area and contributing significantly to the revitalization of the neighborhood. Unfortunately the organization ceased operations in 2010 as a result of the recession.

Objective B. Enhance technical assistance to help citizens and communities preserve historic properties.

A smaller staff (15 in 2007, 10 in 2019) limited the SHPO’s ability to enhance technical assistance to citizens and communities. In 2007 the SHPO published [Make Your Dream a Reality: A Community Group Guide to a Historic Preservation Project](#) and hosted a companion workshop. The [Manual for Owners of Historic Buildings](#) and [South Carolina’s Historic Cemeteries: A Preservation Handbook](#) were both updated and republished. Local and statewide preservation groups, colleges and universities, and other government entities provided technical expertise to communities and projects. Examples of hands-on training included a City of Columbia workshop on repairing historic windows, a City of Rock Hill “A Flair for Repair” workshop, and a Palmetto Trust preservation field school in Society Hill. Historic Charleston Foundation offered a Stewardship Series focusing on historic houses and the Preservation Society of Charleston organized the Holy City Initiative to provide assistance and training to religious congregations with historic properties. The National Heritage Corridor hosted the

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International Historic Development Conference in Charleston (2010) for national heritage areas, convened Heritage Development Summits in Aiken (2009) and Clemson (2011), and sponsored a series of preservation workshops in 2009 and 2010). The Sustainability Institute's "CharlestonWISE Impact Project" created a Historic Structures curriculum that focused on energy efficiency improvements for historic buildings.

Goal III. Integrate historic preservation into public policy and planning.

This goal recognized the impact of the public sector in preservation, both through its ownership of historic properties and through its role in project permitting and funding. It also highlighted the value of easily accessible information about historic properties to aid in planning and decision making.

Objective A. Strengthen support for historic preservation at all levels of government.

Local Governments

Participation in the [Certified Local Government](#) (CLG) program grew from 25 to 36 with Abbeville, Blythewood, Clinton, Florence, Greenwood, Greer, Hartsville, McCormick, Seneca, Sullivan's Island, and Summerville receiving certification. The CLG program recognizes local governments that establish a preservation program with local protections for historic properties, a board of architectural review, an inventory of historic properties, and a process for public involvement. Participation in the [Preserve America](#) Communities program grew as well, increasing from 14 participants in 2008 to 24 by 2014. Preserve America designation recognizes communities that protect and celebrate their heritage, use their historic assets for economic development and community revitalization, and encourage people to appreciate historic places through education and heritage tourism. Some communities developed or updated historic preservation plans including the City of Charleston (2007), the City of Beaufort (2008), the Town of Bluffton (2012 update) and Horry County (2013).

Local governments supported many projects that incorporated history and historic places. For example, the [Municipal Association of South Carolina](#) recognized several projects with Achievement Awards, including the transformation of the C.E. Murray House in Greeleyville into a branch of the local library; the establishment of the [Native American Studies Center](#) in historic downtown Lancaster in partnership with USC-Lancaster; the reuse of a historic house in the Town of Central as the Central Railway Museum; the Town of Ridgeway's success in re-invigorating its historic downtown; and the City of Conway's focus on revitalizing its historic waterfront. The SC Association of Counties recognized the Horry County Cemetery project to locate and record cemeteries in the state's largest county (the project also received a 2012 National Association of Counties Achievement Award); and the restoration of the Lancaster County Courthouse (a National Historic Landmark) after a devastating arson fire in 2008. Public educational institutions supported preservation projects: the rehabilitation of the Little Mountain Elementary School by the Newberry County Historic District, the continued use of the Port Royal School by the Beaufort County School District, and the adaptive use of the Frank Evans High School by Spartanburg Community College.

State law requires annual continuing education for local planning officials, including boards of architectural review. The SHPO received approval from the South Carolina Planning Education Advisory Committee to be a continuing education program sponsor, and offered continuing education credits at the annual preservation conference and for on-site training. The SHPO sponsored [National Alliance of Historic Preservation Commissions](#) training events in 2007 and 2018.

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State Government

Although a historic preservation caucus was not formed, legislative support existed for specific policies, such as the Abandoned Buildings Revitalization Act and amendments to the Historic Rehabilitation Incentives Act. The South Carolina Code of Laws was also amended making it “unlawful to willfully, knowingly, or maliciously enter upon the lands of another or the posted lands of the state and investigate, disturb, or excavate a prehistoric or historic site for the purpose of discovering, uncovering, moving, removing, or attempting to remove an archaeological resource” (Section 6-11-780).

To streamline and enhance protection for historic and archaeological resources, the SHPO evaluated its existing review processes and sought input from the Advisory Council on Historic Preservation. In 2008 an updated process was launched with revised project review forms and instructions for Section 106 and DHEC-OCRM projects, along with extensive links and web guidance on related topics ranging from textile mills to window replacements to Traditional Cultural Properties. Overall project review times were reduced from 20 days in 2007-2008 to 15.6 days in 2018-19.

Programmatic agreements were developed or updated with several agencies including: SC Department of Transportation/Federal Highways Administration, SC Energy Office/US Department of Energy, USDA-Natural Resources Conservation Service, Fort Jackson, Marine Corps Air Station, National Guard, Bureau of Office Energy Management, Federal Energy Regulatory Commission (for hydroelectric relicensing projects), SC Disaster Recovery Office, and the Federal Emergency Management Agency. On the state level, the Department of Commerce and SHPO developed a Memorandum of Understanding for the Site Certification Program, and the Department of Natural Resources signed a programmatic agreement for management of its National Register historic properties. DHEC-OCRM reviewed and clarified its policies related to cultural resources under the Coastal Zone Management Act.

Objective B. Obtain, synthesize, and distribute data on historic and archaeological resources to facilitate planning that incorporates historic preservation.

Statewide Survey

The identification and documentation of historic properties remained steady despite shrinking local and state government budgets. The City of Charleston developed and implemented Character Area Appraisals for several neighborhoods. Comprehensive surveys were undertaken in Dillon, Greenville, Horry, Marion, and Marlboro counties, along with city surveys or updates in Aiken, Bluffton, Cheraw, Georgetown, Greer, Sumter, and York. Charleston County updated its historic resources survey. Hundreds more properties across the state were recorded as part of Section 106 or state review processes. It is estimated that over 90,000 above-ground historic properties have been recorded in the Statewide Survey since the early 1970s. Thematic surveys were also begun including a survey for extant slave dwellings and African American schools from the era of segregation. American Battlefield Protection Project grants resulted in surveys of battlefields in Horry and Georgetown counties, and Berkeley County, and as well as documentation for Sherman's March through South Carolina in 1865.

The [*Survey Manual: South Carolina Statewide Survey of Historic Properties*](#) was updated to reflect changes in technology for recording historic properties. The SHPO also issued guidance on researching a Mid-Century/Modern buildings, guidelines for recording historic cemeteries, and guidelines for surveying post-World War II neighborhoods and residences. The [*South Carolina Standards and Guidelines for Archaeological Investigations*](#) were also updated to reflect changes in administrative processes, including the use of GIS.

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Data Accessibility and GIS

In 2008 the state's online cultural resources geographic information system, [SC ArchSite](#), was launched as a joint effort of the SHPO and SCIAA with funding support from the SC Department of Transportation (SCDOT). Over 2,600 user accounts were created, ranging from individual users to state and federal agencies. In 2012 a survey of users highlighted the need to upgrade the functionality of the system. A partnership between SCIAA, SCDOT, SHPO, and the Geography Department at USC resulted in the development of SC ArchSite, based on current GIS software and user feedback. Launched in July 2015, the new application provided users with enhanced search and multiple base maps, and thousands of scanned archaeological site files. As of 2018, SC ArchSite contained the locations of:

- 32,432 historic structures and 876 historic areas
- 1,556 National Register listings, including districts
- 31,467 archaeology sites (restricted use) out of 33,485 in the total Statewide Inventory
- 2,145 areas surveyed for cultural resources

The SHPO added over 100 historic property survey reports and multiple property contexts to its website and began the process to digitize existing historic survey information and to develop procedures to collect new survey information electronically. When complete, the [South Carolina Historic Properties Record \(SCHPR\)](#) will be a comprehensive searchable database available through the internet with information from surveys from the early 1970s to the present. Local governments such as Aiken, Beaufort, Bluffton, and Richland County also posted historic survey information online.

Other institutions undertook digitization projects to make primary research materials such as historic photograph and map collections more accessible, including the South Caroliniana Library, Richland Library, Georgetown County Digital Library, the Lowcountry Digital Initiative, and the South Carolina Digital Library. *Roots and Recall*, an interactive website focused on local historic places and people collected information from multiple institutions, written sources, databases and public input, and provided thousands of images of historic buildings. An architectural archive for South Carolina was established at Clemson University by the South Carolina Chapter of the American Institute of Architects, Clemson, and the University of South Carolina.

Contexts and Management Plans

Several [historic contexts](#) and management plans were developed, including National Register multiple property documentation contexts for the Rosenwald School Building Program in SC, 1917-1932, Equalization Schools in South Carolina, 1941-1960, and Faith Cabin Libraries in South Carolina 1932-ca. 1960. A context for country stores, *Rural Commerce in Context: South Carolina's Country Stores, 1850-1950* was also completed through Section 106 mitigation. Extensive research led to the development of additional historic contexts for the boundary expansion of the Ashley River Historic District. Perhaps the most ambitious management plan was the one developed for the [Gullah Geechee Cultural Heritage Corridor](#) that spans areas of Florida, Georgia, and both Carolinas and adopted in 2013. Based on significant public and stakeholder input, it on three interdependent pillars: (1) education, (2) economic development, and (3) documentation and preservation, "designed to sustain and preserve the land, language, and cultural assets of the people that make up the Corridor." More targeted plans included the *Aiken-Rhett House Feasibility Study: Interpretation and Preservation Treatment Approach* (2013) and the *Clemson University Preservation Master Plan* (2009) documenting the historic campus landscape and buildings and outlining preservation guidelines and treatment recommendations.

Appendix B: Selected Preservation Program Statistics by County

County	Statewide Survey Sites	County surveyed (1986 – 2019)	Historical Markers	National Register of Historic Places (# districts)	National Historic Landmarks	Archaeology Sites (2015)	African American Sites	Grants Awarded	Certified Local Governments	Federal Tax Credit Projects	State Tax Homeowner Projects	Statewide Preservation Awards
Abbeville	995		21	13 (3)	1	1,493	5	17	1	6	0	3
Aiken	3,495	Y	62	40 (8)	1	1,118	13	17	1	7	0	3
Allendale	88		15	13 (0)	0	212	1	0	0	1	0	0
Anderson	1,637	Y	44	23 (6)	0	271	3	17	1	7	0	5
Bamberg	491		17	12 (2)	1	127	3	5	0	0	0	1
Barnwell	505		20	6 (0)	0	1,357	3	1	0	0	0	0
Beaufort	4,875	Y	61	75 (4)	5	2,289	52	55	2	23	6	16
Berkeley	1,631	Y	74	26 (5)	5	2,608	14	9	0	0	0	1
Calhoun	112		16	17 (0)	0	96	7	3	0	0	0	0
Charleston	11,089	Y	103	197 (17)	42	2,400	73	102	4	318	102	43
Cherokee	854		14	24 (4)	0	190	4	4	0	0	0	1
Chester	1,306		10	20 (2)	0	386	3	18	1	7	0	2
Chesterfield	816		20	9 (3)	0	293	8	18	2	4	3	2
Clarendon	642		23	8 (1)	0	158	8	2	0	1	0	0
Colleton	1,771	Y	23	10 (2)	0	363	5	8	0	1	0	0
Darlington	1,935		80	52 (8)	1	102	25	14	2	6	1	5
Dillon	2,086	Y	18	18 (4)	0	177	2	1	1	0	0	2
Dorchester	1,772	Y	25	13 (2)	1	407	6	12	1	6	4	4
Edgefield	533		22	9 (2)	0	819	4	5	0	5	1	0
Fairfield	471		24	42 (5)	0	579	4	12	0	2	3	0
Florence	1,305		46	26 (3)	1	475	19	4	1	11	2	5
Georgetown	2,659	Y	65	39 (4)	3	584	20	16	1	4	2	2
Greenville	6,839	Y	86	84 (10)	0	369	19	29	2	25	14	8
Greenwood	216		23	21 (0)	1	835	6	4	1	2	1	4
Hampton	406		27	15 (0)	0	306	9	4	0	0	2	0

Appendix B. Selected Preservation Program Statistics by County-June 2019

County	Statewide Survey Sites	County surveyed (1986 – 2019)	Historical Markers	National Register of Historic Places / (districts)	National Historic Landmarks	Archaeology Sites (2016)	African American Sites	Grants Awarded	Certified Local Governments	Federal Tax Credit Projects (1978 -	State Tax Homeowner Projects (since 2003)	Preservation Awards (1995 – 2016)
Horry	4,676	Y	30	32 (5)	0	570	10	17	2	1	2	9
Jasper	497	Y	27	10 (0)	0	608	4	2	0	0	0	0
Kershaw	1,782	Y	18	19 (3)	3	422	5	10	0	6	3	2
Lancaster	1,612	Y	32	27 (3)	2	745	6	8	0	1	0	3
Laurens	2,971	Y	21	25 (4)	0	705	8	9	2	7	2	2
Lee	629		19	17 (2)	0	74	2	3	0	1	0	0
Lexington	1,268		42	59 (5)	0	610	4	4	1	4	0	1
McCormick	275		13	21 (1)	0	2,609	1	1	1	0	0	1
Marion	1,667	Y	21	13 (2)	0	232	6	10	0	5	0	2
Marlboro	3,521	Y	42	10 (2)	0	362	5	6	1	12	2	3
Newberry	2,454	Y	27	35 (10)	0	1,047	7	6	0	4	0	5
Oconee	192		23	21 (4)	0	704	5	4	1	0	2	2
Orangeburg	966		43	41 (8)	0	315	32	6	0	5	1	4
Pickens	633		23	28 (3)	1	171	4	7	0	1	1	10
Richland	7,554	Y	206	172 (18)	5	1,419	81	55	2	80	17	32
Saluda	208		14	11 (0)	0	251	3	1	0	0	0	0
Spartanburg	1,029		33	74 (7)	0	405	5	11	1	25	5	19
Sumter	2,853		52	29 (4)	3	391	14	15	1	7	1	4
Union	1,860	Y	19	30 (4)	0	1,672	6	7	0	13	0	4
Williamsburg	811		22	11 (1)	0	154	6	2	0	0	0	1
York	4,530	Y	66	57 (12)	0	517	17	36	3	11	1	14
TOTAL	96,194*	21 (46%)	1,732	1,554 (193)	76	31,997	547**	678***	36	619	178	225

* Includes 5,677 from thematic studies

** Includes state historical markers and properties listed in the National Register of Historic Places

*** Includes Historic Preservation Fund subgrants thru FY 18, state grants (1987 – 2002), and S.C. Preserve America Initiative sub-grants. Included in total are 81 grants made for statewide projects. Total grants awarded approximately \$8.9 million.

