



# COLUMBIA

Downtown Historic  
Resource Survey

Final Survey Report  
September 28, 2020

Staci Richey, Access Preservation  
with Dr. Lydia Brandt



Intentionally Left Blank

# **Columbia Downtown Historic Resource Survey**

City of Columbia, Richland County, S.C.

**FINAL Report**  
**September 28, 2020**

Report Submitted to:  
City of Columbia, Planning and Development Services, 1136 Washington Street, Columbia, S.C. 29201

Report Prepared By:  
Access Preservation, 7238 Holloway Road, Columbia, S.C. 29209

Staci Richey – Historian and Co-Author, Access Preservation  
Lydia Mattice Brandt, PhD – Architectural Historian and Co-Author, Independent Contractor

Intentionally Left Blank

This program 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, NW  
Washington, D.C. 20240

# Table of Contents

Acknowledgements	
Lists of Figures, Tables, and Maps	
Abbreviations Used in Notes and Text	
1. Project Summary	1
2. Survey Methodology	4
3. Historic Context of Columbia	6
Colonial and Antebellum Columbia	6
Columbia from the Civil War through World War I	16
Columbia between the Wars: 1920s through World War II	35
Mid-Century Columbia: 1945-1975	44
Conclusion	76
4. Evaluation of Recorded Properties	77
NRHP Listings	77
Surveyed Resources	97
Special Considerations and Challenges When Evaluating Modern Resources	102
Architects and Contractors	110
5. Recommendations	119
Individual Properties Proposed for Eligibility for the NRHP	119
Districts Recommended for Listing in the NRHP	135
Multiple Property Submissions Recommended for Listing in the NRHP	150
Resources to Recommend for Listing at the Local/City Level	156
Recommendations for Future Preservation Planning Efforts	173
6. Data Gaps	177
7. Bibliography	178
8. Appendix: List of Apartment Buildings and Mid-Century Office Buildings Surveyed	186
9. Inventory of Surveyed Resources	190
10. Letter from S.C. State Historic Preservation Office	209

# Acknowledgements

Staci Richey, Access Preservation, and Lydia Mattice Brandt, Ph.D., would like to thank the City of Columbia Planning and Development Office for their support. In particular, Amy Moore provided access to historic research files, Rachel Walling served as project manager, and Megan McNish provided archival maps. We would also like to thank Brad Sauls at the South Carolina State Department of Archives and History (SCDAH), for his help with project administration. Both parties were very flexible with us as we navigated this survey and the public meeting components during a world-wide pandemic and limited access to libraries and archival resources.

We would also like to thank the members of the public who graciously allowed us to interview them about local history and family sites in the city. These include Dr. John Bryan, Jack Fuller Jr., Dorothy Seegers Ropp, Sewell Gelberd, and Cecily Johnson.

Members of the local history and architecture community were also extremely generous with their time and knowledge. Derek Gruner, architect for the University of South Carolina, provided crucial information regarding the architects and built dates of Modern buildings on the campus. Katharine Thompson Allen, John Sherrer, and Robin Waites of Historic Columbia and Andy Chandler were also helpful.

Federal grant funds from the National Park Service and the U.S. Department of the Interior (administered by the SCDAH) have in part financed the activity that is the subject of this report. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendations by the Department of the Interior.

# Lists of Figures, Tables, and Maps

## *Figures*

Figure 3.1. 1931 reprint of the first map of Columbia, S.C., made by John Guignard in 1786	8
Figure 3.2. Detail of map showing the South Carolina College campus and the South Carolina state house grounds	12
Figure 3.3. Postcard of Trinity Church (now Trinity Cathedral), ca. 1910	12
Figure 3.4. Two examples of Columbia Cottages	17
Figure 3.5. Columbia after the February 1865 fire	17
Figure 3.6. C. N. Drie, “Bird’s Eye View of the City of Columbia, South Carolina,” 1872	18
Figure 3.7. Kelsey and Guild’s proposed park system for Columbia, 1905	21
Figure 3.8. Columbia’s skyline in 1914	28
Figure 3.9. Postcards of Baptist Hospital and the City General Hospital	28
Figure 3.10. “Lumber Alley,” the 1800 block of Calhoun Street	33
Figure 3.11. Shotgun houses on the 1919 Sanborn Map	33
Figure 3.12. Columbia’s electric streetcar system, 1886-1936	37
Figure 3.13. Gibbes Green at the University of South Carolina	37
Figure 3.14. The Art Moderne Greyhound Bus Depot	43
Figure 3.15. Carver Theater and the 1500 block of Harden Street	43
Figure 3.16. The Marlboro Building at 1116 Blanding Street	43
Figure 3.17. The International Style University Terrace	48
Figure 3.18. Map of existing land uses from “In Step With Tomorrow: A Comprehensive Plan for the Columbia Planning Area” (1961)	48
Figure 3.19. The “fight blight” campaign in action at 1600 Pendleton Street <sup>5</sup>	50
Figure 3.20. Projected land use map and the “Main Street Mall” from the 1969 Doxiadis Plan	50
Figure 3.21. The Wade Hampton Hotel	56
Figure 3.22. Veterans Administration Regional Office	56
Figure 3.23. The International Style Pendleton Building, 1321 Pendleton Street	60
Figure 3.24. LBC&W’s finest New Formalist Buildings	60
Figure 3.25. View south down the UofSC Pedestrian Mall towards Bates Hall	64
Figure 3.26. Gambrell Hall, University of South Carolina	64
Figure 3.27. Assembly Street Parking Garage	67
Figure 3.28. Seibels, Bruce & Company Building, 1501 Lady Street	67
Figure 3.29. Sears Town just before its grand opening in August 1955	69
Figure 3.30. 1600 block of Main Street with its new Modernist facades	69
Figure 3.31. The Brutalist Standard Savings Bank Building, 1337 Main Street	73
Figure 3.32. Postcard of First Baptist Church and its Educational Building	73
Figure 3.33. Union Baptist Church	75
Figure 3.34. Cornell Arms	75
Figure 4.1. #8372, 1919 Gadsden Street	95
Figure 4.2. #7943, 1002 Calhoun Street	95
Figure 4.3. #8235, 1500 Calhoun Street	95



