

**HORRY COUNTY HISTORIC PRESERVATION  
COMMISSION MEETING**

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**Monday, February 26, 2024 at 5:30 PM  
1301 Second Avenue  
Conway, SC 29526**

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**MEETING AGENDA**

- I. Call to Order**
- II. Invocation & Pledge of Allegiance**
- III. Public Input**
- IV. Minutes**
  - Approval of the Minutes from January 22, 2024
- V. New Business**
  - A. Special Tax Assessment
  - B. Socastee United Methodist Church Update
  - C. Historic Markers
    - i. Waccamaw Indian People Tribal Grounds
    - ii. Hickory Grove
    - iii. Green Sea
- VI. Commission Discussion**
  - A. Legacy Business
- VII. Announcements**
  - A. Next Meeting – March 25, 2024

The HPC meets at 4:45 for refreshments before the meeting.

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )

Horry County Historic  
Preservation Commission Meeting  
January, 22 2024

The Horry County Historic Preservation Commission met on Monday, January 22, 2024, at Horry County Government and Justice Center at 1301 2<sup>nd</sup> Avenue in Conway, SC. The following Commission members were present: Joel Carter, Lesta Sue Hardee, Susan Platt, Patricia Mallett, Lisa Kopro, Alan Todd, and Bill Strydesky

Members Absent: Heath Platt, Chelsea Sanderson, and Jamie Thompson

Staff present: Desiree Jackson, Rajiv Myana, and Taylor Jones.

Guest present: Jordan Brownly

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

- I. **Call to Order** – Chair Susan Platt called the meeting to order at approximately 5:30 pm. A quorum was present.
- II. **Invocation** – Joel Carter delivered the Invocation and led the Pledge of Allegiance.
- III. **Public Input** – Jordan Brownly spoke about the Conway Architectural Salvage Heritage Project.
- IV. **Minutes** – Joel Carter made a motion to approve the minutes as written and Bill Strydesky seconded. The motion carried unanimously.
- V. **New Business**
  - A. **Waccamaw Indian People Tribal Grounds Marker Statement**

Lesta Sue Hardee made a motion to discuss the proposed marker statement. Patricia Mallett seconded the motion. The motion passed unanimously. After brief discussion Lesta Sue Hardee made a motion to amend the original motion to include the stipulation that Chief Hatcher and Carolyn Dillion approved of the proposed marker statement. Patricia Mallett seconded the motion. The motion passed unanimously.
- VI. **Commission Discussion**
  - A. **Legacy Business Recognition**

The board discussed the current requirements of the Legacy Business Recognition. Including names, locations, and operation dates. The board discussed possibly drafting an ordinance for a concrete set of requirements.

**B. Preservation Plan Goals and Objectives**

The board discussed the deadlines and goals of the current preservation plan. The board determined anything west of the Waccamaw River would be considered Western Horry County.

**VII. Announcements**

Historic Preservation Awards – Desiree Jackson asked for nominations.

**VIII. Adjourn** – With no further business, Lesta Sue Hardee made a motion to adjourn. Alan Todd seconded, and the motion carried unanimously. The meeting was adjourned at 7:00 PM.

## Horry County, South Carolina

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Date: February 26, 2024  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Desiree Jackson, Senior Planner  
Cleared By: Rajiv Myana, Principal Planner  
Regarding: Preliminary Special Tax Assessment for Rehabilitated Property,  
PIN # 368-04-02-0071

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### **ISSUE:**

Should the HPC grant final certification for the construction and rehabilitation for the Spivey Building at 1028 3<sup>rd</sup> Avenue, Conway under Chapter 19, Section 19-7 of the Horry County Code of Ordinances?

### **PROPOSED ACTION:**

Vote on final certification for the construction and rehabilitation on the Spivey Building at 1028 3<sup>rd</sup> Avenue, Conway, SC.

### **BACKGROUND:**

The applicant proposed to rehabilitate the Spivey Building at 1028 3<sup>rd</sup> Avenue, Conway. The Horry County Year Built Parcel Data identifies 1926 as the year this building was constructed. This property is in Conway's Downtown Historic District and fair market value at the time of application per Horry County Tax Assessor's Office is \$148,600.00. Per Ordinance 106-07, minimum expenditures of 25% of the fair market value, \$37,150.00 must occur within a two-year period. The rehabilitation work includes the following elements:

1. Exterior Brick
2. Exterior Granite
3. Windows
4. Storefronts
5. Exterior Doors
6. Roof
7. Interior Public Space

### **ANALYSIS:**

Preliminary Certification was issued on September 21, 2021 with the following conditions:

1. Both the granite block and limestone will not be painted and any replacement of granite, limestone or mortar will match what is currently there.
2. If the decision is to have the paint removed from the exterior brick, then the mortar must match the color, texture, strength, joint width and joint profile of the existing historic

masonry. Techniques used to remove existing mortar and paint must not damage the masonry units.