Appendix C: Online Survey and Preservation Conference Input

Online Survey Process

The following 11-question survey was available online through SurveyMonkey from January 21 - May 7, 2015 and received 455 responses. The survey was promoted through a wide range of channels including:

- SHPO monthly email newsletter (January - April, 1,000+ subscribers)
- SCDAH Twitter and Facebook (approximately 2,500 Twitter followers, 3,300 Facebook fans)
- SHPO homepage <http://shpo.sc.gov>
- Historic Preservation Statewide conference session
- Archaeological Society of South Carolina conference
- Targeted contacts (attended meetings and sent e-mails) with: Certified Local Government staff, review and compliance program contacts, SC Confederation of Local Historical Societies Executive Council, SC African American Heritage Commission, Main Street SC, SC Project Professionals Lists, Palmetto Trust for Historic Preservation, and classes at Clemson University, College of Charleston, and the University of South Carolina
- Direct emails to targeted regions to encourage participation
- SHPO staff signature lines and fliers in the South Carolina Archives and History Center lobby

Online Survey Results

1. Which one of the following best characterizes your involvement in historic preservation?

[required an answer]

Q. 1 Involvement in historic preservation	Respondents	%
Interested private citizen	109	24%
Government staff (local, state, federal)	68	15%
Professionals (architect, archaeologist, preservation consultant, contractor/craftsperson)	51	11%
Historic preservation or historical organization staff/member	50	11%
Member of local architectural review board	42	9%
Museum/historic site/downtown revitalization/heritage tourism organization staff or member	37	8%
Historic property owner	32	7%
College or university staff or student	27	6%
Elected government official	6	1%
Native American /tribal	5	1%
Other	28	6%
Total respondents	455	100%

Appendix C: Online Survey and Preservation Conference Input - 2015

2. Indicate your region of the state.

[required an answer]

Region (counties)	Respondents	%
Appalachian (Anderson, Cherokee, Greenville, Oconee, Pickens, and Spartanburg)	43	9%
B-C-D (Berkeley, Charleston, and Dorchester)	53	12%
Catawba (Chester, Lancaster, Union, and York)	37	8%
Central Midlands (Fairfield, Lexington, Newberry, and Richland)	71	16%
Lowcountry (Beaufort, Colleton, Hampton, and Jasper)	26	6%
Lower Savannah (Aiken, Allendale, Bamberg, Barnwell, Calhoun, and Orangeburg)	21	5%
Pee Dee (Chesterfield, Darlington, Dillon, Florence, Marion, and Marlboro)	92	20%
Santee Lynches (Clarendon, Kershaw, Lee, and Sumter)	31	7%
Upper Savannah (Abbeville, Edgefield, Greenwood, Laurens, McCormick, and Saluda)	34	7%
Waccamaw (Georgetown, Horry, and Williamsburg)	18	4%
Out of state / other	21	5%
Statewide	8	2%
Total respondents	455	100%

3. Have you read the current statewide historic preservation plan "Preserving Our Past to Build a Healthy Future: A Historic Preservation Plan for South Carolina 2007- 2015" available online at <http://shpo.sc.gov/about/Pages/PresPlan.aspx>.

Q. 3 Read Current Historic Preservation Plan	Respondents	%
Yes	127	28%
No/Not sure	325	72%
Total respondents	452	100%

4. If yes, how often do you or your organization refer to the statewide preservation plan?

Q. 4 If Yes....How Often Refer to Plan	Respondents	%
Often	13	13%
Occasionally	38	37%
Rarely	32	31%
Never used	18	17%
Other	2	2%
Total respondents	103	100%

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5. How do you respond to the following statements? Use a 1 to 5 scale, with 1 = strongly agree and 5 = strongly disagree

Ranked 1=strongly agree / weighted average	Number that strongly agree		
Historic places are important to tourism in South Carolina	347	90%	1.21
Historic preservation contributes to economic development in South Carolina	305	79%	1.32
Historic places contribute to community pride and quality of life in SC	338	87%	1.23
Historic places make our communities more attractive	325	84%	1.28
Historic preservation is a sustainable activity that benefits the environment	251	65%	1.55
Historic places are important in educating both children and adults about the past.	334	87%	1.25

6. Please rank the same statements on their importance to YOU. 1 = most important, 2 = second most important, etc.

Q. 6 Rank Importance of statement	Number that rated 1 or 2
Historic places are important to tourism in South Carolina	113
Historic preservation contributes to economic development in South Carolina	91
Historic places contribute to community pride and quality of life in SC	161
Historic places make our communities more attractive	72
Historic preservation is a sustainable activity that benefits the environment	60
Historic places are important in educating both children and adults about the past.	218

7. What trends will influence historic preservation in South Carolina in the next ten years? (open-ended)

A total of 233 participants responded to this question. Comments were grouped by categories and representative quotes are included for each. The following comment captures many of the trends.

Education at all levels, Travel and Historic and Eco-Tourism, Sustainability and Green Communities, Economics, National, Regional, State, and Local Heritage movements.

Development / Redevelopment, urban and suburban growth: 44 comments

The economy, in how strong it is. People moving in from out of state. More urbanization, more housing developments.

Population increase from business/corporate/family relocation & retirees moving to warmer climate. Need for more housing/new housing, land development & increased infrastructure needs.

How communities deal with in-fill development within historic districts and the land surrounding historic districts.

Development and redevelopment in both the growth of urban areas and the state development trend towards sprawl. Historic properties will face increased pressure. Rural upstate farms and homesites sit abandoned and dilapidated. These sites are threatened with demolition by neglect and the potential for wholesale redevelopment.

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Population growth, new residents: 30 comments

... As the population increases, there will be more development pressures on historic properties and districts.

The influx of new people and money, some of which will want to own historic properties both urban and rural. They may be inclined to "over do" changes to historic structures to meet their taste. Yet, they may be bringing the money that older structures need. Also, I think small older towns, as Walterboro, Abbeville, Edgefield, York, Georgetown, etc. will see both new "immigrants to the south" intrigued to buy & restore older homes and returning folks who grew up in these towns and want to retire in them. Either way, I see both these types of folks coming to communities where there is historic ambiance, whether they want an historic home or a newer one.

I believe that the movement of the populations of both the country as a whole and the state of South Carolina to the coastal regions will contribute to a focus of resources on that specific area that will, unfortunately, leave the majority of the historic of the state as a whole largely ignored.

Economic factors / Economy: 39 comments

Economic and industrial growth bringing both tourism and jobs including home and business preservation of historical sites. This gives opportunity for building restoration without destruction of environment and encouraging use of local labor force.

The economy and the amount of money the citizens have to donate to preservation/restoration projects.

The upswing in the economy will result in pressure to tear down and build new.

Funding, lack of funding, cost of preservation, financing: 38 comments

Funding for Government activities -> State and federal legislation must increase funding for staffing and programs at state agencies that regulate, own and manage historic properties so that development and tourism projects that showcase our historic properties are not lost.

Increased cost of materials to renovate old structures

Financial incentives, specific funding sources / (grants, tax incentives, revolving fund): 26 comments

I feel like sustainability and historic preservation will still be important...revitalizing downtowns and communities. More and more- we will see the importance of Revolving Funds....

I am also concerned about the loss of federal/state incentives for preservation of historic homes and sites that lie outside defined "historic districts," for we are losing rural sites and lifeways so vital in our state's history, which did not take place within neatly defined boundaries.

Financial incentives from local, state, and federal levels; local governments creating paid positions to focus on preservation; education.

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Education, awareness: 23 comments

Hopefully positive media input for the restoration of historic preservation will bring about a more educated public that will help preserve historic properties.

Increased awareness of how valuable it is to preserve the culture and heritage of the state.

Trend toward a higher valuation of historic events in shaping contemporary culture, thus promoting broader understanding of role different groups have played in developing our culture.

Politics, leadership, government: 19 comments

Public attitude and Governmental support.

Tomorrow's leaders must take an interest in our state's rich historic past and take a hands-on approach for its preservation.

Main Street, downtown revitalization, older neighborhoods: 16 comments

Downtown "infilling" - repurposing old buildings for new uses, increasing awareness of urbanization and enjoyment of urban living. Shop, buy, eat, vacation "local" movements.

Niche tourism (heritage tourism, agri-tourism, eco-tourism): 16 comments

Culture and history together to creating interactive experiences. Additionally, the shop local movement is a great opportunity for organizations to utilize historic resources to expand their businesses.

tourists seeing "experiences" especially those that related significant stores of our nation's history

The increasing importance of tourism to our economy can provide impetus for historic preservation as historic sites provide something for tourists to do and can relieve pressure on crowded tourism sites such as Charleston. Kayak or automobile tours of lesser known historic sites as well as hiking trails to such sites could greatly expand our tourism offering, but only if the sites themselves are preserved and/or interpreted. There seems to be something of a movement toward this type of tourism as well as an overall increase in more traditional tourism.

Tourism, travel and recreation: 15 comments

Continued travel to Charleston and Myrtle Beach (based off recent reports of this state becoming number one in the tourist industry) will be a very interesting trend I feel will continue.

I think more people are starting to understand and to realize the social impacts of identifying and maintaining a sense of place. As the world becomes ever more connected at such rapid rates people will understand how important it is to maintain and build upon this concept of public identity. People visit cities such as Paris and London and Dublin because of the shared collective social perception and sense of place of the communities. Unique-ness is a quality that is rare these days and highly sought after and the one way to build a unique social landscape is to build upon the unique architectural heritage of the landscape.

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Local zoning, regulations, planning, building codes, property rights: 13 comments

Smart real estate development -> New and revised local preservation ordinances and zoning decisions will have the most profound influence on how historic properties in South Carolina are utilized and preserved with increased development along coast and I-85

Continuing lack of historic architectural zoning protection for historic properties and a sort of "museum" mind set in restoration.

African American history, historic places: 10 comments

I believe that there will be a stronger push to preserve vernacular sites and the cultures related to the Native Americans, African Americans, and those of Gullah Geechee heritage especially in those coastal areas pressured by development.

I believe there will be increasing interest in preserving sites such as Mitchelville on Hilton Head Island.

Diversity, inclusivity: 10 comments

Paying more attention to traditionally poor and middle class neighborhoods, while also being mindful the potentially negative effects of gentrification.

Working with diverse communities, I would like to see more work put into reaching out to Federal and State Tribes and groups to establish a better relationship to help move these trends toward more historical/cultural tourism in SC. We are not just golfing and beaches!

Appeal to younger generations, building next generation of preservationists: 7 comments

As well, engaging the younger generations in a way that speaks to them is going to be essential in instilling a duty of stewardship in the next generation.

Technological changes (digital, building materials): 16 comments

Cyber-tourism, Self-guided tours led by smart phone apps, "Product codes" that can be scanned by smart phones for historic information

Technology (content accessibility and sharing) Green movement (adaptive reuse, embodied energy, recycling) Energy efficiency (net zero, solar panels, alternative energy)

I also think that technology will make a much greater impact on everything from apps for heritage tourism to using drone technology for completing building assessments at heights and in locations that previously would have been costly, difficult, and dangerous.

Sustainability, energy efficiency, environmentally friendly: 17 comments

... and if we as preservationists can make it known that reusing historic structures is environmentally beneficial, preservation will do well.

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The trend of weatherization and the ability of preservationists to address how historic buildings use energy will be very important. We have already lost so many windows to the false ideas behind energy efficiency that it is important for us to go on the offense and incorporate energy saving devices into our historic house museums and renovation projects so that they serve as an example to others as to how to be sensitive to historic material.

Environment: 6 comments

Population growth will continue to place development pressures on historic resources. In addition, rising sea levels, should they persist, will threaten the historic resources of coastal communities.

Mid-century, modern architecture: 9 comments

Mid-century modern buildings are coming of age and will continue to do so in the next decade, this will influence historic preservation dramatically as it will require a new vocabulary of building types and materials and a new push for education of decision makers so that we can agree on what needs to be saved, while also being able to make a convincing argument to ourselves and others as to why they should be saved.

Other comments included topics such as the shop local movement, preserving military sites, demolition by neglect, specific local issues, local support (or lack of) for preservation, the impact of social media, and the need for skilled craftsmen.

8. Which important historic properties in your area are the most threatened and in need of preservation help? Choose up to 5.

Q. 8 Important historic properties most threatened and in need of preservation help (choose up to 5)	2015 Respondents		2005 Respondents	
Downtowns	180	47%	43	41%
Cemeteries	176	46%	42	40%
Houses	166	43%	38	37%
African American buildings and sites	137	36%	40	39%
Rural landscapes (farmland, rice fields, plantation lands, mill ponds, orchards, etc.)	111	29%	32	31%
Small towns	107	28%	25	24%
Archaeological sites	103	27%	20	19%
Crossroads communities (country stores)	84	22%	17	16%
Mid-twentieth-century buildings (1940s-1960s)*	84	22%	24	23%
Textile mills and villages	84	22%	20	19%
Neighborhoods	77	20%	29	28%
Agricultural buildings and structures	73	19%	17	16%
Churches	71	18%	16	15%
Battlefields and other military-associated properties	61	16%	18	17%
Depots, roads, bridges, and other transportation-related resources	44	11%	12	12%
Schools	44	11%	15	14%
Courthouses and city halls	33	9%	7	7%
Grist mills	25	6%	4	4%
Other (please specify)	22	6%		
Maritime resources / lighthouses	16	4%		
Native American sites (from "other" responses)	5	1%		
Total respondents	385		104	

*the 2005-2006 survey asked about twentieth century resources, 1930-1950

9. What are the most important issues or problems facing historic preservation in your community or region? (open-ended)

A total of 275 participants responded to this question. Comments were grouped into the following broad categories, and representative quotes are included for each category.

Funding, money, cost of preservation, financing: 113 comments

Money to pay for work that must be done by professionals and contractors -- not simply volunteers.

Always money for maintenance or to purchase or to restore. In some places, taxes make owning historic buildings difficult, especially for long time owners.

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Finding owners for historic properties who have the appreciation, desire, and funds to purchase, renovate, and use historic properties as a part of modern life.