Figure 4.4. #8002, 1328 Blanding Street	95
Figure 4.5. The 1970s slipcover on King’s Jewelers at 1611 Main Street	95
Figure 4.6. #7995, the 1969 National Bank of SC	95
Figure 4.7. #7890, Sims Hall	96
Figure 4.8. #7880, Wardlaw College	96
Figure 4.9. North side of the 1800 block of Hampton Street	101
Figure 4.10. 1823 Pulaski (#8342)	101
Figure 4.11. 1710 Gervais St. (#8334)	101
Figure 4.12. c.1965 Modern church at 809 Calhoun St (#8367)	101
Figure 4.13. concrete plant at 2001 Taylor (#8184)	101
Figure 4.14. #8202, 1216 Pickens Street	101
Figure 4.15. LBC&W and WS&A, Capitol Complex Master Plan, 1969	107
Figure 4.16. LBC&W’s Bankers Trust Tower in Columbia (#8035, 1974) and the Seagram Building in New York City (1958)	107
Figure 4.17. #7868: 1019 Assembly Street in 2004	108
Figure 4.18. #7868: 1019 Assembly Street in May 2020	108
Figure 4.19. #8281: 1514 Pickens Street	108
Figure 4.20. #8125, 1430 Bull Street in 1965	108
Figure 4.21. #8125, 1430 Bull Street in May 2020	108
Figure 4.22. #8010: Downtown Medical Center, 1410 Blanding Street, in 1965	109
Figure 4.23. #8010: Downtown Medical Center, 1410 Blanding Street, in May 2020	109
Figure 4.24. #7848: SC Department of Agriculture Laboratory, 1101 Williams Street	109
Figure 4.25. #7887: Patterson Hall, UofSC in 1962	109
Figure 4.26. #7887: Patterson Hall, UofSC in July 2020	109
Figure 4.27. LBC&W in their offices in the Bankers Trust Tower, 1974	118
Figure 5.1. #8160: Smith’s Service Station, 2032 Sumter Street	131
Figure 5.2. #8172: Leevy’s Funeral Home, 1831 Taylor Street	131
Figure 5.3. #8188: Richtex Shale Products Company, 2000 Taylor Street	131
Figure 5.4. #8200: M. H. Baxley’s Groceries, 1309 Gregg Street	131
Figure 5.5. #8278: W. M. Kirby Grocery, 1518 Taylor Street	131
Figure 5.6. #8279: Richland Auto Sales, 1514 Taylor Street	131
Figure 5.7. #8347: Star Music, 1320 Assembly Street	132
Figure 5.8. #8348: People’s Pawn Shop, 1326 Assembly Street	132
Figure 5.9. #8433: Seastrunk Electric Company, 1731 Harden Street	132
Figures 5.10-11. #8465: Lyles, Bissett, Carlisle and Wolff Office Building, 1810 Gervais Street	132
Figures 5.12. #8001: Standard Oil Company Headquarters, 300 Gervais Street	132
Figure 5.13. #7766: South Carolina State Archives, 1430 Senate Street	133
Figure 5.14. #7767: South Carolina State Library, 1500 Senate Street	133
Figures 5.15. #8038: United States Post Office, 1601 Assembly Street	133
Figure 5.16. #8257: Heise-Tunander House, 1426 Hampton Street	133
Figure 5.17. #7952: Parsonage for Sidney Park M.E. Church, 1108 Blanding Street	133
Figure 5.18. #8357: Nathaniel J. Frederick House, 1416 Park Street	133
Figure 5.19. #8323: Young Men’s Christian Association, 1420 Sumter Street	134

