

Allendale County Courthouse
 Name of Property

Allendale County, South Carolina
 County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources)

Contributing	Noncontributing	
1		buildings
		sites
		structures
	1	objects
1	1	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A 0

Number of contributing resources previously listed

in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions)

Category: Government

Subcategory: County Courthouse

Current Functions

(Enter categories from instructions)

Category: Government

Subcategory: County Courthouse

7. Description

Architectural Classification

(Enter categories from instructions)

Neo-Classical Revival

Materials

(Enter categories from instructions)

foundation Concrete
 walls Brick
 roof Metal
 other Limestone

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- a owned by a religious institution or used for religious purposes.
- b removed from its original location.
- c a birthplace or a grave.
- d a cemetery.
- e a reconstructed building, object, or structure.
- f a commemorative property.
- g less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Politics/Government

Period of Significance

1922 - 1957

Significant Dates

1922

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

G. Lloyd Preacher & Company
A.J. Krebs and Company

Narrative Statement of Significance

Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository:
S.C. Dept. of Archives & History,
Columbia, S.C.

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10. Geographical Data

Acreage of Property Approximately one acre

UTM References

(Place additional UTM references on a continuation sheet)

Zone Easting Northing	Zone Easting Northing
1 <u>17 471395 3652559</u>	3 <u>17</u>
2 <u>17</u>	4 <u>17</u>

___See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Mary Jean Carlson, Clerk of Court [with assistance from SHPO National Register staff]
 organization Allendale County date 18 June 2007
 street & number P.O Box 126, 611A W. Mulberry Street telephone [803] 584-2737
 city or town Allendale state South Carolina zip code 29810

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white** photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Allendale County
 street & number P.O Box 190, 526 Memorial Avenue telephone [803] 584-3438
 city or town Allendale state South Carolina zip code 29810

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). **Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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The Allendale County Courthouse, located at 292 Barnwell Highway [formerly Pine Street], at the terminus of Memorial Avenue as it extends with island medians from downtown Allendale, South Carolina, is a two story yellow brick and limestone-accented building designed in 1921 by the prominent Augusta and Atlanta, Georgia, firm of G. Lloyd Preacher and Company, Architects and Engineers. Recessed toward the center of the city block, the building is surrounded by a grass lawn that is devoid of trees. The front lawn contains a flag pole on the west side and a granite obelisk monument to Allendale County citizens who served in World Wars I and II, the Korean Conflict, and the Vietnam War on the east side. The building, as it stands today, consists of its original exterior load bearing masonry walls that survived an arsonist's fire on May 18, 1998, a reconstructed interior and roof structure with standing seam metal cladding, and a large rear courtroom addition connected by a shallow two-story hyphen.

Completed in 1922 by A.J. Krebs and Company, general contractors of Atlanta, the courthouse's central block with pedestaled pediment is dominated by a monumental, unengaged, flat-roofed Neoclassical Revival portico. The portico features a full-width set of cast stone steps with cheek walls and cast iron and globed lanterns, four [tetrastyle] massive limestone columns and responding pilasters of the Tuscan order, a classical revival entablature that includes dentils and modillions as well as a brick and limestone parapet. Set upon a concrete and brick foundation, the central block and four-bay by three-bay lateral wings are circumvented by an unadorned limestone water table, Tuscan order entablature, and parapet somewhat simplified from that of the central block and portico.

Fenestration on all elevations is symmetrical. The central, double-leaf entrance with pedimented limestone surround is flanked by paired windows with six-over-six light, double-hung replacement sash. The upper level of the portico has three paired windows of identical pane configuration. Small narrow, three-light windows pierce the flanking walls of the central block. First floor windows on each wing consist of single, eight-over-eight light, double-hung replacement sash, and header bond blind circular arched heads with limestone accents. Upper floor windows of the wings feature sash identical to those on the first level, but with jack-arched heads.

Each wing features central, single-leaf entrances at the center of either end elevation with sidelights, limestone surrounds and shelf architraves surmounted by large paired multi-light windows with multi-light transoms, all within limestone surrounds that extend to the wings' entablature. Flanked by glass-globed sconces, each of these secondary entrances is accessed by cast stone steps with cheek walls and iron hand railings.