Owners not keep up the property. The rents are so low, there isn't enough money to maintain property correctly.

Funding. It takes a lot of money to preserve a 160 year old building, its grounds and satellite buildings.

Lack of money to support organizations.

Most everyone appreciates "old things", however most people seem to think that they can not afford to restore and own old buildings. Since they don't think they can afford them they say "Let someone else restore them and I'll enjoy seeing them".

Specific funding / incentives: 13 comments

- 1. The availability of federal/state funds for brick and mortar grants*
- 2. The availability of private grants*
- 3. Making the public more aware of the need to support restoration & preservation projects Basically, raising money & donations is a major issue.*

Lack of funding and/or guidance in available grants and grant applications

Expanding the awareness of the Abandoned Buildings legislature and considering expanding protection to residential buildings that have been vacant or abandoned for more than 5 years.

We also struggle with finding incentives to help our many residents heirs properties that have existing structures but no clear title or ownership of the property that would allow them access to financing for renovations or repairs.

Local involvement and interest, apathy, lack of interest: 45 comments

Lack of interest and realizing how important it is to preserve our past\history.

Getting people to appreciate their state and local history

A lack of communication and participation. Additional knowledge about the community, its diversity and how to best preserve it. Inclusion of community members in the planning.

Lack of education, awareness: 54 comments

- 1. Lack of knowledge that places of importance even exist. 2. Lack of knowledge on how the local community or individual can protect, manage, or engage with the resource(s).3. Lack of education/complete understanding about historic preservation and what it entails.*

Also, general ignorance of citizens concerning the history of our region and the lesser known historic sites and stories of this area which is so incredibly rich in things historic.

- 2) Educating the public (elected officials and the general public) of the need for preservation.*

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Homeowners have very little information about why and how historic fabric should be repaired and maintained. They do not know to go looking for this information. It needs to be given to them before they go to the big box store looking for the cheapest vinyl replacement windows they can find.

lack of knowledge of historic preservation and its benefits to the community, EVERYONE needs a refresher is the benefits of preservation. A good start would be a study of CLG's and Historic Preservation Commissions.

Apathy. A general lack of interest in the complete history of the area. The persons who are interested in preservation tend to have narrow interests. There is active interest in Revolutionary War era sites, Civil war sites and some civil rights activities. There is little or no interest in agricultural buildings, commissaries, share cropper houses, barns, etc. There are deteriorating rural schools that should be documented.

People don't seem to want to read and visit places where the history is preserved. Television eliminates the need to read so generally, folks will watch television and not go to museums, cemeteries, libraries and so forth.

Getting people to understand that preservation does not mean "doing nothing" or "no change". Change must be accommodated in order to support important historic places.

Demolition, demolition by neglect, advanced deterioration, abandonment: 40 comments

Property owners have not been able to spend money maintaining facilities that are now in disrepair. There is a feeling that demolition, rather than restoration or preservation is the better, cheaper option. Our area needs money to preserve its history.

Property owners waiting for property values to increase while buildings decay.

There is limited support in the municipalities for enforcing standards of maintenance for historic buildings, which are allowed to deteriorate to the point that the municipality itself is requesting demolition

Our number one challenge is development pressure. Right now vacant parcels throughout our historic district is being purchased for very high prices and developed, but it is only a matter of time before the historic buildings that are not in good condition are proposed for demolition for the sake of progress.

Lack of protection, local ordinances, BAR issues, building codes, planning and zoning: 35 comments

We do not currently have zoning and codes that really protect our historic district and places. We are actively working on this and need help from the state.

Resources for planning. ... We need board training, and workshops in our area.

No preservation expertise on preservation commission, no demolition by neglect ordinance, lack of value placed on historic and cultural resources.

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Lack of knowledge of the historic preservation ordinances. Strong local belief that HP ordinances mean that no changes or renovations can be completed on a property. Attitudes that the government is intervening in everyday life.

Outdated historic overlays impede owners' adaptive reuse and redevelopment by being too restrictive, in aesthetic issues and zoning /licensing issues.

Writing off development sites without formal comment or evaluation of potential for historical resources

Many of the historic sites in _____ are continually lost because of lack of proactive measures to preserve them. Historic preservation is often reactive, and by that time, it's too late to salvage.

Enforcement of mandates and statutes, review boards: 18 comments

Lack of enforcement of existing historic district guidelines. Government allowing demolition of historic buildings just for the sake of having something new and modern, rather than preserving existing architecture.

Real estate agents often do not inform buyers in historic districts that there are restrictions and BAR guidelines that must be followed. These buyers sometimes begin making exterior changes to their buildings without BAR approval only to face a "stop work" order from the city. This would not happen if realtors were required by law to inform buyers of the guidelines and have buyers sign notification at closing. It's done in new neighborhoods with restrictions....why not historic districts?

Lack of people wanting to serve on our Historic Landmark Commission. We have historic preservation ordinances in place but our ordinance has no teeth. We have no fines to for violators of the historic preservation code.

The lack of state laws & enforcement of state laws protecting resources that are not federal undertakings.

Development, redevelopment, development pressure, population growth: 43 comments

Explosive growth, developers are driving activity that puts a lot of pressure on not saving historic buildings.

Historic residential neighborhoods marginalized by new housing development

Over-development- particularly buildings that are too large for the surrounding historic district. The size of new designs is often overshadowed by fights over style, which is far less important and will never lead to consensus.

The growth of new business that is not embracing use of historic sites _____the building has been destroyed and new construction has begun I feel using existing historic structures preserves the history and adds to the charm of our communities

unbridled development with a lack of consistent mitigation requirements from the state.

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The most important issue or problem facing historic preservation in the Carolinas is the fight to resist the urge to tear down history and build new shiny things rather than restoring buildings that are already historically significant, big or small.

Economy, economic factors, economic value / benefits of preservation: 23 comments

Ignorance as to the economic value of HP

Declining property values in mill villages

The funds to preserve these buildings and the lack of job opportunities to keep young people in the rural areas who would be interested in continuing family traditions if they could support themselves and their families.

Leadership, elected officials, politics, government: 21 comments

The elected officials do not see the benefits of historical preservation. They have no understanding of the economic and cultural rewards that can occur as a result of their economic involvement. They also do not truly understand that once a building is torn down, it is gone forever and the community suffers from that action.

Lack of funding, lack of professional resources (people and organizations) in rural communities, limited understanding of historic preservation principles among elected officials, not enough focus on historic preservation in rural/ agricultural communities

Tourism, heritage tourism, visitors: 16 comments

Lack of funding to support historic preservation and economic exploitation of historic sites for tourism. Also, general ignorance of citizens concerning the history of our region and the lesser known historic sites and stories of this area which is so incredibly rich in things historic.

Ever-increasing tourism, development and redevelopment to accommodate burgeoning population all place strains on historic and cultural resources. City policies and decisions of late seem to place tourism and development and the tax dollars these will bring ahead of preservation interests.

Tourists like to visit historic sites, but they don't like to stay in them, preferring modern amenities. This trend has left our mid-century motels in ruin, seen as nothing but vacant land to be cleared and redeveloped with new.

Rural, rural landscapes, towns, farmland, agricultural resources: 15 comments

Rampant development of historically rural areas especially African-American communities and their associated structures

Need for more sustainable transportation to reduce impact of rising population on historic fabric, controlling development so rural lands are not completely lost, responding to rising sea level and more strict fema/insurance policy for historic coastal properties.

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Constant building of new housing developments that are taking down trees, orchards, and so on, which is leading to expansion of what was once a small town _____.

Many small towns throughout South Carolina do not have the financial resources, available labor, preservation skills and knowledge, or contacts to adequately preserve their historic properties. Those that are able to do anything are doing primarily emergency maintenance in hopes that "someday" the necessary resources will surface.

Concerns about the quality of rehabilitation work, construction, interiors: 14 comments

Restoration and maintenance of historic properties is expensive. Frequently original architectural details are eliminated due to expediency during upgrades.

Older/historic houses in declining neighborhoods are often purchased at low prices and then "renovated" with replacement windows, vinyl siding, removing chimneys, etc and then sold in a "flip". This practice strips the neighborhood of character and architectural elements that define a bygone era.

-misinformation that new construction/contemporary alterations (i.e. vinyl windows) are more energy efficient than historic

The attention on most preservation projects only pertains to the exterior facades while the interior is left to be gutted in whichever way the owner and architect see fit for the new life of the structure. A great deal is lost when situations like this occur - superior building materials, perceived notions of the interior, original design layout, function and form of the structure as a whole, loss of great craftsmanship, etc.

A wide range of other concerns were mentioned including: Lack of partnerships, lack of planning, lack of appreciation for mid-century/modern buildings, concerns about downtowns, and lack of skilled craftsmen to make repairs to historic buildings.

10. What actions by the public or private sectors would encourage and support historic preservation in South Carolina? (open-ended)

A total of 241 participants provided a response. Comments were grouped into the following broad categories and representative quotes are included for each category. The following response highlights the most common comments, including the need for funding, better awareness, and leadership support for effective policies.

- 1. Get key legislators to promote preservation*
- 2. Better education for need of historic preservation*
- 3. Grants*
- 4. Private citizens to start a significant endowment with interest to be used for preservation*

Education, awareness, outreach: 90 comments

Comments in this category included suggestions about different audiences to reach as well as suggestions for the messages to communicate and ways to communicate them.

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Repetitive, engaging, hands-on educational opportunities starting at an early age. Education that allows people to feel pride and a certain level of ownership and protective spirit towards the preservation of properties.

Support through funding for educational programs, beginning at kindergarten level, to instill knowledge and ultimately pride of SC importance in nation's history.

raising the awareness of the business community of the benefits of preservation for not only commercial districts but also many other building types that can be repurposed

More information needs to make it to individual citizens and homeowners. Plenty of them have the money to invest in appropriate repairs, donations to non-profits or specific preservation causes, but they have no clue what preservation really is. They have little or no information about why preservation is important to the city, neighborhood, environment, or the local economy.

Support for the involvement of younger generations in preservation, beyond just educating them that preservation is "good". Encourage kids to look at their schools, neighborhoods and favorite hang outs through a preservation lens. Educate city residents on easements and revolving funds.

More training opportunities for local boards of architectural review and their staff. It would be great if there were a network of professionals that could be reached out to for advocacy and insight relating to historic preservation issues. Hands on workshops or programs (with scholarship opportunity) to teach trades like historic window repair, masonry repointing, or the basics of historic homeowner maintenance.

More promotion of positive economic development impact of preserving historic structures, promote adaptive reuse success stories, provide funding for preservation activities, promote positive economic impact of preservation in rural areas, promotion of preservation success stories outside of large urban areas

The public needs to be educated on who is selling them the concept of what's good vs bad. The builders are doing a great job selling their new housing product via messaging (commercials only showing suburbs for a lifestyle). Citizens are being drawn to "new and shiny". The preservation community has to speak up about lifestyle quality/enhancements. So far, the message I hear from preservationist is about "saving the building". The focus/message should be on how the community will benefit with this item being repurposed. An appreciation for older/established communities is needed. Preservation has to put a focus on people too.

Online video/TV orchestrated chronicle of small projects, as well as the large ones, to educate, create excitement and cause a buzz in rural/ small town historic buildings. Show how doable it is, and affordable, not emphasize perfection but stabilization and function. You want someone with under a 50,000 bucks to say, "I can do that, and own a piece of history, with low taxes and low insurance." Show them having parties there, using it for practical businesses--not always cafes etc.--show them making HUNTING CLUBS with some of these old buildings, give the people ideas and confidence in that it's cool.

Education and the importance of preserving the past. Difference between old construction of buildings verses new, cheap construction of buildings.

More local (ETV) publicity given to sites that have been and those that need to be preserved.

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Assistance to and more money for marketing historic sites, agritourism (which is often associated with historic sites and activities which are being lost). Encouraging re-use rather than new construction.

Making public /private partnerships easier. Plus having someone out there to really explain all the tools available and how to structure them advantageously.

Free workshops to teach fundraising and coordination of restoration and preservation projects

-Hundreds and Thousands of positive stories and campaigns involving benefits of historic preservation -Grass roots community wide forums for historic preservation in universities, schools, churches, homes, and the work place

A small but pride promoting item: encourage the presenting of local historical society plaques to home owners that designate their home as historic, as some communities do, and also the promote the state and national plaques and designations.

Coordinate with churches, Scout troops, etc. to "Adopt a place" to preserve. Sciway rural picture project publicity. I wonder how many people here (Pee Dee) know about small historic properties (and I'm defining that very broadly). Is there a map? Are there ways to publicize further? I know the demographics here I think there's a general lack of awareness. Support for conferences like Landmark Conference--tours, lectures, discussions on site--tourism and education and sharing all together.

South Carolina desperately needs realtors that understand and properly market historic properties. Proper marketing is seldom used. A separate license should be required to sell historic property. Also a separate license for contractors who are slowly destroying much of what is left. The great joy of owning and preserving historic homes needs to be told. With universal internet there just aren't any good blogs in South Carolina that help historic property owners. Where is the network of owners? Why isn't there a central database and listing site for historic properties???

There should be more educational opportunities for professionals. Private groups should help advocate more for historic preservation initiatives instead of worrying about politics so much. Preservation Month should be celebrated by the SHPO and every one else to take advantage of the national media push. This celebration could include a tour of a historic building not usually open to the public, or an archeological site visit, etc.

Funding Issues: 45 responses

There seems to be a lot of interest in historic preservation by quite a few people. Lack of money is the biggest problem. The failure of political leaders to understand the importance of historic preservation and how it ties into economic development and quality of life is an enormous roadblock. South Carolina's rural areas are dying. We need help, but who is going to help us? For the last 12 years, the governors and legislators have continuously suggested that we fix our own roads, maintain our state parks, and figure out how to save ourselves while almost every industry packed up and left. We need someone to give a darn that rural areas survive. Then, we need financial support to preserve our historic resources and market them for tourism and economic development. While some rural areas are off "the beaten path," some are between areas that are thriving. We need more reasons for people to stop and see what we have and hear

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our stories. If the State would invest in helping us capitalize on our historic resources, we would be able to help ourselves more in the future.

It always comes down to money. Creating projects attractive to investors would help. These projects require marketing and appropriate financial incentives.

More promotion of positive economic development impact of preserving historic structures, promote adaptive reuse success stories, provide funding for preservation activities, promote positive economic impact of preservation in rural areas, promotion of preservation success stories outside of large urban areas

Specific funding suggestions – Taxes, tax incentives, grants: 65 comments

Continued support of federal and state tax incentive programs that aid in rehabilitation of historic properties.