Figure 5.20. Hampton Street Medical Corridor Historic District, #8136, 1840 Hampton Street	148
Figure 5.21. Hampton Street Medical Corridor Historic District, #7730, 1516 Gregg Street	148
Figure 5.22. Hampton Street Medical Corridor Historic District, 1500 block Gregg Street, east side	148
Figure 5.23. Harden Street Black Commercial District, 1500 block Harden Street, west side	148
Figure 5.24. Harden Street Black Commercial District, #8428, 1505 Harden Street	148
Figure 5.26. University of South Carolina East Campus Historic District, College Street promenade	148
Figure 5.25. University of South Carolina East Campus Historic District, #7895, Capstone House	149
Figure 5.27. University of South Carolina New Campus Historic District, #7884, Russell House	149
Figure 5.28. University of South Carolina New Campus Historic District, #7929/7930/7931, Jones Physical Sciences Building, Biological Sciences Center, and Earth and Water Sciences Building	149
Figure 5.29. Apartments Multiple Property Submission, Beverly Apartments, #8256, 1525 Bull Street	155
Figure 5.30. Apartments Multiple Property Submission, Claire Tower, #7763, 1041 Marion Street	155
Figure 5.31. Mid-Century Office Buildings Multiple Property Submission, Jefferson Square, #7971, 1801 Main Street	155
Figure 5.32. Mid-Century Office Buildings Multiple Property Submission, Palmetto State Life Insurance Building, Site #8448, 901 Elmwood Avenue	155
Figure 5.33. #7743: Burns Auto Parts, 1315 Calhoun Street	169
Figures 5.34-35. #7953: New South Life Insurance Building, 1900 Assembly Street	169
Figure 5.36. #7976: Clock, next to 1339 Main Street, in public right of way	169
Figure 5.37. #8124: Masonic Temple, 1518 Hampton Street	169
Figure 5.38. #8143: 1430 Cherokee Street	169
Figure 5.39. #8187: 2006 Taylor Street	170
Figure 5.40. #8294: 1417 Pickens Street	170
Figure 5.41. #8303: 1518 Lady Street	170
Figure 5.42. #8312: Palmetto Parking Deck, 1305 Lady Street	170
Figures 5.43-44. #8438: Stier Supply Company, 2021 Blanding Street	170
Figure 5.45. #8439: 1000 Taylor Street	171
Figure 5.46. #8442: Little Red Schoolhouse, Riverfront Park at Laurel Street, next to 1700 Gist Street	171
Figure 5.47. #8471: Constan Car Wash, 1950 Gervais Street	171
Figure 5.48. Senate Street Historic District, #7768, Senate Plaza, 1520 Senate Street	171
Figure 5.49. Senate Street Historic District, Gonzales Monument and Senate Street median	171
Figure 5.50. Wayne Street Historic District, #8385, 1703 Wayne Street	171
Figure 5.51. Wayne Street Historic District, #8421, 1724 Wayne Street	172
Figure 5.52. Hampton Street Historic District, #1728 Hampton Street	172
Figure 5.53. Hampton Street Historic District, #7726, 1819 Hampton Street	172

Figure 5.54. #8327: 1339 Main Street (interior)	176
Figure 5.55. #7881: James F. Byrnes Building, 901 Sumter Street (mural by Gil Petroff)	176
Figures 5.56-57. #8438: Stier Supply Company, 2021 Blanding Street (signs)	176
Figure 5.58. King's Jeweler's, 1611 Main Street	176

### *Tables*

Table 4.1. List of Existing Listings in the National Register of Historic Places	77
Table 4.2. Columbia District I: Resources	82
Table 4.3. Columbia District II: Recommendations on Non-Contributing Buildings	86
Table 4.4. Columbia District II: Recommendations for Boundary Increase	87
Table 4.5. Old Campus Historic District: Recommendations for Boundary Increase	89
Table 4.6. Properties Previously Determined Eligible for the NRHP	90
Table 4.7. Properties Determined Eligible in 1993 Survey	92
Table 4.8. Properties Requiring Research or Not Eligible, per SCDAH's ArchSite	93
Table 4.9. Properties from 1993 Survey Worthy of Investigation	93
Table 4.10. Survey Results	97
Table 4.11. Eras of Buildings Surveyed	98
Table 4.12. Buildings with Identified Architects	111
Table 5.1. Commercial Resources Recommended for Individual Listing	119
Table 5.2. Institutional Resources Recommended for Individual Listing	125
Table 5.3. Parking/Transportation Resource Recommended for Individual Listing	126
Table 5.4. Residential Resources Recommended for Individual Listing	128
Table 5.5. Recreational Resource Recommended for Individual Listing	129
Table 5.6. Districts Recommended for Listing	135
Table 5.7. Hampton Street Medical Corridor Historic District	137
Table 5.8. Harden Street Black Commercial District	140
Table 5.9. University of South Carolina East Campus Historic District	142
Table 5.10. University of South Carolina New Campus Historic District	145
Table 5.11. Multiple Property Submissions Recommended	150
Table 5.12. Apartment Buildings Considered for Multiple Property Submission	152
Table 5.13. Office Buildings Considered for Multiple Property Submission	154
Table 5.14. Listings at the Local Level	156
Table 5.15. Senate Street Historic District	162
Table 5.16. Wayne Street Historic District	165
Table 5.17 Hampton Street Historic District	167
Table 8.1. Apartment Buildings Surveyed	186
Table 8.2. Mid-Century Office Buildings Surveyed	187