On the central block and behind the parapets of the wings, the building's roof is clad in a modern standing seam copper roof. The rear of the central block features a gabled pediment and parapet similar to that of the historic building's facade.

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Immediately to the rear [northeast] and connected to the historic courthouse by a narrow two-story hyphen is a large office and courtroom addition that was completed and occupied in 2004, then dedicated in early 2005. In design and materials the addition is architecturally compatible and complimentary to the historic courthouse. Although extensive in depth and two stories in height, with covered side entries, pergolas and a one-story wraparound office and judges' chamber section, the addition has an overall lower profile than the historic courthouse building. The addition's interior consists of a vault for county records, a large courtroom lobby, an oversized courtroom based upon the design of the historic courtroom, judges' chambers, jury rooms, and offices.

The addition's construction was part of a larger project that included the overall reconstruction of the historic courthouse's interior and rehabilitation of its exterior, following a devastating arson fire that damaged and destroyed most of the interior of the upper floor's east side on the morning of May 18, 1998. The first floor of the building and the remainder of the upper floor suffered irreparably from extensive smoke and water damage. Exposed to the elements for an extended period of time after the fire, interior spaces and finishes sustained so much additional damage and decay that by the time the rehabilitation was planned the remainder of the roof and interior had to be removed from the building in order to facilitate the reconstruction of the interior. The courthouse's exterior architectural presence and expression, however, remained intact after the fire.

The interior of the building's reconstruction, in plan and detail, is based upon the 1921 architectural drawings by G. Lloyd Preacher and Company and was executed by the Columbia, South Carolina firm of Watson Tate Savory Architects, Inc.

The first floor interior of the historic courthouse's cross axial corridor plan, with central, octagonal lobby, arched corridor portals, and slightly recessed single-leaf entries, with arched transoms, for the respective county offices in the four canted corners of the lobby, was reconstructed in plan and finish according to the original 1921 plans. The open staircases, with decorative balustrades, rise at either end of the lateral cross corridor as they did originally and prior to the fire. The upper level was reconstructed with a plan similar to that of first floor, a point of departure from the original plan. The former courtroom space on the second floor of the building's central block is currently divided into a large county council chamber with corridor and offices toward the rear of the building. With a new and much more spacious courtroom in the building's rear addition, the need for a full-sized courtroom space in the historic building was eliminated. The plan for the upper floor area of the historic building was therefore modified slightly to accommodate for a smaller but ample courtroom-type space in the county council chamber and much-needed additional office space in the remainder of the central block.

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The Allendale County Courthouse, constructed in 1921-1922, is significant as the county's first and only courthouse. Allendale County, the last county established in South Carolina, emerged in 1919 from parts of Barnwell and Hampton counties, jurisdictions thought at the time to be too large to govern effectively. Plans for a courthouse actually began with the legislative act establishing Allendale County; therefore, this courthouse is not merely the only extant building in the county tied closely to the county's founding but clearly the most significant public building in the county. In spite of the effects of an arsonist's fire on the morning of May 18, 1998, the courthouse remains today not only as the seat of county government for the past eighty-five years but as the only tangible resource identified with Allendale County government, and the one most clearly representative and symbolic of Allendale County to her citizens. As such the courthouse is eligible for the National Register of Historic Places under Criterion A in the area of Politics and Government. Although Criterion C is not being argued here, the architecture of the historic courthouse's exterior, as preserved and restored following the fire, is important as an example of the public design work in South Carolina of G. Lloyd Preacher, noted Augusta and Atlanta architect and native son of Allendale County. While all or nearly all of the building's exterior historic fabric remained intact after the fire and only needed some reinforcement and stabilization, its interior had to be reconstructed. It meets Criteria Consideration E, as a building reassembled from some historic and some new materials, because its interior and roof were executed as accurately as was practical, was carried out within the extant historic walls of the original building and was "presented in a dignified manner as part of a restoration master plan." In addition, it meets the consideration because "no other building or structure with the same association has survived," or actually ever existed.