More granting programs. More use of Bailey Bill by cities and counties. Private sponsorship of HP activities.

Public and private sectors should promote historic preservation. Towns should give tax relief to businesses that assist in restoration projects. Towns and government agencies should assist to make the project easier to accomplish.

Statewide monetary tax incentives are GREAT. Perhaps there could be some sort of local incentive, as well.

financial incentives for private ownership, allocation of penny sales tax to historic properties

... money is the key. I am not suggesting that money be GIVEN to them, but some type incentive that does positively affect their pocket book. Typically people that are GIVEN something do not appreciate or take care of it. But through long term incentives, possible tax incentives, more younger, starter people, will be able to own historic properties. After they have had a tax incentive for some length of time, say 10 years, their income will catch up with their expenses and they will be able to afford the historical house that they have saved that may have been lost.

Tax incentives for preservation efforts -- particularly for landscape preservation.

Private citizens to start a significant endowment with interest to be used for preservation

A well funded state wide program for both bricks and mortar and public programming, advertising. Many other states have state funded revolving funds which enable them to be much more pro active in saving buildings.

Restore incentives for restoring/maintaining a historic dwelling/structure outside of defined boundary lines without the restrictions of National Register designation. Much of our rural state was not built by people of fame nor owned today by people of means. Grants for research and publication of it for historical records/sites we know in existence and for discoveries of new discoveries; for public programs to discuss and share information and findings. Grants, stipends for the writing of local history. Publication assistance, awards, publicity, etc. encouraging.

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Both need and merit-based grant funding--which has all but vanished in South Carolina, aside from that available to CLG communities (newsflash: small towns find it difficult to qualify for CLG status)--is ESSENTIAL to reversing the trends in rural communities and small towns.

Grant funds aimed at assisting preservation of private residential properties meeting select criteria

Development, growth issues: 13 comments

Stop building new buildings to look old. Take pride in what is there and make use of the old with the new.

Urban sprawl is the worst problem facing rural South Carolina. Precious and extremely unique communities, found nowhere else in the world, are being ravaged by irresponsible building. South Carolina is a tourism goldmine, but government's allowing unfettered development is going to have a drastic and irreparable negative effect on this. I was on _____ recently and there is ugly new development everywhere and trash littering the beautiful swamps...it's heartbreaking. Government needs to pay attention to these things. People will not want to visit and spend their money here if these things are not dealt with. This is a preservation issue because it greatly effects historic communities as a whole. Sense of place is crucial.

Stronger public review boards which do not stress private owners a great deal more than they do developers.

Economic factors: 13 responses

I think an update from the state about economic impacts of historic preservation in South Carolina as a whole- and by region would be really helpful.

Local and state government has to support preservation efforts through education opportunity and jobs. The private sector has to see the value in preservation as part of branding.

In addition, SHPO should build or strengthen its ties with other state agencies, the SC Department of Commerce in particular. A statement that "preservation is good for the economy" comes across as self-serving from the SHPO. That same statement coming from an economic development agency (when uttered voluntarily and frequently) carries weight that the preservation community needs to have in order to succeed.

Local involvement and interest, local issues: 13 responses

Local activism to encourage local leaders to care about historic preservation.

The organizing of community groups that will research and make plans for the development of historic preservation in their areas.

Involved citizens and private foundation involvement. Also, assistance of lineage and patriotic organizations in promotion of projects -- such as SAR, DAR, American Legion, etc.

Zoning, local historic districts, planning and zoning restrictions: 14 comments

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Local governments creating landmark ordinances, historic districts

Minimum maintenance ordinance code enforcement in our community.

-Incentives in planning and zoning for preservation -More Simplified and streamlined regulations ordinances and forms, for easier approval of historic preservation efforts. without gutting the real purpose and outcomes

Additional protection for historic structures, especially those of African American (Gullah/Geechee) heritage. More training opportunities for local boards of architectural review and their staff.

A more stringent review process for new developments that may contain historic resources.

Legislating outdoor public space for every new urban development (could be rooftop). No trash to the landfill by 2025. Collective public station for building materials where historic materials can be recycled. Tax breaks and tax incentives for youngsters who wish to farm. Urban community gardens to encourage eating habits thus creating support for local truck farms. Affordable housing so our city doesn't become a trophy!

Leadership, politics, political process: 18 comments

Public support would encourage private sector interest/funding. Preservation needs to become a priority of leaders state wide.

Educating elected officials about the importance of historic preservation.

More public awareness, more transparency and publication of laws, amendments, riders, etc. that undermine historic preservation processes. The two biggest complaints voiced by the public seem to be a) we didn't know about this change and b) what can I do, the act is already done.

When people care about what happens if a building, a view, a beach it encourages them to action. If more people could be heard in committees (that seem to meet during times when most could attend), that would be good. I'm proposing to save areas in the _____area that all new development must include testimony and agreement by the closest two community groups who are impacted by the development. Give everyone a voice.

Lobbying for funding sources and legislation to preserve historic properties before they're too far gone.

Partnerships, cooperation, coordination: 11 comments

Public: Realizing a real partnership between the SC Department of Archives and History and local communities that can be experienced by the citizens.

Creating more cross pollination between communities in need of preservation and preservation education with the programming resources of our state universities' architecture, engineering and urban planning programs.

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Community workshops or events. Even if the organization cannot hold an event themselves, partnering alongside another organization and simply being around to answer questions or provide information increases the opportunity for people to take action or at least be better informed.

Heritage Tourism, tourism: 10 responses

More education outreach in k-12, more historic sites targeting the african american communities in the state and african american potential tourists.

A renewed marketing program by the state for our communities. CLG status is not a big deal. Revise the program and make it something that communities strive for. Provide signage, flags, etc like the TreeCity USA status. Assist local governments in obtaining highway signage to direct tourists to historic properties/locations. Help tourism bureaus with marketing campaigns. Make the state historic marker program easier to obtain for community and non-profit groups. Provide listing of historical marker locations by county.

11. How do you like to receive information about historic properties and historic preservation? Choose up to 5.

Q. 11 How to Receive Information about istic properties and preservation	Respondents	
Websites	265	70%
Tours of historic districts and/or properties	188	49%
E-mail newsletters	175	46%
Social media - Facebook	143	38%
Lectures and presentations	128	34%
Conferences	100	26%
Hands on workshops	98	26%
Traditional media - newspapers & magazines	97	25%
Traditional media - television & radio	82	22%
Exhibits	70	18%
Fact sheets / brochures	63	17%
Books	51	13%
On-site staff visits	50	13%
Print newsletters	49	13%
Preservation curriculum for students	42	11%
Smart phone apps	37	10%
Webinars	30	8%
Blogs	24	6%
Staff (telephone or e-mail)	24	6%
Listserve	14	4%
Social media - Twitter	12	3%
Other	7	2%
Total respondents	381	

Appendix C: Online Survey and Preservation Conference Input - 2015

12. Do you have comments or suggestions for the State Historic Preservation Office? (open-ended)

A total of 138 participants answered this question. Comments were grouped into broad categories, along with representative quotes.

Appreciation for and Encouragement of the SHPO: 53 comments

We appreciate what you do and applaud your efforts to make historic preservation efforts more and more effective.

Don't give up! Keep preserving our past to ensure future generations grasp the importance and interplay of the past with our present and our future.

Keep up the good work, you have a great group of people working there who are doing the jobs of a much bigger staff with too few people and yet they are always helpful and friendly.

Strengthen advocacy for historic preservation across the state / Support efforts of local historical and genealogical societies: 9 comments

Your staff are the experts and should be able to provide technical support and advice around the state, which requires more staff and travel funds.

Generally, I think most people want to help and be involved with activities that increase pride in their hometowns and communities. Some are hesitant to just jump in and many simply do not know how or where to start. They need encouragement, information, and guidance to get started.

Do everything in your power and respective positions to keep historic preservation viable and the voice of historic preservation and archaeology heard within the realm of state and local government because "once it's gone it's gone forever" history cannot be replaced.

Education about Historic Preservation and/or the preservation of historic buildings: 13 comments

Work with the South Carolina Department of Education, as well as local school districts, to integrate preservation education into the K-12 curriculum.

The public needs to be bombarded with Publicity.... letting the public know the value of restoring & saving historic properties.

People will not respect and appreciate preservation work as an act of an entity if they do not truly understand the processes or they do not fully realize the depth of work that goes into restoring and bringing new life into a structure.

More training and workshop opportunities: 4 comments

- More training for historic district review board members, evening and regional.
- Continue to sponsor historical conferences.
- Hands on training, and training on energy efficiency.

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Working with or networking with governing bodies: 8 comments

Focus on working with rural and small towns: 5 comments

Encourage Visitation/Tourism: 5 comments

Make more information available on Tax Credits, Grants, Funding: 5 comments

More inclusion of minorities and working with minority groups: 4 comments

Specific local properties / archaeology sites / historic districts / projects: 9 comments

Preservation Conference Input

As part of the 2015 statewide historic preservation conference a session was held to gather input about the statewide historic preservation plan. Participants wrote answers to the following questions on note cards, and shared their ideas with the group.

- What are the **most important issues or problems** facing historic preservation in your community or region?
- What **actions** by the public or private sectors would **encourage and support** historic preservation in South Carolina?

The responses were similar to the ones generated by the online survey and included funding, education and awareness, and issues related to public policies from design review to abandoned and neglected buildings to development.

Funding:

Issues:

- *Need for funding for Public Buildings.*
- *Lack of funding to support preservation (money and people).*
- *Lack of funding for city and state preservation officers, therefore fewer staff to address needs and concerns.*

Solutions:

- *Small pots of \$5k-10k grants of planning money.*
- *Opening more grants to main CLG communities.*
- *Wider implementation and understanding of tax incentives and use of the "Bailey Bill" to encourage economic development in residential and commercial areas.*

Education and Awareness:

Issues:

- *Community awareness.*

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- *Lack of knowledge on how to preserve buildings within a community.*
- *Comprehensive public education about historic preservation.*
- *Educating the younger generation.*
- *Education of the public.*
- *Training opportunities.*

Solutions:

- *Seminars.*
- *Webinars-it eliminates the needs of travel. More convenient.*
- *Workshops in different regions of the state.*
- *More education opportunities locally and statewide.*
- *Local and state review boards.*
- *Better access to online resources.*
- *Training opportunities for realtors.*
- *Increase public information on the feasibility of historic preservation-it would certainly encourage skeptical parties and help dispel myths that historical preservation is too hard and too expensive.*
- *Free public education.*
- *Experts engaging with the community on a grassroots level.*
- *Think local idea on heritage cultural preservation.*

Architecture/planning:

Issues:

Protection of specific buildings and resources:

- *Protection of Mill Sites (textile).*
- *Identify WPA/PWA schools remaining in the state. We need a map of current structures.*
- *The need for better ordinances and state laws to protect cemeteries.*
- *Preservation at Universities.*
- *Options for modern buildings besides the National Register listing. How to encourage reuse of these buildings?*

City Planning and Development:

- *Lack of historically significant buildings.*
- *The loss of historical properties at an alarming rate due to development.*
- *Traffic and parking issues make it difficult for many businesses to thrive in the downtown-our main historic resource.*
- *Absence of city wide surveys.*
- *How to make local preservation plans more meaningful.*
- *Lack of protection for historic buildings or districts.*
- *Lack of design guidelines enforcement for historic buildings and neighborhoods. Need for penalties for buildings or alternate protected resources/neighborhoods.*
- *Lack of creativity for adaptive reuse.*

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- *Historic preservation and economic development of dying downtowns are especially challenged when even the most basic infrastructure (e.g. clean drinking water) is compromised.*
- *How do local governments get private property owners to preserve and want to preserve their historical buildings? How do you get them to "buy into" that concept?*
- *Disinterest from landlords in our historic downtowns about preservation.*
- *Apathy of property owners which probably stems from a lack of knowledge about the importance of preservation.*
- *Absent owners.*
- *What to do with vacant buildings in which the owners who don't live in town or with buildings that are left in a trust.*
- *What to do with multiple owners (of buildings) when they cannot agree.*
- *The need for diversity of tenants in downtown structures.*
- *Community support needed.*
- *Lack of local input.*
- *More guidance with historical renovation rules and guidelines-The historic renovation process seems more artistic than empiric. Criteria is interpretive and subjective. Also, the parameters are too broad. This process should not be too restrictive so participation is maintained and encouraged.*

Solutions:

- *Community workshops through local communities for the reuse and preservation of modern buildings.*
- *Use of community based survey efforts through education and guidance to tackle the city wide surveys. A possible way to address the lack of funding available for city wide surveys.*
- *Develop a framework that a community can pick up and use locally.*
- *Call attention to threatened and endangered resources through publicity. In this publicity be more positive, outcomes and solutions such as adaptive reuse projects to show communities what is possible.*
- *Make connections with community schools through PTA in order to alert local families about historic preservation challenges in their area. This will raise general public awareness including young adults and children, about historic preservation.*
- *More grants-they spur local towns and cities to invest in the preservation of their community.*
- *Provide education and tax credits to university officials to encourage preservation of campus buildings.*
- *Encourage private and public partnerships.*
- *Inventory of places and buildings in a more user friendly and attractive manner.*
- *Better access to online resources.*
- *Participate in the annual "State of City Address" to show historic preservation accomplishments.*
- *Photo competition of historic properties from around the state to be a monthly highlighted project.*

Government/City Officials:

Issues:

- *Education of public officials both elected and appointed for the need of preservation and economic benefits.*
- *Political Will.*
- *Ignorant elected officials.*
- *Economic hardship cases approved by the local commission and lack of creativity for adaptive reuse.*

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Solutions:

- *Zoning laws need to work together with historic properties*
- *More education for public officials.*
- *Present annually at the SC Association of Counties and SC Municipal Association of SC Nonprofits. Present at other statewide organizations.*
- *Training for SC code officials and SC Association of Counties..*

Other:

- *Volunteerism-lack of.*
- *Lack of vision.*
- *Misunderstood reputation.*
- *Lack of enthusiasm.*

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Private Organizations

Local

Local Preservation Organizations and Historical Societies <https://scdah.sc.gov/about-us/partners>

The South Carolina Department of Archives and History website includes a directory of historic preservation and historical organizations arranged by county, as well as statewide organizations.

State

Archaeological Society of South Carolina, Inc. (ASSC) <https://archaeologysc.org/>

The Archaeological Society of South Carolina, Inc. was organized as a 501(c)(3) non-profit organization in 1968 to share information about South Carolina's archaeological heritage.