3. If any significant masonry need to be replaced, the applicant must submit plans for replacement to the Commission prior to installation of the new masonry.
4. This approval does not extend to work not submitted.

The applicant received Certification of Completed Work from the National Park Service (NPS) on 5/23/2023. NPS found “the completed rehabilitation meets the Secretary of Interior’s Standards for Rehabilitation and is consistent with the historic character of the property and, where applicable the district in which it is located.”

In addition, applicant has exceeded the required minimum expenditure of \$37,150 which was 25% of the fair market value.

RECEIVED APR 04 2023



NPS Form 10-168c (Rev. 2019)

National Park Service  
OWB Control No. 1024-0009

RECEIVED

APR 24 2023

# HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 3 - REQUEST FOR CERTIFICATION OF COMPLETED WORK

NATIONAL PARK SERVICE  
TAX INCLUSIVE RECEIPT

Instructions: This page must be signed by the applicant's original signature and must be dated.

NPS Project Number

## 1. Historic Property Name Spivey Building

Street 1028 Third Avenue

City Conway

County Horry

State SC

Zip 29526

Is property a certified historic structure? ☒ Yes ☐ No If yes, date of NPS certification 06/25/2021 OR date of National Register listing \_\_\_\_\_

## 2. Project Data

Project start date 01/04/2022

Project completed and building placed in service date 12/31/2022

Estimated rehabilitation costs (QRE) \_\_\_\_\_

Total estimated costs (QRE plus non-QRE) \_\_\_\_\_

Number of housing units before/after rehabilitation 0 / 8

Number of low-moderate housing units before/after rehabilitation 0 / 0

## 3. Project Contact (if different from applicant)

Name Janie Campbell

Company Rogers Lewis Jackson Mann & Quinn, LLC

Street \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Email Address \_\_\_\_\_

## 4. Applicant (List all additional owners on next page.)

I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years. Additionally:

- ☐ If I am not the fee simple owner of the above described property, I have checked this box to attest that the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which statement (a) either is attached to this application form and incorporated herein, or has been previously submitted, and (b) meets the requirements of 36 CFR § 67.3(a)(1) (2011).
- ☐ Applicant, SSN, or TIN has changed since previously submitted application.
- ☐ There are no additional owners within the meaning of "owner" set forth in 36 CFR § 67.2 (2011).

Name Robert B. Lewis

Signature (Sign in ink) \_\_\_\_\_

Date 03/21/2023

Applicant Entity Third & Laurel, LLC

SSN \_\_\_\_\_

or TIN \_\_\_\_\_

Street \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Email Address \_\_\_\_\_

## NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Request for Certification of Completed Work (Part 3) for this property and has determined that:

- ☒ the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation and is consistent with the historic character of the property and, where applicable, the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." This certification is to be used in conjunction with appropriate Internal Revenue Service regulations. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the Internal Revenue Service. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the Standards for Rehabilitation. The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's Standards for Rehabilitation.
- ☐ the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. However, because this property is not yet a "certified historic structure," the rehabilitation cannot be designated a "certified rehabilitation" eligible for Federal tax credits at this time. The property will become a "certified historic structure" on the date it or the historic district in which it is located is listed in the National Register of Historic Places. On that date, the completed rehabilitation will automatically become a "certified rehabilitation." It is the owner's responsibility to obtain such listing through the State Historic Preservation Office. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the Internal Revenue Service. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the Standards for Rehabilitation. The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's Standards for Rehabilitation.
- ☐ the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

A copy of this determination will be provided to the Internal Revenue Service in accordance with Federal law.

Date

5/23/2023

National Park Service Authorized Signature (Sign in ink)

*Antonio Aguilar*

☐ NPS Comments Attached

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

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Date: February 26, 2024  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Desiree Jackson, Senior Planner  
Cleared By: Rajiv Myana, Principal Planner  
Regarding: Waccamaw Tribal Grounds Historic Marker

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**ISSUE:**

What is the status of the Waccamaw Tribal Grounds Marker?

**PROPOSED ACTION:**

Vote to accept or alter the State Historic Preservation Office (SHPO) text for the Waccamaw Tribal Grounds marker.

**RECOMMENDATION**

Staff has no recommendation.

**BACKGROUND:**

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

**ANALYSIS:**

The Historic Preservation Commission (HPC) voted at the November 15, 2022 meeting to start the process for a historic marker for the Waccamaw Tribal Grounds marker. SHPO finished the research and sent proposed text for the sign.

At the January 22, 2024 meeting the HPC voted to approve the marker statement with the stipulation that Chief Hatcher and Carolyn Dillion approved of the proposed marker statement. The marker statement was forwarded to both of them by staff after the meeting.

Chief Hatcher had some comments on the marker text. Those comments were then forwarded to SHPO who made some small changes based on his comments. The new proposed text for the sign was sent back to Chief Hatcher who was satisfied with the revised text.