Allendale County was formed from portions of southern Barnwell County and northern Hampton County by an act of the General Assembly on February 6, 1919.¹ The act named the county for its principal town, Allendale, founded about 1840, named for its first postmaster, Paul H. Allen, and incorporated in 1873.² It also named the town of Allendale as the county seat and named thirteen commissioners to mark the boundaries of the newly made county, construct a courthouse and jail, and make temporary provisions for the successful operation of county functions until permanent ones were in place. The first county court was held in the Allendale City Hall on April 10, 1919. A special election was held on April 8, 1919, to choose temporary county officials; however, permanent officials were not elected until the general election in 1920. County commissioners were not elected until 1921.³

The commissioners named in the act establishing the county in 1919 were: W.T. Riley, Jr., W.R. Darlington, W.Z. Bryan, W.C. Bryan, George D. Kirkland, LeRoy Wilson, T. F. Hogg, J. Fred Lightsey,

¹ *Acts and Joint Resolutions of the General Assembly of the State of South Carolina*, XXXI, 5 (1919).

² The Historical Records Survey, Division of Women's and Professional Projects, Works Progress Administration, *Inventory of the County Archives of South Carolina*, No. 3. *Allendale County* (Columbia, S.C.: The Historical Records Survey, August 1931), p. 3.

³ *Ibid.*, pp. 3-4.

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J.W. Jenny, N.B. Loadholt, W.I. Johns, A.T. Allen and E.H. Oswald. W.I. Johns was elected chairman of the Commission and A.T. Allen and E.H. Oswald were replaced by J.L. Oswald and J.A. Goodson by the time the courthouse was completed and dedicated in 1922.⁴ Most of the commissioners represented well-known families of the new county, and all had been instrumental in passage of the bill that created Allendale County. In addition to many of them, Senator J. Henry Johnson witnessed Governor Robert A. Cooper signing the legislative act into law.⁵ By July 25, 1921, the commissioners had secured the land in the town of Allendale for the courthouse and jail, and by August 11th, they had contracted with G. Lloyd Preacher and Company, architects and engineers of Atlanta, to design and build the courthouse and jail for \$100,000. A.J. Krebs and Company, general contractors of Atlanta, was engaged to carry out the building's construction.⁶

Geoffrey Lloyd Preacher, the courthouse's architect and designer, was born near Allendale on May 11, 1882, in what was then the Hampton County town of Fairfax, and was the youngest of nine children born to the Reverend John Preacher and his wife Elizabeth. He completed a degree in architecture and engineering from Clemson College [now University] in 1904. For five years following his graduation, Preacher worked as a draftsman for the Lombard Iron Works of Augusta, Georgia. In 1909 he established an architectural office in Augusta with a brief and successful association with architect Arthur E. Holman. Although Holman left the firm by 1910, Preacher continued his practice successfully and by 1915 had in his employ as draftsmen the likes of Philander P. Scroggs and Whitley Ewing, later well-known in Augusta and in the Aiken, S.C. winter colony as the firm of Scroggs & Ewing. During World War I Preacher won many important commissions in Augusta that helped to launch a profitable career throughout the 1920s. He received commissions for high-rise buildings in Atlanta and in Asheville, North Carolina, as well as West Palm Beach, Lake Worth, St. Petersburg and Cocoa Beach, Florida. In South Carolina, he designed a number of important buildings in the 1920s, including the McCormick County Courthouse [1923], a smaller red brick version of the Allendale County Courthouse and listed in the National Register on December 12, 1985; the Spartanburg High School [1921]; the Edward J. Murphy Apartment House (Berkeley Apartments) in Charleston [1922]; the Fort Sumter Hotel in Charleston [1923]; the Orangeburg City Hall and Jail [1926]; and the Hotel Eutaw, also in Orangeburg [1926], listed in the National Register on September 20, 1985. Despite a scandal over alleged investor fraud involving a large building construction project in Atlanta in 1927, that eventually resulted in Preacher being dropped from the rolls of the Georgia Chapter of the American Institute of Architects, he maintained a good reputation and received one of the most important commissions of his career that very year, the Atlanta City Hall. Preacher maintained a wide and varied practice throughout much of the Southeast until the

⁴ Ibid., p. 3; *Acts and Joint Resolutions*, XXXI, 5 (1919).

⁵ *Acts and Joint Resolutions*, XXXI, 5 (1919); Alexania Easterling Lawton and Minnie Reeves Wilson, *Allendale on the Savannah* (Bamberg, S.C. *Bamberg Herald* Printers, 1970), pp. 209-210.