*Maps*

Map 1.1. Proposed survey area	2
Map 4.1. Columbia District I	81
Map 4.2. Columbia District II	85
Map 4.3. Old Campus Historic District	91
Map 5.1. Hampton Street Medical Corridor Historic District	139
Map 5.2. Harden Street Black Commercial Historic District	141
Map 5.3. University of South Carolina East Campus Historic District	143
Map 5.4. University of South Carolina New Campus Historic District	147
Map 5.5. Senate Street Historic District	164
Map 5.6. Wayne Street Historic District	166
Map 5.7. Hampton Street Historic District	168

# Abbreviations Used in Notes and Text

Aerial Photo	Aerial Photos of Columbia, Richland County, S.C. (Pilot Project), SoCar
AIA	American Institute of Architects
City Directory	various city directories published for Columbia <sup>1</sup>
City Permit Book	1931-37 and 1937-39, RCPL <sup>2</sup>
CPO	City of Columbia Planning Office
HC	Historic Columbia
LBC&W	Lyles, Bissett, Carlisle and Wolff
MOB	medical office building
NRHP	National Register of Historic Places
POB	professional office building
RCPL	Walker Local History Room, Richland County Public Library, Columbia
Sanborn Map	various maps published by the Sanborn Fire Insurance Company for Columbia <sup>3</sup>
SCDAH	South Carolina Department of Archives and History, Columbia
SCHPR	South Carolina Historic Properties Record
SHPO	State Historic Preservation Office
SoCar	South Caroliniana Library, University of South Carolina, Columbia
UofSC	University of South Carolina
WS&A	Wilbur Smith and Associates

---

<sup>1</sup> Selected volumes available at <https://digital.library.sc.edu/collections/columbia-city-directories/>.

<sup>2</sup> Available at <https://localhistory.richlandlibrary.com/digital/collection/p16817coll11/id/5303/rec/4> and <https://localhistory.richlandlibrary.com/digital/collection/p16817coll11/id/5648/rec/5>

<sup>3</sup> Available at <https://digital.library.sc.edu/collections/sanborn-fire-insurance-maps-of-south-carolina/> (1898-04, 1904-08, 1919, 1923 incomplete), [https://www.loc.gov/resource/g3914cm.g3914cm\\_g08131195001/?sp=1&r=-0.559,0.03,2.031,1.092,0](https://www.loc.gov/resource/g3914cm.g3914cm_g08131195001/?sp=1&r=-0.559,0.03,2.031,1.092,0) (1949), [https://www.loc.gov/resource/g3914cm.g3914cm\\_g08131195601/?st=gallery](https://www.loc.gov/resource/g3914cm.g3914cm_g08131195601/?st=gallery) (1956).

# 1. Project Summary

## *Name of Survey*

Columbia Downtown Historic Resource Survey (RFP012-19-20-ANN)

## *Boundaries of Survey Area*

This survey is located in downtown Columbia, South Carolina, in Richland County. It is bounded by Elmwood Avenue and Calhoun Street on the north, Congaree River on the west, Blossom Street on the south, and Harden Street on the east (Map 1.1).

## *Number of Resources Surveyed*

The consultants surveyed 721 properties resources.

## *Area Surveyed*

The total area surveyed with the City of Columbia was about 1,789 acres, or 2.8 square miles.