TITLE: 25 characters and spaces / TEXT: 11 lines, 36 characters and spaces

Courier New (a True-Type Font) is best for draft text templates

If 2 title lines are required, there are 9 lines of text instead of 11

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Side 1

WACCAMAW TRIBAL GROUNDS|T1

This section of Horry County is |1  
part of the ancestral lands of the |2  
Waccamaw Indians. By the 1700s the |3  
tribe's territory extended roughly |4  
from Lake Waccamaw in N.C. to |5  
Winyah Bay in Georgetown, S.C., |6  
following the course of the Waccamaw |7  
River and Little Pee Dee River. |8  
A colonial Carolina census in 1715 |9  
reported four Waccamaw villages |10  
with a total of 610 inhabitants. |11  
(continued on next side)

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Side 2

WACCAMAW TRIBAL GROUNDS|T1

(continued from other side)

In 2004 the Waccamaw Indian People |1  
of S.C. purchased this site for their |2  
tribal headquarters. They became a |3  
state-recognized Indian tribe in |4  
2005. The tribe claims historical |5  
ties to the Dimery Settlement |6  
(3 mi. S), a small community of |7  
Native families founded in the early |8  
1800s in Dog Bluff Township. In the |9  
20th century it included churches and |10  
a public school for Native children. |11

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

---

Date: February 26, 2024  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Desiree Jackson, Senior Planner  
Cleared By: Rajiv Myana, Principal Planner  
Regarding: Hickory Grove Historic Marker

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**ISSUE:**

What is the status of the Hickory Grove Marker?

**PROPOSED ACTION:**

Vote to accept or alter the State Historic Preservation Office (SHPO) text for the Hickory Grove marker.

**RECOMMENDATION**

Staff has no recommendation.

**BACKGROUND:**

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

**ANALYSIS:**

The Historic Preservation Commission (HPC) voted at the November 27, 2023 meeting to start the process for a historic marker for the Hickory Grove Marker. SHPO finished the research and sent proposed text for the sign.

COUNTRY-SIZE DRAFT TEXT

TITLE: 25 characters and spaces / TEXT: 11 lines, 36 characters and spaces

Courier New (a True-Type Font) is best for draft text templates

If 2 title lines are required, there are 9 lines of text instead of 11

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Side 1

HICKORY GROVE |T1

The community of Hickory Grove |1  
dates to the late 19<sup>th</sup> century. In |2  
the antebellum era, much of the land|3  
in this area was owned by the Durant,|4  
Grissette, and Chesnut families. The|5  
community developed around nearby |6  
Hickory Grove Missionary Baptist |7  
Church, which organized in 1877. |8  
early residents were mostly farming |9  
families. Tobacco became an important|10  
cash crop in the early 20<sup>th</sup> century. |11  
(continued on next side)

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Side 2

HICKORY GROVE |T1  
(continued from other side)

A public school for white Hickory |1  
Grove residents was in operation by |2  
1875. An early school for Black |3  
residents opened off Old Reaves |4  
Ferry Road at the former site of |5  
Oak Grove Missionary Baptist Church.|6  
Around 1916 the community was also |7  
known as Fair Trade or Fairtraid |8  
after a nearby post office. The post|9  
office soon closed, and the area has|10  
been called Hickory Grove ever since.|11

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

---

Date: February 26, 2024  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Desiree Jackson, Senior Planner  
Cleared By: Rajiv Myana, Principal Planner  
Regarding: Green Sea Historic Marker

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**ISSUE:**

What is the status of the Green Sea Marker?

**PROPOSED ACTION:**

Determine a new location for the Green Sea Marker.

**RECOMMENDATION**

Staff has no recommendation.

**BACKGROUND:**

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

**ANALYSIS:**

The Historic Preservation Commission (HPC) voted at the November 27, 2023 meeting to start the process for a historic marker for the Green Sea Marker. SHPO has researched the marker and has stated concerns about the proposed location at the Green Sea-Floyd Library.

“While our office can sometimes be flexible with marker locations, we are unlikely to approve a marker for the Green Sea community that is located [several miles](#) away from Green Sea. It’s very rare these days for state markers to be located that distant from the site that’s actually being marked, especially if it’s an entire town or community (the Waccamaw marker was an unusual case, which we were only able to make work by framing the county’s preferred site as part of the tribe’s ancestral homeland). For a Green Sea marker, somewhere near the intersection of [Mitchell Sea Rd. and SC 410](#) would be ideal, but I imagine we’d be open to pretty much anywhere that’s at least in the community. If visibility is a serious concern, we would also be open to locating the marker along SC 9, at either of its intersections with [SC 410](#) or [Olive Dr./Mitchell Sea Rd.](#) These are only suggestions, and the County is welcome to propose other alternatives.”