⁶ Deed Book 1, p. 232, and Plat Book 1, p. 30, Register of Mesne Conveyance, Allendale County Courthouse, Allendale, S.C.; John E. Wells and Robert E. Dalton, *The South Carolina Architects, 1885-1935: A Biographical Dictionary* (Richmond: New South Architectural Press, 1992), pp. 138-140.

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Depression. He closed his office in 1934 to enter government work in an executive capacity with the Home Owners Loan Corporation [HOLC]. Preacher's efforts to reestablish his practice and career in the post-World War II period proved disappointing, and he closed his office for the final time in 1954. He remained in Atlanta, the city he had helped to build, until his death on June 17, 1972, at the age of ninety.⁷ His office's ability to execute large multiple projects simultaneously during the 1920s and early 1930s, as well as the large body of his work in Georgia, South Carolina, North Carolina, Florida and Alabama, supports his position as an important regional architect of the early twentieth century South.

After the courthouse sustained extensive fire damage to its interior and roof on May 18, 1998, the county's leaders and citizens rallied against all odds in overwhelming numbers to preserve the exterior material integrity of the building and reconstruct the interior's floor plan and detailed finishes, as well as the building's roof, based upon Preacher's original 1921 drawings. Because the building currently serves as the county courthouse, its rehabilitation included additional electrical and mechanical upgrades for computers and high-speed internet access, as well as heating, ventilating and cooling [HVAC] - all innovations unanticipated during Preacher's career as an architect. County officials and leaders knew that, given the largely agricultural and depressed state of the county's economy, Allendale County government could not afford to restore, reconstruct or build anew their courthouse. At a public hearing, held to gauge the Allendale County citizenry's interest in preserving the historic building's exterior, ninety-nine percent of those present were in favor of rebuilding within the building's historic walls. In a bond referendum that followed, citizens voted overwhelmingly to raise the sales tax in the county by one cent to pay for the reconstruction of the floors and spaces within the building's historic walls and construction of a new courtroom, office and records annex to the building's rear. The county, therefore empowered by her citizens to take positive action, commissioned the architectural firm of Watson Tate Savory, Architects, Inc., of Columbia, South Carolina, to carry out the reconstruction and rehabilitation of the historic courthouse and to design and construct the courtroom, office and records annex to the rear of the original building. The Columbia, South Carolina based firm, Klinar Engineering - Structural Consulting carried out the reinforcement of the courthouse's historic walls while constructing new floor, interior wall and roof systems for the building. Klinar executed structural systems for the new rear annex as well.

The citizens of Allendale County could have chosen to demolish the building's historic walls and construct a completely new courthouse; however, by voting to save its exterior architecture [facade, portico, exterior brick and stone walls and its decorative details] they demonstrated their reverence for the historic courthouse and the history and founding of their county. Perhaps because it is the only courthouse and seat of government that Allendale County has ever had and the building most

⁷ Wells and Dalton, pp. 138-140; National Register of Historic Places Files, South Carolina State Historic Preservation Office, South Carolina Department of Archives and History, Columbia, S.C.; Julian Wade Adams, "G. Lloyd Preacher, A Southern Architect: A Study of His Career," unpublished M.A. thesis, University of Georgia, Athens, Ga., 1986, pp. 4-5, 83-94.

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closely associated with the county's founding, the building remains today as a symbol of Allendale County for her citizens.

Although the interior of the building today is a reconstruction within the historic walls of the 1921-1922 courthouse and an addition was constructed to the rear, it has basic architectural integrity when viewed from the exterior because the facade with its central monumental portico and the side and rear elevations with their details are all still intact. The fire, as well as the water used to extinguish the fire, destroyed many of the building's windows, so most or all windows had to be replaced. New windows are double hung insulated sash with the identical, albeit simulated, pane configuration as those originally in the building. Interior plan and finishes are replicative, based upon or in keeping with those designed for the building by G. Lloyd Preacher in 1921. The addition is set apart from the historic building, allowing the rear elevation to read as it did historically. Its connection is by a narrow brick and glass hyphen at the center of the rear elevation and set well below the historic courthouse's cornice line. In spite of the dimensions of its footprint, the addition is clearly secondary to the higher profiled, more imposing and visible historic courthouse block. Although it extends a significant distance to the rear of the historic courthouse and intersects the street that once ran parallel to building's rear elevation, the annex is successfully positioned behind the historic building. Its one-story wraparound office block portion serves to lessen the overall visual impact of the addition by reducing the building's volume nearest to the street. The annex is therefore architecturally compatible with the historic courthouse block because it does not visually intrude upon or diminish the presence of the 1921-1922 courthouse block to any significant degree.