Confederation of South Carolina Local Historical Societies <http://www.csclhs.org/>

The Confederation of South Carolina Local Historical Societies was established in 1964 to encourage and strengthen local organizations involved in the preservation and study of historical documents, sites, buildings, and artifacts through the exchange of information and cooperative activities.

Council of South Carolina Professional Archaeologists (COSCAPA) <http://coscapa.org/>

The Council of South Carolina Professional Archaeologists serves as an open forum for the presentation of archaeologically related information with the intent to promote and assist the preservation of archaeological sites and research.

Humanities Council ^{SC} <http://schumanities.org/>

The Humanities Council^{SC} is a statewide non-profit and the state program of the National Endowment for the Humanities. It funds, promotes, counsels, and coordinates a broad range of public humanities programs and initiatives to enrich the cultural and intellectual lives of South Carolinians.

Main Street South Carolina <http://www.masc.sc/programs/knowledge/Pages/Main-Street-SC.aspx>

A service of the Municipal Association of South Carolina and accredited by the National Main Street Center, Main Street South Carolina empowers citizens with the knowledge, skills, tools, and organizational structure necessary to revitalize their downtowns, neighborhood commercial districts, and cities/towns into vibrant centers of commerce and community.

Palmetto Conservation Foundation <https://palmettoconservation.org/about/>

The organization's mission is to conserve South Carolina's natural and cultural resources, preserve historic landmarks, and promote active outdoor recreation on the Palmetto Trail and other greenways.

Preservation South Carolina <https://preservesc.org/>

Preservation South Carolina (formerly the Palmetto Trust for Historic Preservation), is a 501(c)3 non-profit organization formed in 1990 dedicated to preserving and protecting South Carolina's historic structures through advocacy, education, funding, preservation and networking.

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South Carolina Archaeology Public Outreach Division (SCAPOD) <https://www.scapod.org/>

The organization was established in 2010 to promote and preserve South Carolina's shared cultural heritage through archaeology education, outreach, and partnership.

South Carolina Battleground Preservation Trust <http://scbattlegroundtrust.org/>

The South Carolina Battleground Preservation Trust is a 501 (c) 3 not-for profit corporation established in 1991 and dedicated to the preservation of South Carolina's historic battlegrounds and military sites, employing a variety of tools from conservation easements and land acquisitions to high-tech ground based laser scanning surveys and public interpretation.

South Carolina Chapter of the American Institute of Architects <http://www.aiasc.org/>

AIA South Carolina is a Chapter and statewide component of the American Institute of Architects with over 900 members dedicated to the highest standards of professionalism, integrity and competence.

South Carolina Chapter of the American Planning Association (SCAPA) <http://www.scapa.org/>

The South Carolina Chapter of the American Planning Association is organized to advance the art and science of planning and to foster the activity of planning – physical, environmental, economic and social. The objective of SCAPA is to encourage planning that will contribute to the public well-being by developing communities and environments that meet the diverse needs of South Carolina.

South Carolina National Heritage Corridor <http://www.scnhc.org/>

Designated by Congress in 1996 as a National Heritage Area, the South Carolina Heritage Corridor stretches across 17 counties and 320 miles. It promotes economic development and helps preserve rural areas of South Carolina through the use of heritage tourism.

WeGOA Foundation <https://www.wegoja.org/>

Formerly the South Carolina African American Heritage Foundation, the WeGOJA Foundation supports the efforts of the South Carolina African American Heritage Commission to identify and promote the preservation of historic sites, structures, buildings, and culture of the African American experience in South Carolina, and to assist and enhance the efforts of the South Carolina Department of Archives and History.

Regional / National

American Association of State and Local History (AASLH) <https://aaslh.org/>

AASLH is the professional association for those working and volunteering in the history field. It sponsors training, conferences, publications, and networking opportunities.

American Cultural Resources Association (ACRA) <https://acra-crm.org/>

ACRA is the national trade association supporting and promoting the common interests of cultural resource management (CRM) firms of all sizes, types and specialties.

Association for Preservation Technology International (APT) <http://www.apti.org/>

APT is a cross-disciplinary membership organization dedicated to promoting the best technology for conserving historic structures and their settings through training and educational programs,

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publications, and conferences. The Southeast Chapter includes South Carolina
<https://www.facebook.com/aptsoutheastchapter/>.

National Alliance of Preservation Commissions (NAPC) <https://napcommissions.org/>

The National Alliance of Preservation Commissions was founded in 1983, and is the only national nonprofit organization dedicated to supporting local historic preservation commissions by through education, advocacy and training.

National Association of Tribal Historic Preservation Officers (NATHPO) <http://www.nathpo.org/>

Founded in 1998, the Association is a national non-profit membership organization of Tribal government officials who implement federal and tribal preservation laws. NATHPO's overarching purpose is to support the preservation, maintenance and revitalization of the culture and traditions of Native peoples of the United States.

National Conference of State Historic Preservation Officers (NCSHPO) <http://ncshpo.org/>

NCSHPO is a 501(c)(3) corporation that represents State Historic Preservation Officers (SHPOs) and their staffs with federal agencies and national preservation organizations and serves as a network for communication among SHPOs.

National Council on Public History (NCPH) <https://ncph.org/>

The National Council on Public History was incorporated as a tax-exempt (501c3) educational organization in 1980 to encourage a broader interest in history and to bring together those people, institutions, agencies, businesses, and academic programs associated with the field of public history.

National Preservation Institute (NPI) <http://www.npi.org/>

The National Preservation Institute offers continuing education and professional training for those involved in the management, preservation, and stewardship of cultural heritage, including individuals and groups from the government and private sectors.

National Trust for Historic Preservation <https://savingplaces.org/>

Chartered by Congress in 1949, the National Trust for Historic Preservation is a nonprofit that works to save America's historic places through direct on-the-ground action, education, and advocacy. The Trust operates grant programs, including the African American Cultural Heritage Action Fund.

Preservation Action <http://www.preservationaction.org>

Established as a 501(c)(4) non-profit organization in 1974, Preservation Action is the only national non-profit dedicated exclusively to lobbying for the best preservation policies at the federal level.

Southeast Chapter of Society of the Society of Architectural Historians (SESAH) <http://sesah.org/>

SESAH is a regional chapter of the Society of Architectural Historians, that promotes scholarship on architecture and related subjects, and serves as a forum for ideas among architectural historians, architects, preservationists, and others involved in professions related to the built environment.

Southeastern Archaeological Conference (SEAC) <https://www.southeasternarchaeology.org/>

SEAC was formed in the 1930s in response to the tremendous increase in federally-funded archaeological work in the Southeast, to allow excavators to quickly share new data with each other

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and to standardize ceramic types. Annual conferences, awards, and publications continue to carry out this mission.

Public Organizations and Agencies

Local

The legal power to protect historic properties rests primarily with local governments rather than state or federal governments. South Carolina law allows local governments to adopt historic preservation ordinances that require historic preservation commissions to approve changes to designated historic buildings. Thirty-six South Carolina communities have been certified by the National Park Service as meeting the criteria for **Certified Local Governments** (CLGs). See <https://scdah.sc.gov/historic-preservation/programs/local-governments>.

Regional Councils of Government (COGs) <http://www.sccogs.org/>

Councils of Government are regional planning and technical assistance organizations organized by state law to serve local governments. COGs partner with numerous federal and state agencies to obtain and administer grants for community-based programs and economic development initiatives.

Tribal

The Catawba Indian Nation <http://catawbaindian.net/>

The Catawba Indian Nation, with modern day tribal lands in York County, is the only federally recognized tribe in South Carolina and has over 2800 enrolled members. In 1996, the Catawba Indian Nation was approved by the Secretary of the Interior and the NPS to assume the responsibilities of a Tribal Historic Preservation Office (THPO) on tribal lands pursuant to Section 101(d) of the National Historic Preservation Act. THPOs are designated by the NPS as formal participants in the nation preservation program and foster better efforts to identify and protect historic and cultural resources.

State Recognized Tribes and State Recognized Groups <https://cma.sc.gov/>

The SC Commission for Minority Affairs oversees a state process to recognize tribes and related organizations. Information and links about State Recognized Tribes and State Recognized Groups and Special Interest Organizations can be found on the Commission's website.

State

South Carolina African American Heritage Commission <https://scdah.sc.gov/historic-preservation/resources/african-american-heritage/south-carolina-african-american-heritage>

The mission of the South Carolina African American Heritage Commission is to identify and promote the preservation of historic sites, structures, buildings, and culture of the African American experience in South Carolina in partnership with the Department of Archives and History.

South Carolina Arts Commission <http://www.southcarolinaarts.com/>

The Arts Commission is an autonomous state agency created by an act of the state legislature in 1967 with the mission to build a thriving arts environment for the benefit of all South Carolinians by focusing on Artist Development, Arts Education, and Community Arts Development.

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South Carolina Commission for Minority Affairs <https://cma.sc.gov/>

The Commission for Minority Affairs was created in 1993 by the General Assembly to provide the citizens of the state a single point of contact for information regarding the State's minority population, including African Americans, Native American, Hispanics/Latinos, Asians, and others.

South Carolina Conservation Bank <http://sccbanc.sc.gov>

The Conservation Bank was created to protect the state's significant natural resource lands, wetlands, historical properties, and archaeological sites by providing grants or loans for the outright purchase of properties or the acquisition of easements to protect properties.

South Carolina Department of Archives and History <https://scdah.sc.gov/>

The South Carolina Department of Archives and History is an independent state agency whose mission is to preserve and promote the documentary and cultural heritage of the Palmetto State. The department houses one of the most comprehensive state archival collections in the nation, spanning more than 350 years of South Carolina history and operates the State Historic Preservation Office (SHPO) and the Records Management Program.

South Carolina Department of Commerce

Community Development Block Grant Program (CDBG) <http://sccommerce.com/cdbg>

Small Business & Rural Development

<http://sccommerce.com/about-sc-commerce/community-rural-planning-and-development>

The Community Develop Block Grant Program and the Small Business & Rural Development Division work to enhance communities through collaboration, technical assistance, and funding partnerships.

South Carolina Department of Health and Environmental Control

Bureau of Ocean and Coastal Resource Management (OCRM)

<https://scdhec.gov/environment/your-water-coast/ocean-coastal-management-ocrm>

OCRM helps to preserve natural, historic, and archaeological resources through regulatory oversight and guidance through a direct permitting program and indirect coastal zone certification process.

Bureau of Land and Waste Management, Division of Mining and Solid Waste Management

<http://www.scdhec.gov/environment/LW/>

The Division reviews plans submitted by applicants for mine permits to ensure that the plans include proposed methods to limit significant adverse effects on important cultural or historic sites.

South Carolina Department of Natural Resources Heritage Trust Program

<http://heritagetrust.dnr.sc.gov/>

Created in 1976, the Heritage Trust Program strives to inventory, evaluate, and protect the elements considered the most outstanding representatives of the state's natural and cultural heritage. The program accepts easements on significant properties and establishes heritage preserves by acquiring properties through purchase or donation.

South Carolina Department of Parks, Recreation and Tourism (SCPRT)

<http://www.discoversouthcarolina.com/>

The SCPRT is a cabinet agency assigned to operate and manage South Carolina's 47 state parks, market the state as a preferred vacation destination, and provide assistance to communities to

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develop recreation assets. The State Park Service manages and protects more than 80,000 acres of land including natural, historic, and cultural attractions, as well as numerous historic sites ranging from plantation homes to battlefields. <https://southcarolinaparks.com/>

South Carolina Department of Transportation (SCDOT)

Office of Planning <http://www.scdot.org/inside/planning.aspx>

Environmental Services Office <https://www.scdot.org/business/environmental-landing.aspx>

The Environmental Services Office reviews the impact of proposed highway projects on the surrounding environment, which includes wetlands, endangered species, and historic and archaeological properties.

South Carolina Emergency Management Division <https://www.scemd.org/>

The South Carolina Emergency Management Division, a division of the Adjutant General's Office, is the coordinating agency responsible for the statewide emergency management program. It also administers the Hazard Mitigation Grant Program and the Pre-Disaster Mitigation Program.

South Carolina Institute of Archaeology and Anthropology (SCIAA) <http://www.cas.sc.edu/sciaa/>

Created by the state in 1963, SCIAA operates as a research institute and a cultural resources management agency. It administers the Statewide Archaeological Site Inventory and a curation program for artifacts excavated within the state. In addition, the Maritime Research Division conducts research on underwater sites and educates and licenses hobby divers.

Regional / National

Advisory Council on Historic Preservation (ACHP) <http://www.achp.gov/>

An independent federal agency, the Advisory Council on Historic Preservation was established by the National Historic Preservation Act of 1966. The ACHP promotes the preservation, enhancement, and sustainable use of the nation's diverse historic resources, and advises the President and Congress on national historic preservation policy.

Federal Agencies

The National Historic Preservation Act of 1966 charges federal agencies that own or control prehistoric or historic resources to manage them in a "spirit of stewardship for the inspiration and benefit of present and future generations." Section 106 of the Act mandates that federal agencies take into account the impact of federally-funded or licensed projects on properties that are listed in or eligible for the National Register of Historic Places. Federal agencies commonly involved in Section 106 review in South Carolina are listed below.

Department of Energy (DOE) <http://energy.gov/>

Federal Aviation Administration (FAA) <http://www.faa.gov/>

Federal Communications Commission (FCC) <http://www.fcc.gov/>

Federal Deposit Insurance Corporation (FDIC) <http://www.fdic.gov/index.html>

Federal Emergency Management Agency (FEMA) <https://www.fema.gov/>

Federal Energy Regulatory Commission (FERC) <http://www.ferc.gov/>

Federal Highway Administration (FHWA): South Carolina Division Office <http://www.fhwa.dot.gov/>

General Service Administration (GSA) <http://gsa.gov/>

United States Department of Agriculture (USDA)

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Forest Service (USFS) Francis Marion and Sumter National Forests

<http://www.fs.fed.us/r8/fms/>

Natural Resources Conservation Service

<http://www.nrcs.usda.gov/wps/portal/nrcs/site/national/home/>

Rural Development <https://www.rd.usda.gov/>

United States Department of Defense (DOD)

Air Force: Shaw Air Force Base <http://www.shaw.af.mil/>

Army: Fort Jackson <http://www.jackson.army.mil/>

Army Corps of Engineers, Charleston District <http://www.sac.usace.army.mil/>

Marine Corps: Marine Corps Air Station <http://www.beaufort.marines.mil/>

Marine Corps Recruit Depot <http://www.mcrdpi.marines.mil/>

United States Department of Housing and Urban Development (HUD)

https://www.hud.gov/states/south_carolina

United States Department of Veterans Affairs (VA) <http://www.va.gov/>

Gullah Geechee Cultural Heritage Corridor <https://gullahgeecheecorridor.org/>

Designated by an act of Congress in 2006, the Corridor recognizes the contributions Gullah Geechee made to American culture and history, interprets Gullah Geechee story and heritage, and assists in identifying and preserving sites and artifacts associated with the Gullah Geechee.