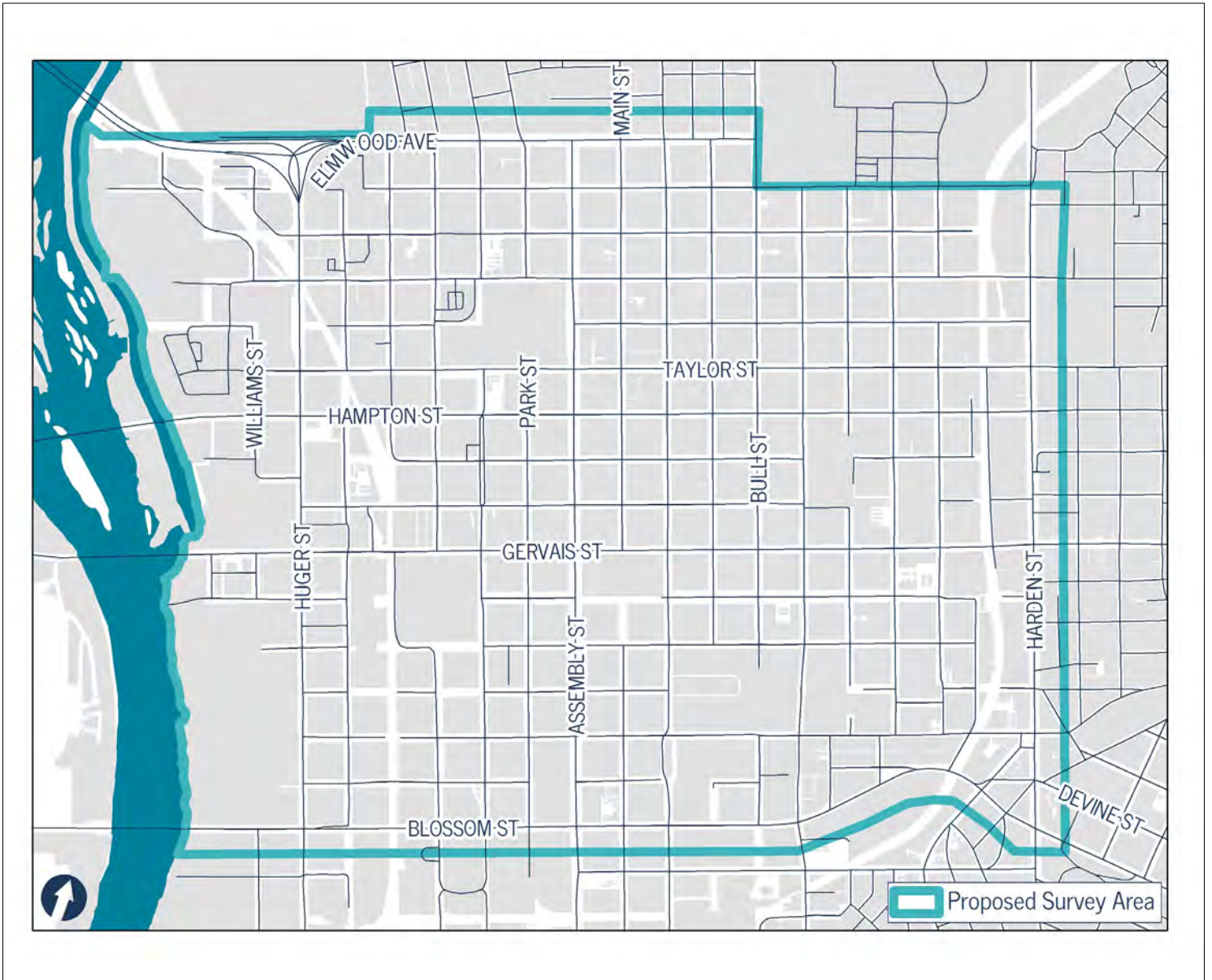
## *Surveyors and Affiliation*

Principal Investigator	Staci Richey, Access Preservation
Surveyors/Historians	Staci Richey, Access Preservation Lydia Mattice Brandt, Ph.D., Independent Contractor
Affiliation	Staci Richey, Project Lead Access Preservation, 7238 Holloway Rd. Columbia, SC 29209

## *Project History*

The City of Columbia initiated this survey with matching grant funds from the SC Department of Archives and History. The purpose was to conduct a survey of historic resources located in downtown Columbia, updating the 1993 survey by John Bryan, Ph.D., with special attention to Modern buildings built from 1945-1975. The project's deliverables included an historic context for the development of Columbia's built environment and recommendations for resources' eligibility for the National Register of Historic Places and for local designation by the City of Columbia. This project will benefit the city's understanding of the resources that make up the dense downtown area currently under pressure for development and alterations and help the city with future planning and preservation efforts.

This survey updated the 1993 survey by capturing historic and Modern resources within the current survey database used by the SCDAH. It is the first attempt at a survey of the city's Modern architecture within the SCDAH survey system. As these buildings make up a good portion of the fabric of Columbia's downtown, this survey provides a generous historic context for the many buildings constructed in the city since 1950. It also offers recommendations for approaching the designation or preservation of these



Map 1.1. Proposed survey area. Downtown Historic Resources Survey RFP, City of Columbia.

resources, many of which have already undergone dramatic changes. This project is also part of the City of Columbia's ongoing efforts to document its historic resources.

### *Survey Dates*

This project began on April 21, 2020 with a virtual conference over Zoom between Staci Richey, Access Preservation; Lydia Mattice Brandt, PhD., independent contractor; Brad Sauls, SCDAH; and Amy Moore and Rachel Walling, City of Columbia. This meeting was conducted online due to the Covid-19 worldwide pandemic and the restrictions on travel and in-person meetings that resulted. At this meeting, the parties agreed to devise a new schedule, which was subsequently emailed and approved. They also discussed the survey parameters and agreed to pursue an online version of the meeting required to notify the public of the survey. As a result, Brandt created a video explaining the project that the City of Columbia hosted on its YouTube.com channel, which outlined the goals of the project, the personnel, and the desire for feedback from the community.

The bulk of the field work for this survey was conducted from April 24, 2020 through May 8, 2020, with some minor follow up in August 2020. After completing field work, the historians drafted the historic context and submitted it to the city and SCDAH on July 6, 2020. The historians then completed the survey forms and a draft of recommendations and submitted both to the city and SCDAH on August 20, 2020. The final, revised report was completed Sept. 28, 2020. A final public presentation about the project was released online in a video format in late October 2020.