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Bibliography

Acts and Joint Resolutions of the General Assembly of the State of South Carolina, XXXI, 5 (1919).

Adams, Julian Wade. "G. Lloyd Preacher, A Southern Architect: A Study of His Career."
Unpublished M.A. thesis, University of Georgia, Athens, Ga., 1986.

The Historical Records Survey, Division of Women's and Professional Projects, Works Progress
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Columbia, S.C.: The Historical Records Survey, August 1931.

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Herald Printers, 1970.

National Register of Historic Places Files. South Carolina State Historic Preservation Office, South
Carolina Department of Archives and History, Columbia, S.C.

Register of Mesne Conveyance, Allendale County Courthouse, Allendale, S.C.

Wells, John E., and Robert E. Dalton. *The South Carolina Architects, 1885-1935: A Biographical
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Verbal Boundary Description

The boundary of the Allendale County Courthouse is shown as the black line on the accompanying Allendale County tax map, Sheet Number 105-02, Section 3, Parcel 24, in addition to a portion of Allen Street at the rear of the courthouse, and portions of Memorial Avenue and Parcels 23 and 8, drawn at a scale of 1" = 100'.

Verbal Boundary Justification

The boundary for the Allendale County Courthouse contains the historic courthouse building, its modern annex and its surrounding parcel as described in the above boundary description.

Additional Documentation Submitted With Nomination

1. Digital Scans of Original Blueprint Plans by G. Lloyd Preacher, Architect, 1921
2. Photocopies of Reconstruction Plans by Watson Tate Savory Architects, 6 May 2002
3. Photocopies of Photographs by Klinar Engineering, ca. 2002-04

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The following information is the same for each of the photographs:

Name of Property: Allendale County Courthouse
Location of Property: 292 Barnwell Highway
Allendale, Allendale County, S.C.

Name of Photographer: Mary Jean Carlson, Clerk of Court, Allendale County
Location of Original
Negatives: South Carolina Department of Archives and History
8301 Parklane Road
Columbia, S.C. 29223

Photographs 1-12: [Allendale County County Courthouse as it now appears,
Photographs taken September 14, 2005]:

1. Facade [southwest elevation]
2. Southeast oblique view
3. Western oblique view
4. Southeast wing and grounds, with Allendale County Library [War Memorial Building] in background at right
5. Northwest [left side] elevation
6. Southeast [right side] oblique view, with hyphen and Courtroom, Office and Records Annex at right
7. Southeast elevation of Courtroom, Office and Records Annex
8. Northwest elevation of Courtroom, Office and Records Annex
9. Northeast [rear] elevation
10. Central octagonal lobby and corridor to annex
11. Central octagonal lobby with inset arched office entrance, corridor to east wing at left; entrance corridor at right
12. Interior view of new courtroom in Annex

Photographs 13-27 [Taken 1998-2004, Included as Additional Information]:

13. Allendale County Courthouse, ca. 1989 [before fire of May 18, 1998]
14. Facade, shortly after fire of May 18, 1998
15. Detail of portico, shortly after fire, 1998
16. East elevation [where the fire began], shortly after fire, 1998
17. East wing elevation, oblique view, shortly after fire, 1998
18. Detail of window above east entrance, shortly after fire, 1998
19. Oblique view from northwest, shortly after fire, 1998
20. Northeast oblique view of rear elevation, shortly after fire, 1998
21. Rear elevation, looking toward east wing, shortly after fire, 1998

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- 22. Facade after clearing debris from fire, ca. 1998-99
- 23. East oblique view after clearing debris from fire, ca. 1998-99
- 24. East wing wall, after clearing debris from fire, ca. 1998-99
- 25. West elevation, after clearing debris from fire, ca. 1998-99
- 26. Rear elevation, after clearing debris from fire, ca. 1998-99
- 27. Rear elevation, oblique view, after clearing debris from fire, ca. 1998-99