National Park Service <http://www.nps.gov/state/sc/index.htm?program=all>

Seven National Park units are in South Carolina: Charles Pinckney National Historic Site, Congaree National Park, Cowpens National Battlefield, Fort Sumter National Monument, Kings Mountain National Military Park, Ninety Six National Historic Site, and Reconstruction Era National Historical Park.

National Park Service: Preservation Partnership Programs <http://www.nps.gov/history/about.htm>

The National Park Service (NPS) administers historic preservation programs in partnership with the State Historic Preservation Offices, including: the National Register of Historic Places, federal rehabilitation tax credits, Certified Local Government program, and historic preservation grants. NPS directly administers several preservation grant programs. NPS also administers the National Historic Landmark program and the Historic American Building Survey/Historic American Engineering Record (HABS/HAER). NPS offers technical assistance and publishes Preservation Briefs with guidance on preserving, rehabilitating, and restoring historic buildings.

Educational Institutions

The American College of Building Arts (ACBA) <https://acba.edu/>

The American College of Building Arts educates and trains new generations of artisans in the traditional building arts. ACBA is licensed by the South Carolina Commission of Higher Education and offers programs leading to Associate or Bachelor of Applied Science degrees.

Clemson University <http://www.clemson.edu/caah/departments/historic-preservation/>

Clemson offers a joint degree program with the College of Charleston leading to an M.S. in Historic Preservation. Established in 2005, the two-year professional track program is based in Charleston.

Appendix D: Partners in Preservation

College of Charleston <http://arthistory.cofc.edu/hpcp/index.php>

The College of Charleston offers a B.A. degree in Historic Preservation and Community Planning.

University of South Carolina

https://sc.edu/study/colleges_schools/artsandsciences/history/study/graduate/public_history.php

The Public History Program at the University of South Carolina, established in 1975 as the Applied History Program, offers an M.A. in Public History with a concentration in either historic preservation or museum studies. In addition, the Public History program offers a Certificate in Museum Management and a Certificate in Historical Archaeology and Cultural Resources Management.

USC-Lancaster Native American Studies Center

https://www.sc.edu/about/system_and_campuses/lancaster/study/student_opportunities/native_american_studies_center/index.php

Established in August of 2012, this comprehensive center for the study of South Carolina's Native American peoples, their histories, and their cultures offers visitors the opportunity to view the single largest collection of Catawba Indian pottery in existence; study primary and secondary texts on Native Americans in the Southeast; participate in educational classes and programs; and observe archaeology, language, and folklore and oral history labs.

Appendix E: A History of Preservation in South Carolina

The 50th anniversary of the National Historic Preservation Act of 1966 provided an opportunity to reflect on the history and achievements of the historic preservation movement in South Carolina, how it has influenced the development of historic preservation in the United States, and how the preservation movement in South Carolina evolved with and embraced national trends. South Carolinians have made notable contributions in the field of historic preservation, and the state and nation have benefitted from their leadership. As noted by historian J. Tracy Power in the *South Carolina Encyclopedia*, “few other states can rival the Palmetto State’s devotion to history as measured by the preservation and interpretation of the places and buildings associated with its past.”

SOUTH CAROLINA’S FIRST PRESERVATIONISTS

South Carolinian Ann Pamela Cunningham led the effort to save Mount Vernon, widely considered to mark the origins of the historic preservation movement in America. Upon learning of the derelict state of George Washington’s home, Cunningham wrote a letter addressed to the “Ladies of the South!” to raise funds to purchase and restore the founding father’s property. The letter, printed in the *Charleston Mercury* in December 1853, was followed by a public meeting in Laurens District to raise funds. Soon women throughout the North and the South held similar meetings under the auspice of “Mount Vernon Associations.” In 1856, the Virginia legislature granted a charter to the Mount Vernon Ladies’ Association of the Union to operate the home as a museum with Cunningham as the organization’s first regent.¹ (The Association continues to operate the house and grounds as a museum property today.) Cunningham and the Mount Vernon Ladies’ Association set the precedent that preservation is a community-based, citizen-led endeavor.²



Old Powder Magazine, 1940. Library of Congress, Prints & Photographs Division, HABS SC,10-CHAR,114--2



Exchange Building and Custom House, 1938. Library of Congress, Prints & Photographs Division, HABS SC,10-CHAR,72--2

The rescue of the oldest public building in Charleston, the Old Powder Magazine was also a women-led, grassroots preservation campaign. Originally use to store gunpowder, it was abandoned after the American Revolution, then had variety of uses in the 19th century, including wine storage and a commercial printing press. By 1897, the *News and Courier* reported that the building was “gradually falling to pieces.” Five years later, the National Society of Colonial Dames in the

¹ W. Eric Emerson, *Palmetto Profiles: The South Carolina Encyclopedic Guide to the South Carolina Hall of Fame* (Columbia, SC: University of South Carolina Press, 2013), 40-1.

² David Payne, “*Charleston Contradictions: A Case Study of Historic Preservation Theories and Policies*” (Dissertation, Clemson University, 2013), 20.

Appendix E: The History of Preservation in South Carolina

State of South Carolina purchased the Old Powder Magazine to use for its headquarters, saving it from demolition. The organization has owned the property for over one hundred years. From 1993 to 2003 they briefly leased the building to Historic Charleston Foundation, which oversaw a complete rehabilitation and reopened it as a museum.³

The Daughters of the American Revolution (DAR) was also actively engaged in early preservation work. The Rebecca Motte Chapter acquired the Old Exchange and Provost Building (1767-1771) in Charleston from the federal government in 1913 to preserve the prominent colonial building as a historical monument. The DAR first used the building as its local headquarters and later opened it as a museum. The Old Exchange Commission, created by the state legislature in 1976, continues to operate the property as a museum.

CHARLESTON EMERGES AS A PRESERVATION PIONEER

After World War I, Charleston experienced an increase in automobile use, and wealthy vacationers travelling through Charleston from New York to Florida wanted to acquire its colonial woodwork, brickwork, and ironwork.⁴ In 1920, the Joseph Manigault House (ca. 1802), by demolition for a planned gas station. Leader of the charge to save the Manigault House was Susan Pringle Frost, an active supporter of women's rights and perhaps the first woman realtor in Charleston, who a decade earlier began to purchase properties on the oldest streets in Charleston to preserve them. Frost organized a group of 32 concerned Charlestonians as the Society for the Preservation of Old Dwellings (renamed The Preservation Society of Charleston in 1957), and became its first president. The Preservation Society is the country's oldest community-based membership preservation organization.⁵ Through their efforts the Manigault House was the first private residence in Charleston rescued by a public campaign⁶.

While early efforts centered on famous landmarks, leaders like Susan Pringle Frost and the Society of the Preservation of Old Dwellings broadened their focus. They believed, as did the Society for the Preservation of New England Antiquities, that "an entire urban landscape, architectural as well as historical, as worthy of salvage."⁷ Frost thought that "no tiny bit of this beauty in any remote section of our city is too insignificant, or too unimportant in its integral part of the whole setting, to be worth saving."⁸ This vision established Charleston as a preserved city unlike Colonial Williamsburg, Sturbridge Village in Massachusetts, and Greenfield Village in Michigan. Indeed, what lent Charleston its sense of place was that its preservation would be considered holistically, with entire neighborhoods – streets and houses alike – preserved for posterity, but also inhabited in the present.⁹ An early example was the restoration of series of Georgian buildings along East Bay Street now known as "Rainbow Row". This more expansive vision of historic preservation stressing architectural and historic significance, while also promoting rehabilitation and revitalization, has characterized the preservation movement since the 1930s. In another national first, Miriam B. Wilson purchased a building possibly used as a slave

³ "Old Powder Magazine 1712," Halsey Map-Alfred A. Halsey Map Preservation Research Project 1949. Preservation Society of Charleston. <http://www.preservationsociety.org/HalseyMap/Flash/window.asp?HMID=17>.

⁴ Robert P. Stockton, "Charleston's Preservation Ethic," in *Preservation Progress* (Winter 2006, Vol. 50, No. 4), 13.

⁵ Paul Bryan Smith, "Conserving Charleston's Architectural Heritage," *Town Planning Review*, Vol. 50, no. 4, (October 1979), 465.

⁶ Robert R. Weyeneth, *Historic Preservation for a Living City: Historic Charleston Foundation, 1947-1997* (Columbia, SC: University of South Carolina Press, 2000), 4.

⁷ Sidney Bland, *Preserving Charleston's Past, Shaping Its Future: The Life and Times of Susan Pringle Frost* (Columbia, SC: University of South Carolina Press, 1999), 66.

⁸ Cited in Bland, *Preserving Charleston's Past, Shaping Its Future*, 62.

⁹ Bland, *Preserving Charleston's Past, Shaping Its Future*, 62; See Weyeneth, *Historic Preservation for a Living City*.

Appendix E: The History of Preservation in South Carolina

auction site and opened it in 1938 as the Old Slave Mart Museum focused on the culture and history of enslaved African Americans.¹⁰



Joseph Manigault House, 1970s. Library of Congress, Prints & Photographs Division, HABS SC,10-CHAR,21A-2



Heyward-Washington House, 1940. Library of Congress, Prints & Photographs Division, HABS SC,10-CHAR,103--8

Charleston further cemented its role as a national leader in 1931 when the Charleston City Council passed the country's first historic zoning ordinance. Persuaded by the Society for the Preservation of Old Dwellings, the city hired the Morris Knowles firm of Pittsburgh, Pennsylvania, to draft a comprehensive zoning ordinance. The ordinance established the first Board of Architectural Review (BAR) and created a 138-acre "Old and Historic District" over which the BAR was granted jurisdiction and authority to protect historic properties. Though they prioritized only a small area of Charleston, preservationists' interests clearly had shifted to protecting whole neighborhoods. The *New York Times Magazine* heralded Charleston's preservation efforts, "While other American cities have zoning laws designed to conserve light, air, and the public health and comfort, and to preserve residential sections from the invasion of businesses Charleston has just set up a zoning arrangement designed to preserve that distinctive quality in the Old South Carolina city which is its historic heritage and which is now recognized as one of the principal assets of the town."¹¹ The zoning ordinance was of "precedent-setting importance" for its concern for the historic environment.¹² Following Charleston's example, other cities created historic districts in next two decades: New Orleans (1937), San Antonio (1939), Alexandria (1946), Winston-Salem (1948), Washington, D.C. (1950), Santa Fe (1957), Lexington, Kentucky (1958), Annapolis (1952), and Nantucket and Boston (1955).¹³ The establishment of historic districts and review boards remains an integral part of today's preservation movement.

¹⁰ Ethan J. Kytte and Blain Roberts, *Denmark Vesey's Garden: Slavery and Memory in the Cradle of the Confederacy* (New York, NY: The New Press, 2018), 246.

¹¹ "The City That Lives as a Monument," *New York Times Magazine*, 1 Nov. 1931, found in "Director's Message," *Preservation Progress* (Fall 2006, Vol. 50, No. 3), 2.

¹² Robert P. Stockton, "Charleston's Preservation Ethic," 13.

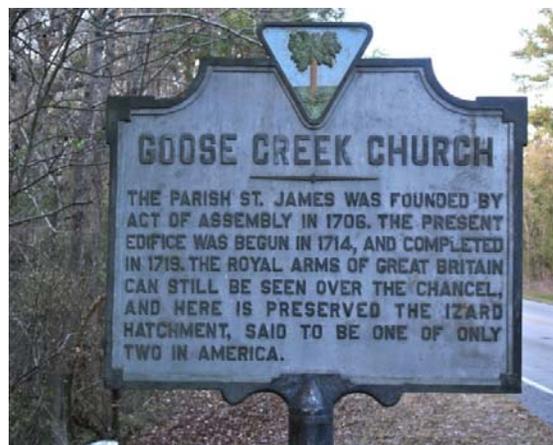
¹³ Rose, Carol M. "Preservation and Community: New Directors in the Law of Historic Preservation." *Faculty Scholarship Series*, Yale, 1981. http://digitalcommons.law.yale.edu/fss_papers/1835, 505-6.

Appendix E: The History of Preservation in South Carolina

In the early 1940s, Charleston completed the first citywide architectural survey in the United States. Robert N. S. Whitelaw, director of the Carolina Art Association, recognized the limited geographic scope of the Old and Historic District as delineated by the 1931 zoning ordinance, and desired an up-to-date comprehensive survey and inventory of all historic structures in downtown Charleston. The Carolina Art Association and the Civic Service Committee received grants from the Carnegie Corporation of New York and the Rockefeller Foundation to fund the survey, and engaged the services of Frederick Law Olmsted, Jr. of Boston. The survey team, comprised of Samuel Stoney, Albert Simons, Alice Ravenel Huger Smith, and Helen McCormack, recorded 1,168 buildings and published their findings in *This is Charleston* in 1944. The committee recognized that city planning was essential to the preservation of Charleston's historic character and also studied "problems of traffic, housing, recreation, etc., as they affected the physical appearance and cultural values of the city." The objective was to preserve "as much as possible of Charleston's unique architecture, not in any sense as static museum pieces, but as useful parts of a living community potentially of enormous value to the city as a whole."¹⁴

INTEREST IN HISTORY AND HISTORIC PLACES GROWS

Charleston's significant role in determining and defining historic preservation standards is undeniable. But at almost the same time, efforts to preserve historic places took place in other parts of the state. In 1936, the State Historical Commission (now Department of Archives and History) initiated a statewide historical markers program. A \$3,000 Works Progress Administration grant initially funded the program, but eventually "patriotic organizations, public-spirited clubs, generous individuals, and prosperous churches" provided financial support because the Historical Commission received no funds from the state to pay for its markers.¹⁵ It has proven to be a popular program for recognizing historic places, with over 1,700 markers.



Early state historical marker from the 1930s.