### *Project Objectives*

The City of Columbia is in the process of updating its inventory of historic resources. The last survey of downtown Columbia was completed in 1993, and much of the city's building stock has since reached the fifty-year mark. This makes many resources newly eligible for survey and potential designation. One of the goals of this project, therefore, was to capture the many mid-twentieth century buildings that represent the Modern movements in architecture. The survey will hopefully help the city understand what resources exist, which ones are potentially significant, what changes they have endured over time, and which architects were involved with helping to shape Columbia's built environment. Survey data captures all historic buildings within the survey boundaries that have not been surveyed before, and this data can help the City and SCDAH with determinations of eligibility for local listings or for listing in the National Register of Historic Places (NRHP). This survey also identified areas for further study and survey, with recommendations for historic preservation planning.



## 2. Survey Methodology

### *Background Research*

This project began with field work due to the lack of access to libraries because of the Covid-19 pandemic. The hope was that field work would be completed by the time libraries re-opened after a few weeks of the statewide shutdown. Unfortunately, libraries remained closed throughout this project, with limited access returning to the South Caroliniana Library at the University of South Carolina in early August 2020 (the Richland County Public Library remained closed during the entire project period).

The historians conducted background research using online archival resources from the UofSC libraries, RCPL, the SC Digital Library, the *South Carolina Encyclopedia*, the SC Historic Properties Record, Library of Congress, and other online sources cited in the footnotes and bibliography. They had some access to the City of Columbia's research files, and used personal libraries, published and unpublished secondary sources (some written by the consultants themselves), and the 1993 survey to create the historic context. Digitized images and maps from the above repositories were essential for this effort.

Before conducting field work, the historians reviewed the SCDAH's ArchSite public view map to determine which properties had already been surveyed, listed on the National Register of Historic Places, or determined eligible by SCDAH. The city provided a spreadsheet for every parcel in the survey boundary, most of which included a built date assigned by the Richland County assessor. The city identified 750 sites for the survey using the properties from this spreadsheet, built between 1940-1975. A review of this information revealed only about 465 sites actually constructed between those dates, with a few hundred more built prior to 1940 included within the survey boundaries. ArchSite indicated that there were an additional 9 sites and 1 complex already determined eligible, with seven of those resources still extant. There were 22 sites and 1 district determined ineligible or that required further evaluation. There were 93 individual listings on the NRHP and 7 historic districts.

### *Field Survey Methods*

The city provided coded parcel maps, which highlighted properties built between 1940-1975 in green. The surveyors printed the maps and divided up the survey area. Each surveyor took a photograph of each survey-eligible site from the public right-of-way and noted the address and particular architectural features. They entered the survey information into the Access database provided by SCDAH according to the survey manual and labeled photographs and sites according to the survey numbers provided by SCDAH. Unless otherwise noted, all contemporary photographs in this report were taken as part of the survey.

The consultants surveyed every building within the survey area built between 1940 and 1975 that was not individually listed on the NRHP or listed as a contributing resource to a NRHP district within the last ten years. They also resurveyed or investigated buildings listed as non-contributing in districts listed more than ten years ago.

### *National Register of Historic Places Evaluation*

The surveyors determined the potential eligibility of surveyed sites for listing in the NRHP using the four criteria outlined in the Department of the Interior Regulations 36 CFR Part 60.4: National Register of

Historic Places Criteria for Evaluation and 36 CFR Part 800: Advisory Council on Historic Preservation, Protection of Historic and Cultural Properties. "Surveyed sites" are defined as cultural resources when they are at least fifty-years old and retain the seven aspects of integrity used by the Department of the Interior: location, design, setting, materials, workmanship, feeling, and association.

If a resource retained sufficient integrity in most of these areas, the surveyors evaluated it using the four available criteria for listing in the NRHP:

- A) Properties that are associated with events that have made a significant contribution to the broad pattern of history;
- B) Properties that are associated with the lives of persons significant in the past;
- C) Properties that embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction;, or,
- D) Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Criterion D is most often applied to archaeological sites and was not utilized in this above-ground cultural resource survey.

### 3. Historic Context of Columbia, South Carolina

Located at the geographic center of the state, Columbia sits in a slight depression that slopes west to meet the Congaree River. Established as the seat of Richland County and the capital of South Carolina in the mid-1780s, it grew into a political and commercial hub for the rural state over the early nineteenth century. Its relatively modest residential, industrial, and institutional resources were devastated economically and physically by the Civil War and the burning of the city that followed in February 1865. Reconstruction and the early twentieth century brought new social structures and industrial opportunities that rebuilt the city in a range of building types, patterns, and styles typical of the period. The mid-twentieth century introduced the most dramatic changes to Columbia's built environment and population distribution: urban renewal, suburban expansion, Modern architecture, and the end of segregation transformed the city's downtown.

#### Colonial and Antebellum Columbia

Settlements of Native American tribes, including the Congaree and the Cherokee, did not dissuade whites from colonizing central South Carolina. In 1733, the colonial government in Charleston created a series of ten inland townships to buffer the Lowcountry from Native Americans and attract more white people to a colony with a growing population of enslaved Africans and African Americans. This system granted the head of a family—white or black—fifty acres of land to settle on the frontier. Spurred by this system, Saxe-Gotha developed along the west side of the Congaree River (formed by the joining of the Broad and Saluda Rivers) and drew settlers to what is now Richland County. As they arrived from North Carolina, Maryland, and Virginia to farm the rich soil along the river in the 1740s, they slowly migrated to the river's east side.<sup>1</sup>

The growing white population soon found its distance from Charleston burdensome. Settlers had to travel more than one hundred miles from the colony's rural center to file plats and deeds for the acres they claimed. Following the Revolutionary War, local politician Thomas Taylor and other members of the general assembly from central and upstate South Carolina jostled to reorganize the state. In 1785, they successfully argued to move the capital inland. They also divided the Camden District into six new counties, forming Richland County. As the county closest to the center of the state, it became the seat of the new state capital. Discussions about favorable land, timber supplies, and river navigation led the general assembly to choose "Taylor's Hill," about 140 acres of property owned by James and Thomas Taylor, for its capital. Located along a river with a sloping plain and few hills, the land was promising. It appeared to have considerable advantages, even though its location on a fall line made it a troublesome trade route. The general assembly named the capital city "Columbia" after Christopher Columbus.<sup>2</sup>

As one of the earliest planned cities in America—established five years before Pierre Charles L'Enfant designed Washington, D.C.—Columbia enjoyed wide avenues arranged in a formal grid quite unlike the organic growth pattern of Charleston's narrow colonial streets. In 1786, the general assembly laid out the two-mile square town in a "square in the grid" orthogonal pattern with 100-foot wide streets. Each square of the grid was four acres divided into half-acre, rectangular lots. This created rows of four lots across both the northern and southern sides of each of the city's four hundred blocks, each about 400 feet long

---

<sup>1</sup> John Hammond Moore, *Columbia and Richland County, A South Carolina Community, 1740-1990* (Columbia: University of South Carolina Press, 1993), 1-12; John M. Bryan & Associates, "City-Wide Architectural Survey & Historic Preservation Plan," Columbia, S.C." (1993), 30.

<sup>2</sup> Moore, *Columbia and Richland County*, 28-44.

on each side. This orientation encouraged development along these two faces of the block, which meant that the east-to-west streets along those faces developed first, that buildings tended to face either east or west, and the streets aligned north-to-south generally ran alongside yards in residential areas. Two main intersecting avenues—Assembly and Senate Streets—were each 150-foot wide.<sup>3</sup>

The general assembly appointed a commission to oversee the planning of the new town and selling of its lots. The commission reserved two squares—or eight acres—for the construction of public buildings; the sale of lots would fund a new state house. The commission required purchasers of residential lots to build dwellings at least thirty feet long with wood, brick, or stone siding within three years. To facilitate sales, the commission hired John Guignard to survey the site and create a map (Figure 3.1). Guignard slightly tilted the grid so that streets ran slightly to the north as they traveled east, while those traveling south veered to the east. The commissioners named the streets after themselves, officers of the Revolutionary War militias and others important to the colony's early history, as well as after the state's principal cash crops—indigo, wheat, rice and tobacco.<sup>4</sup>

The commission held its first sale in Charleston in fall 1786. Prospective settlers bought choice lots in the center of town along the principal streets. Many favored Main Street (then Richardson Street) for business instead of Assembly Street just one block west. Despite its grand 150-foot width, Assembly had the challenge of a steeper hill and a sharp slope to the west. Some of those who bought land along the river unfortunately found that their lots were underwater because of the slight skew of Guignard's map. Purchasers were also largely unaware that the river often flooded, making the riverfront a less attractive location for development than in other towns. Columbia incorporated in 1806 with John Taylor as its first mayor, although the state legislature remained involved in the daily business of the town's management until 1830.<sup>5</sup>

The city experienced population growth throughout the antebellum era. In an unofficial count in a local newspaper in 1816, it had about 250 houses and one thousand white and black residents. It also featured a paper mill and a nail factory, as well as frame Baptist, Episcopal, Methodist and Presbyterian churches. By 1830, the population had grown to 3,310 and continued to increase over the next decade to 4,340 (a jump of more than 30 percent). By 1850, the population stood at 6,060. It increased to 8,052 by 1860, and the town incorporated as a city in 1854.