A sense of patriotism often inspired preservation groups' early efforts to protect historic resources, and while this lens valued elite and notable historic buildings over vernacular structures, early 20th century campaigns were nonetheless effective in advancing the preservation agenda. In Columbia, for example, one of the first community preservation efforts saved the Woodrow Wilson House, a boyhood home of the 28th president. Upon seeing its derelict condition the Columbia chapters of the American Legion and American Legion Auxiliary purchased the home. Using state funds and private and local government contributions, the state purchased the land and the home and granted custody to the South Carolina Historical Commission. In 1932 the property was transferred to the State Department of the American Legion and the American Legion Auxiliary and became a house museum. In 2015 Historic Columbia completed a comprehensive rehabilitation, and reopened the Woodrow Wilson Family Home as a museum to interpret the Reconstruction era in Columbia.

In the 1930s, federal initiatives also bolstered historic preservation in South Carolina. The Dock Street Theatre (formerly the Planter's Hotel) received New Deal funding to create a theater space blending old and new construction that opened in

¹⁴ "Planning in Charleston," (June 28, 1945), Folder 02: "Planning in Charleston," Civic Service Committee Papers, Historic Charleston Foundation, Lowcountry Digital Library.

¹⁵ Charles H. Lesser, *The Palmetto State's Memory: A History of the South Carolina Department of Archives & History, 1905-1960* (Columbia, SC: South Carolina Department of Archives & History, 2009), 47-8.

Appendix E: The History of Preservation in South Carolina

1937.¹⁶ The Historic American Buildings Survey (HABS), the first attempt to create a nationwide survey of significant historic properties, ultimately documented over 7,000 properties, including 202 buildings in South Carolina.¹⁷ Buildings and sites chosen for this initial HABS documentation included the Kershaw County Courthouse in Camden, High Hills Baptist Church in Stateburg, Paul Hamilton House (ruins) on Edisto Island, Varennes Tavern in Anderson, and St. Michael's Church in Charleston.¹⁸ In Berkeley County, HABS teams documented the Hanover House, built in 1716 by Paul de St. Julien, a French Huguenot. Facing inundation by the Santee Cooper hydroelectric project, the house was moved in the 1940s to the campus of Clemson College, restored with assistance from the Spartanburg Committee of the National Society of Colonial Dames of America, and opened as a house museum in 1962.



Hanover, Pinopolis, 1940. Library of Congress, Prints & Photographs Division, HABS SC,8-PINOP.V,12--19



Hanover (Restored), moved to Clemson University. Library of Congress, Prints & Photographs Division, HABS SC,8-PINOP.V,12--65

In the first three decades of the 20th century, wealthy Northerners were responsible for the preservation of many former plantation houses and lands in the Lowcountry. Industrialists and businessmen purchased Southern plantations to be used as winter homes and outdoor recreation retreats, especially hunting clubs, to aid in the construction of their image as "country gentlemen." Although significant changes were undoubtedly made that sometimes compromised the historic fabric of the properties, Northerners' wealth and their interest in "restoring" plantations was also an early form of preservation work in South Carolina.¹⁹

SUCCESS AND CHALLENGES IN THE POST WAR PERIOD

In the mid 20th century, the idea that the historic character of a built environment was important to a sense of place gained traction beyond Charleston. In Cheraw, a group of local leaders interested in preserving the town's colonial appearance formed Cheraw, Incorporated in 1951. "Cheraw, Incorporated, feels that it has a moral duty to preserve and make use of that which has been handed down from past generations and an obligation to leave a beautiful town and community for future generations."²⁰ The organization sought to preserve historic buildings, particularly of the colonial era,

¹⁶ Walter Edgar, editor, *South Carolina Encyclopedia* (Columbia, SC: University of South Carolina Press, 2006), 269.

¹⁷ Ashley R. Wilson and Mark Schara, "Our State So Rich in Architectural Heritage: Documentation Efforts in South Carolina, 1933-1940." *Preservation Education & Research*, Volume Four (2011), 77.

¹⁸ Wilson and Schara. "Our State So Rich in Architectural Heritage," 77. Of the recorded buildings, 124 were residential, 28 were ecclesiastical, 21 were civic, ten were agricultural outbuildings, seven were commercial, seven were ruins, three were university buildings, and two were monuments.

¹⁹ See Jennifer L. Betsworth, "Then Came the Peaceful Invasion of the Northerners: The Impact of Outsiders on Plantation Architecture in Georgetown County, South Carolina" (MA Thesis, University of South Carolina, 2011).

²⁰ "The Entry of Cheraw, South Carolina in the Carolina Power and Light Company," undated pamphlet [likely 1951], Papers of Cheraw, Incorporated, Matheson Library History Room, Cheraw, SC.

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and to ensure that new buildings were compatible with colonial- or antebellum-style architecture. The group recognized that their 18th and 19th century buildings, gardens, and the town itself attracted visitors. Between 1951 and 1961, the group influenced the design of 28 buildings, from residential to commercial and institutional. For example, the Robert Smalls School used the Colonial Revival style, rather than the mid-century modern design of most Equalization schools from the 1950s.

In the late 1950s, Charleston added yet another staple component of current preservation practices. Historic Charleston Foundation (HCF), established in 1947, created the nation's first revolving fund to rehabilitate Charleston's Ansonborough neighborhood, a once prosperous area where impressive residences had fallen into poor conditions. HCF's executive director, Frances Edmunds, pioneered this preservation tactic that has been successfully used across the country. HCF purchased historic properties, rehabilitated them, and then sold them to preservation-minded buyers, using the proceeds from the sales to purchase other properties. The Foundation placed a covenant on a property's deed, which gave it control over exterior alterations, ensuring the continuity of the neighborhood's historic character. Within twelve years of the establishment of the revolving fund, HCF rescued almost 60 buildings. In 1971, Edmunds received the Louise duPont Crowninshield Award from the National Trust for Historic Preservation for this effort, the organization's highest honor.

Despite the establishment and success of preservation organizations and standard practices like creating historic districts and revolving funds, the mid 20th century brought significant challenges to historic preservation endeavors. World War II eliminated the budget for the national preservation program, the rise of the automobile created traffic problems, and urban renewal programs, intended to combat blight and improve downtowns through redevelopment projects, destroyed many historic areas in the nation's cities. In Columbia redevelopment of its downtown area and expansion of the University of South Carolina erased all or parts of many industrial and African American neighborhoods, including Ward One, Arsenal Hill, and Wheeler Hill, under the banner of the city's "Keep Columbia Beautiful – Fight Blight" program of the 1960s.

While a destructive force, urban renewal also fostered preservation efforts. The Ainsley Hall House, also known as the Robert Mills House, was saved from demolition in 1961 by a small group of individuals, who officially incorporated as the Historic Columbia Foundation. In Beaufort, a group of preservation-minded individuals, reacting to the potential destruction of the city's downtown historic properties for high-rise hotels and apartments, founded Historic Beaufort Foundation in 1965. They completed survey of 165 historic properties in 1968. Based on this survey, the Beaufort Historic District was listed in the National Register of Historic Places in 1969 and received National Historic Landmark status in 1973.



John Mark Verdier House, Beaufort, 1940. Library of Congress, Prints & Photographs Division, HABS SC,7-BEAUF,6--1



Beaufort Arsenal, no date. Library of Congress Prints & Photographs Division, HABS SC,7-BEAUF,13--3

NATIONAL HISTORIC PRESERVATION ACT OF 1966

The threat that urban renewal policies posed to the preservation of the nation's historic treasures inspired action at the federal level. George B. Hartzog, Jr., born on a farm in Colleton County, served as director of the National Park Service from 1964 through 1972 and played an influential role in the passage in 1966 of the National Historic Preservation Act (NHPA). The landmark legislation included a review process for federal undertakings, the National Register of Historic Places, and created State Historic Preservation Officers. In a speech Hartzog said the National Historic Preservation Act "would foster the conservation of historic communities, areas, and districts through adaptation to 'compatible modern uses.'"²¹ It was a vision of historic preservation that echoed the one pioneered in Charleston decades earlier.

In South Carolina, Charles E. Lee, director of the Department of Archives and History (SCDAH) from 1961 to 1987, was an influential figure in the national campaign to pass the NHPA. He was appointed the State Liaison Officer and later the State Historic Preservation Officer when the Department implemented the federal historic preservation program in 1969. SCDAH officially established a Historic Preservation division in 1971, which was renamed the State Historic Preservation Office by 1973. Lee, a commanding figure in the South's preservation community, previously had helped found the Confederation of South Carolina Local Historical Societies. In 1964 representatives of fourteen historical societies met at Batesburg-Leesville to establish the Confederation and held the first Landmark Conference the following year in Hilton Head and Savannah. This partnership increased SCDAH's involvement in statewide historical ventures with the department helping to organize the annual conference, as well as playing a key role in South Carolina's celebrations of its Tricentennial and the Bicentennial of the American Revolution.²² Lee later contributed to the success of state historic preservation programs by helping to organize the National Conference of State Historic Preservation Officers and serving as an early president of the organization.

In Charleston, properties that had been previously recognized as National Historic Landmarks were automatically listed in the National Register when the NHPA was signed on October 15, 1966. Starting in 1969, more historic buildings and districts began to be added to the National Register. As can be seen in the range of properties added in 1969 in the list below, a deliberate effort was made to include properties from all across the state.

<i>July 29, 1969</i>	Fireproof Building, Charleston; Historic Camden Revolutionary War Restoration, Camden; Hampton-Preston House, Columbia; and Santee Indian Mound and Fort Watson 38CR1, Clarendon County
<i>August 5</i>	Earle Town House and Whitehall, Greenville
<i>October 28</i>	Price's Post Office, Spartanburg County
<i>December 2</i>	Newberry Opera House, Newberry; Pinckneyville, Union County; Old Dorchester, Dorchester County; Old Market Building (The Rice Museum), Georgetown; White House, Rock Hill
<i>December 3</i>	Ninety Six National Historic Site, Ninety Six; Landsford Canal, Chester County
<i>December 17</i>	Lace House, Columbia; Beaufort Historic District; Site of Old Charles Towne, Charleston County; Exchange and Provost, Charleston

²¹ James Glass, *The Beginnings of a New National Historic Preservation Program*, 29.

²² Lesser, *The Palmetto State's Memory*, 102.

Appendix E: The History of Preservation in South Carolina

By 1976, each county in the state had at least one property listed in the National Register. While National Register listing does not require preservation in perpetuity, it has done an admirable job of recognizing places that are important in local, state, and national history that are worthy of preservation. As of 2018, only 51 listings had been removed from the National Register because the properties were no longer standing.

Each of the ten regional planning councils developed a preservation plan and/or survey of historic properties for their counties. Preservation planners in each region helped survey and implement preservation plans. Early county surveys included York (1971), Chester (1971), Lancaster (1971), Georgetown (1971), Horry (1973), Union (1976), Jasper (1977-78), Marlboro (1978), Williamsburg (1978-79), Pickens (1979), and Berkeley (1979). Surveys of historic properties were also completed in cities and towns, including Beaufort (1968-69), Marion (1973-78), Prosperity (1976), West Columbia (1976), Greer (1979), Newberry (1979), Laurens (1979), and Union (1979).

Federal grants to assist with preservation planning and surveys also became available in the early 1970s and were administered by the SHPO. Examples of some of the earliest grants include: *A Preservation Plan for Historic Beaufort* (1971), *Pendleton Historic District: A Plan* (1972), *King Street (Charleston) Façade Improvements Recommendations* (1972), *City of Abbeville Plan* (1973), *Urban Design and Historic Preservation for Columbia* (1973), and *Sumter Historic District Façade Study* (1975). Early grants also supported archaeological work, such as an *Archaeological Survey of Little Lynches Creek Watershed* and a *Piedmont SC Archaeological Synthesis* both of which were completed by the South Carolina Institute of Archaeology and Anthropology.

Federal tax incentives were first established in 1976 to assist in the rehabilitation of historic buildings. While most early federal historic tax credit projects were in Charleston, projects in Spartanburg, Georgetown, and Beaufort also participated in the program in its early years. Since then over 600 income-producing historic buildings have been rehabilitated with nearly \$900 million invested in these properties. Tax credits helped accelerate the trend of adaptively using historic buildings for contemporary uses, rather than becoming museums. For example schools and textile mills have become apartments, houses have become offices, and commercial buildings have become hotels, apartments, restaurants, offices, and more.

SOUTH CAROLINA'S TRICENTENNIAL

Coinciding with the passage of the NHPA was the celebration of the 300th anniversary of the founding of the Carolina colony in 1670. The Tricentennial was a collaborative effort among elected officials, state agencies, local governments, historical and patriotic organizations, corporations and firms, and private citizens, with funding from both public and private sources. The South Carolina Tricentennial Commission was organized in August 1966. Governor McNair was a constant promoter of the Tricentennial and attended events with his family in every county. Based on the theme "A Festival of History" the Tricentennial focused attention on both local and state history. In addition to statewide programs and events, each county was assigned a week to serve as the official Tricentennial host. County committees planned programs and events ranging from historical dramas to dances to re-enactments to pioneer picnics, produced a wide range of publications, created exhibits, organized tours, and erected historical markers. In some counties, new local historical societies and commissions were organized, including the Berkeley County Historical Commission, Cherokee County Historical and Preservation Society, Clarendon County Historical Society, Laurens County Historical Society, Marion County Historical Society, McCormick County Historical Society, and Saluda County Historical Society. Statewide, the South Carolina Federation of Museums and the South Carolina Genealogical Society were formed.

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Fifty-one historic structures were restored as part of the Tricentennial celebrations, including the Abbeville Opera House, James W. Dillon House in Dillon, John Fox House in Lexington, Old Court House in Newberry, Hampton-Preston House in Columbia, and Price House in Spartanburg County. The first phase of Historic Camden was dedicated. The Tricentennial Commission also successfully purchased the original settlement site and established Charles Towne Landing State Historic Site with funding from federal, state and local governments. Over half a million visitors toured Charles Towne Landing in the year after it opened in April of 1970.²³



Price House, Spartanburg County. Library of Congress, Prints & Photographs Division, HABS SC,42-M00.V,1--4

The focus on local history and preservation fit well with programs created by the NHPA. At a meeting of the Tricentennial Commission in 1968, Dr. William J. Murtagh, Keeper of the National Register with the National Park Service, described how programs created by the Act could assist their efforts through surveys, the National Register of Historic Places, and grants.²⁴ Building on momentum of the Tricentennial, implementation of the NHPA helped to extend the reach of historic preservation into all areas of South Carolina through the development of preservation plans, surveys, National Register nominations, grant funding, and review of federal undertakings. Thousands of historic properties in South Carolina have since been inventoried and protected through programs created by the Act. In addition to these programs, dozens of local governments have protected historic properties through historic zoning overlays, and state laws have provided programs for additional inventory, recognition, and protection.

PRESERVATION FRAMEWORK GROWS

Another important state institution to emerge in the 1960s was the South Carolina Institute of Archaeology and Anthropology (SCIAA). Created by the State of South Carolina in 1963, it cares for the state's archaeological site file records, curates archaeological collections, and carries out an active archaeological research program and educational program. Archaeologists affiliated with SCIAA helped establish the field of historical archaeology in the 1970s. In 1977 Stanley South published *Method and Theory in Historical Archaeology*, hailed as "the first systematic comparative study of archaeological data relative to the historic period in North America."²⁵ In 1991, the South Carolina Antiquities Act added oversight of the state's underwater archaeological resources to SCIAA's responsibilities. Since the early 1990s, SCIAA has helped implement an annual Archaeology Month, coordinating events and producing an informational poster.

In the late 1960s four historic trail routes, the George Washington Trail, the Jefferson Davis Trail, the Cherokee Path, and routes associated with the American Revolution, were developed by the Department of Parks, Recreation and Tourism in partnership with the Department of Archives and History. Decades later the connection between tourism, a multi-billion dollar industry in South Carolina, and historic places was further encouraged by the creation the South Carolina National

²³ *Report of the South Carolina Tricentennial Commission*, (1971), 9-23, county reports 139-240. Members included the Governor, Mayor of Charleston, three representatives, three senators, ten members appointed by the Governor, and five members representing the Department of Archives and History, South Carolina Historical Society, South Carolina Historical Association, South Caroliniana Library, and Confederation of Local Historical Societies.

²⁴ Susan V. Taylor, "Tricentennial Commission Plans County Participation," *The State and the Columbia Record*, February 11, 1968, page 10-A.

²⁵ Stanley South, *Method and Theory in Historical Archaeology* (New York: Academic Press, 1977), xi.

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Heritage Corridor in 1996, one of the first national heritage areas created by Congress. A decade later, Congress established the Gullah Geechee Cultural Heritage Corridor, along the coastlines of South Carolina, Georgia, and parts of Florida and North Carolina. Other specialized trails have also been mapped, including the Cotton Trail, Francis Marion Trail, Tobacco Trail, and even the Cooper River Heritage Trail, an underwater diving trail connecting six underwater sites. National and state scenic byways programs also provided recognition for historic roads and landscapes such as the Ashley River Road.



Poinsett Bridge, Greenville County, Heritage Trust site.

In 1976 the legislature established the Heritage Trust program to protect both natural and cultural areas and features, the first program of its kind in the nation. Administered by the Department of Natural Resources, the program currently includes 17 cultural properties, including archaeological sites along the Pacolet River, Congaree Creek, and Childsbury, as well as Fort Frederick, Stoney Creek Battery and Fort Lamar, and Poinsett Bridge. The program receives funding through the real estate documentary stamp tax.

The University of South Carolina established an Applied History program in 1975, offering a concentration in historic preservation, while, at the same time, the university completed a more than decade-long rehabilitation project of the campus's historic Horseshoe, restoring the buildings' facades to their antebellum appearance.²⁶ In 1975, the College of Charleston received a special award from the National Trust for Historic Preservation "as public recognition for outstanding achievements in support of historic preservation in the case of the college for adaptive use of historic structures."²⁷ Under the leadership of President Theodore S. Stern, the College had purchased over 120 historic properties and rehabilitated around 75 as student residences, faculty homes, administrative offices, and alumni clubs. In 2005 Clemson University and the College of Charleston established the Graduate Program in Historic Preservation in Charleston, and since 2004, the American College of the Building Arts in Charleston has offered a liberal arts curriculum to train students in traditional building skills such as ironwork, masonry, carpentry, and timber framing.

Private organizations also strengthened preservation initiatives. The National Trust for Historic Preservation held its 1970 conference in Charleston and opened a Southern Field Office in Charleston in 1977 at the William Aiken House. Drayton Hall, established in 1738 and the oldest surviving example of Georgian Palladian architecture in the South, was dedicated as a National Trust property in April 1975 and has since won numerous awards for its innovative preservation practices.²⁸ In 1976, the American Association for State and Local History recognized four South Carolina organizations with merit awards, more than any other state. Historic Beaufort Foundation was recognized for the Beaufort Historic District. Historic Columbia Foundation was recognized for "innovative community-oriented use" of its National Register properties: Robert Mills House, Hampton-Preston Mansion, and Woodrow Wilson Boyhood Home. Georgetown received an award for its interpretation of local and area history, particularly its restoration of the Old Market Building, as The Rice Museum. Pendleton received an award for the Historic Pendleton District and the Century Farms program, which honors families whose rural properties have been maintained for 100 years or more.²⁹ In 1979, the National Trust gave the Camden

²⁶ Henry H. Lesesne, *A History of the University of South Carolina, 1940-2000* (Columbia, SC: University of South Carolina Press, 2002), 240.

²⁷ "College of Charleston Gets Historic Preservation Award," *The State*, 12 May 1975.

²⁸ "Historic Building To Be Dedicated Today," *The State*, Tuesday, 22 April 1975.

²⁹ "Preserving South Carolina's Rich Heritage," *The State*, 29 Feb. 1976.

Appendix E: The History of Preservation in South Carolina

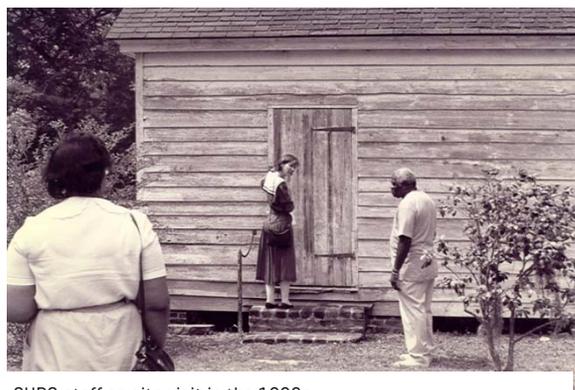
District Heritage Foundation the David E. Finley Award for its preservation program of the historic town and Revolutionary War Park.³⁰

Organizations began to recognize African American historic sites in the 1970s. Restoration of Ladson Presbyterian Church in Columbia began during the Tricentennial. Community support led to the establishment of the Mann-Simons house museum in 1978 in Columbia. In Darlington County several historical markers recognizing African American history were erected. The Penn Center Historic District on St. Helena Island was designated a National Historic Landmark in 1974. Allen University Historic District was listed in the National Register in 1975 and the Daufuskie Island Historic District in 1982.

In 1977, in response to concerns about declining downtowns and the loss of their historic architecture, the National Trust for Historic Preservation initiated the Main Street program to study the reasons for decline and develop a comprehensive revitalization strategy. When South Carolina adopted the program in the mid-1980s, it was sponsored by the South Carolina Downtown Development Association. The first cities to embark on revitalization efforts were Georgetown, Sumter, Lancaster, Union, and Chester, followed by Greer, Gaffney, Seneca, Clinton, and Beaufort. In 1985, just two years after the program's initiation, approximately 115 buildings were rehabilitated or restored to welcome new businesses.³¹ Since that time, more than 45 cities and towns in South Carolina have worked to revitalize their historic downtowns using the four point approach of Main Street America: organization, promotion, design, and economic restructuring.

In 1980 the NHPA was amended to create the Certified Local Government (CLG) program as a partnership between local governments, SHPOs, and the National Park Service to encourage historic preservation at the grassroots level by promoting community preservation planning and heritage education. To become certified, a town, city, or county must have a current survey of historic properties, a preservation ordinance, designated historic properties or historic district, and a board of architectural review. The first CLGs in South Carolina were Charleston and Cheraw, designated on February 3, 1986. Certification for Anderson, Columbia, Fort Mill, Greenville, Horry County, Mount Pleasant, and Rock Hill soon followed.

The 1980s saw robust efforts to survey historic properties, add properties to the National Register, carry out federal tax credit projects, and establish local historic districts. Preservationists increasingly focused on the preservation of vernacular structures such as country stores and farm houses, textile mills, landscape features, and archaeological sites. While historic preservation has a long history in South Carolina, some preservation battles were lost, such as the campaigns to save the Old Greenville City Hall in the 1970s, the Columbia High School in the early 1980s, and the South Carolina Penitentiary in the late 1990s. A proposal to expand the boundaries of the Charleston Historic District in the late 1980s did not occur because a majority of owners objected to the designation.



SHPO staff on site visit in the 1980s.

³⁰ "Group Recognizes Historic Camden," *The State*, 26 April 1979.

³¹ "Main Street program boosts smaller S.C. cities," *The State*, 6 Nov. 1985.

GROWTH AND NEW CHALLENGES



Exchange Plantation Rice Barn after Hurricane Hugo

Hurricane Hugo struck the coast of South Carolina on September 22, 1989. The Category 4 hurricane caused \$8 to \$10 billion in losses, including significant damage to historic properties in the Lowcountry and beyond. Impacted historic districts included Charleston, Mount Pleasant, McClellanville, Georgetown, Pawley's Island, Murrells Inlet, and Sullivan's Island. High winds and rain also damaged roofs and buildings in several inland areas such as Sumter County.

While South Carolina had several strong local preservation organizations, it lacked one with a statewide focus. In 1990, preservation advocates from across the state formed the Palmetto Trust for Historic Preservation. The organization, now known as Preservation South Carolina, operates a revolving fund, holds easements on historic properties, advocates for specific buildings as well as state and local policy, and since 1995 has partnered with the State Historic Preservation Office and the Office of the Governor to administer the statewide preservation awards. Other statewide organizations, such as the South Carolina Battleground Preservation Trust, have focused on specific types of historic resources, protecting sites through ownership and/or easements.

In South Carolina concerted efforts to recognize African American historic resources gained momentum. In 1992, the South Carolina African American Heritage Council (now Commission) was organized. The Commission has sponsored annual meetings and awards, lecture series, and cultural arts programs, and has participated in numerous programs and projects across the state. In 2011, a long term goal was reached to have a National Register listing and/or state historical marker in each county focusing on African American history. Over 500 sites are now recognized by these programs through the efforts of many individuals and organizations.



Slave Dwelling Project founder Joseph McGill

Other initiatives such as the Southern African American Heritage Center, Greenville Cultural Exchange Center, Slave Dwelling Project, Mitchelville Preservation Project, and Daufuskie Island Preservation Project, have further demonstrated growing interest in the preservation of a more diverse and inclusive history of the state. Designation of the Gullah Geechee Cultural Heritage Corridor along South Carolina's coast and the Reconstruction Era National Historic Park in Beaufort County brought important national recognition. Archaeologists focused research on plantations to learn more about the lives of enslaved people. In 1992 Leland Ferguson of SCIAA published *Uncommon Ground: Archaeology and Early African America, 1650 – 1800*. In the 2000s, archaeology work at the Mann-Simons House in Columbia revealed how several generations of African Americans lived and worked on this urban property.

In 1989 a group of Catawba interested in collecting and preserving documents and photographs formed the Catawba Cultural Preservation Project with the mission to “preserve, protect, promote and maintain the rich culture and heritage of

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the Catawba Indian Nation."³² In 2000 the Catawba Indian Nation, the only federally-recognized tribe in South Carolina, formed a Tribal Historic Preservation Office (THPO) through a formal agreement with the National Park Service.³³ At the time it was one of only eight THPOs in the eastern United States. The Catawba Cultural Preservation Project currently operates in a former schoolhouse on the Catawba Indian Reservation, providing a range of services including the Tribal archives, archaeological programs, cultural programs, interpretive trails and exhibits, craft store, and afterschool and summer camp cultural programs for Tribal children. In 2005 the state of South Carolina began to officially recognize Native American entities through the Commission for Minority Affairs. In 2012, USC-Lancaster established the Native American Studies Center in downtown Lancaster which features collections, exhibits, archives, labs, and classrooms.

While the National Historic Preservation Act created a framework for federal and state government involvement in preservation, state laws adopted since the 1990s provided additional protections and financial incentives. These include:

- *Special Local Property Tax Assessments for Rehabilitated Historic Properties and Low and Moderate Income Rental Property*, passed in 1990, with amendments in 1992, 2004, and 2010 (often referred to as "The Bailey Bill" for its sponsor, Jimmy Bailey of Charleston)
- *South Carolina Underwater Antiquities Act*, passed in 1991
- *Protection of State-Owned or Leased Historic Properties*, passed in 1992
- *South Carolina Historic Rehabilitation Incentives Act*, passed 2002, with additional amendments in 2015
- *South Carolina Textiles Communities Revitalization Act*, first adopted in 2004, amended in 2008 and 2010
- *South Carolina Abandoned Buildings Revitalization Act*, passed 2013, amended 2015

An emphasis on the economic benefits of preservation in South Carolina followed a national trend that emerged in the 1990s. In the late 1990s the SHPO sponsored studies on the economic benefits of local historic districts for property owners. In 2002, the Palmetto Trust for Historic Preservation published *Smiling Faces Historic Places: The Economic Benefits of Historic Preservation in South Carolina*. More recently following other broader national preservation trends, South Carolina began to recognize examples of modern architecture and the recent past with National Register listings and tax credit projects. South Carolinians continued to hold national leadership roles, recently leading organizations such as the National Council on Public History, the Main Street Coordinators executive committee, and the National Heritage Areas Alliance. South Carolinians also received national awards for their work in historic preservation.³⁴

The complete story of historic preservation in South Carolina remains to be written, especially at the local level. Countless local efforts, each unique, from the saving of a historic school to the adaptive use of a textile mill, from the revitalization of a historic downtown to the ongoing stewardship of a family farmstead, from the discovery and protection of an archaeological site or battlefield, are all a part of this important story.

³² <http://catawbaindiancrafts.com/about-catawba-cultural-preservation-project/> accessed 9/23/2015.

³³ Tribal Historic Preservation Officers (THPOs) were created by amendments to the National Historic Preservation Act in 1992. THPOs are officially designated by a federally-recognized Indian tribe to direct a program approved by the National Park Service and the THPO must have assumed some or all of the functions of State Historic Preservation Officers on Tribal lands. <http://www.nathpo.org/aboutthpos.htm> accessed 9/23/15.

³⁴ 2011 American Express Aspire Award to Evan Thompson of the Preservation Society of Charleston; Secretary of the Interior's 2012 Historic Preservation Award to Dan Elswick of the SHPO; National Trust for Historic Preservation Honor Awards to the Gullah Museum of Hilton Head Island for the Preservation of Duey's Home (2012), Seashore Farmer's Lodge in Charleston County (2011), and Historic Charleston Foundation and the City of Charleston for *City of Charleston Preservation Plan* (2009).