The antebellum city grew and its businesses improved thanks to municipal infrastructure and engineering projects. City commissioners divided the city into three wards for taxation and representation in the 1820s. The town built a courthouse, jail, and combined city hall-market (demolished) similar to the colonial-era town halls located in Charleston and Boston, Massachusetts. Abram Blanding, a private citizen, contracted with the city to build a public waterworks in the 1820s. The state built the Columbia Canal in 1824, facilitating trade through town and to Charleston by diverting travel around the Congaree River's rocks and fall line. Private investors also built a bridge across the river in the 1820s. The railroad eclipsed these engineering feats by the early 1840s, increasing trade to Charlotte to the north.<sup>6</sup>

---

<sup>3</sup> Helen Kohn Hennig, ed., *Columbia, Capital City of South Carolina, 1786-1936* (Columbia: The Columbia Sesqui-Centennial Commission, 1936), 6; Moore, *Columbia and Richland County*, 46.

<sup>4</sup> Hennig, *Columbia*, 7-9. For the Guignard survey, see Tomlinson Engineering Company, "First Map of the City of Columbia, S.C." (1786, repr. 1931), <https://digital.tcl.sc.edu/digital/collection/sclmaps/id/41/rec/3>.

<sup>5</sup> Moore, *Columbia and Richland County*, 46-47.

<sup>6</sup> Hennig, *Columbia*, 363; Bryan & Associates, "City-Wide Architectural Survey," 36-42; Moore, *Columbia and Richland County*, 87; Nancy Fox, "The Physical Development of Columbia, S.C., 1786-1945" (Columbia: Central Midlands Regional Planning Council, 1985), 3, RCPL. City hall was located on the northwest corner of Washington and Main Streets.



## Institutional Resources

As the capital city at the literal center of the state, Columbia's downtown became the headquarters for many institutions. The state government, state insane asylum (founded 1827), South Carolina College (now the University of South Carolina, chartered 1801), and local institutions like the Columbia Theological Seminary (moved to Columbia in 1830) and Columbia College for Women (opened 1859) encouraged the city's growth. UofSC and the state government had the greatest impact on the city's social, economic, and architectural histories.

Begun with relatively utilitarian buildings just two blocks apart in 1786 and 1805, their complexes slowly expanded into downtown Columbia's two most architecturally distinguished and clearly defined public spaces. Arranged across multiple city blocks, the college and the state house disrupted the rigid orthogonal geometry of the city's grid and proclaimed their importance on its geography (Figure 3.2). The addition of monuments—first at the college with the monument to inaugural president Johnathan Maxcy in 1827 (designed by Robert Mills) and first at the state house with the Palmetto Monument in 1854 (designed by Christopher Werner)—further defined these sites as public spaces and differentiated them from the commercial and residential areas of downtown. As seats of the state's government and flagship university, they also signified the collective political and intellectual power of white slaveholders in antebellum South Carolina.

The first capitol in Columbia sat on one of the four-acre blocks reserved for it on Main Street (then Richardson Street) just north of Gervais Street. Begun in 1786 with funds raised by selling the city's lots, it was first occupied by the legislature in January 1790. The wooden building was among the earliest purpose-built state capitols constructed after the American Revolution. Its temple-front portico likened it to other Neoclassical-style capitols of the period (including the Virginia and Massachusetts state houses), but it was far more modest and never quite completed. South Carolina legislators were not interested in spending taxpayer money on repairing or even finishing the building, despite concerns over storing important state documents in a wooden structure.

By 1850, legislators desired an impressive masonry building that would both serve its administrative needs for more and improved space and posture their proslavery politics. Following the suggestions of two governors—Whitemarsh Benjamin Seabrook and John Lawrence Manning—the state purchased the block to the east of the state house and began constructing a new fireproof building on the rise at the center of Main Street in 1851. This expanded the footprint of the state government by another block, stretching from Assembly to Sumter Streets between Gervais and Senate Streets. Construction of the new structure took advantage of the city's iconic grid to command views north and south directly down Main Street. The old capitol was moved westward to make way for the new granite building.

After cracks were discovered in the building's foundation, the legislature abandoned it and began the current capitol anew on the same site in 1854. Designed by Baltimore architect John Rudolph Niersee with a 181-foot tall tower, the three-story, cruciform, Classical Revival-style building was the largest and most architecturally sophisticated construction project that the state had ever undertaken. With S.C. Senator John C. Calhoun's last speech defending slavery in its cornerstone and sculptures of enslaved men planned for its pediment, the building was a temple to white South Carolinians' beliefs in their right to enslave African Americans. Enslaved and hired laborers constructed the building after the start of the Civil War in 1865, while the legislature continued to meet in the relocated wooden capitol building.<sup>7</sup>

---

<sup>7</sup> Lydia Mattice Brandt, *The South Carolina State House Grounds: A Guidebook* (Columbia: University of South Carolina Press, forthcoming); John M. Bryan, *Creating the South Carolina State House* (Columbia: University of South Carolina Press, 1999); A.S. Salley, *The State Houses of South Carolina, 1751-1936* (Columbia: Cary Printing Company, 1936), 975.7711 Sa3s, SoCar.

Chartered in 1801, South Carolina College did not construct its first building until 1805 just two blocks southeast of the state capitol between Sumter and Bull Streets. The three-story, symmetrical, Federal-style, brick Rutledge College was organized as a central block housing classrooms, while 10-bay, side-gabled dormitory wings stretched out to either side.<sup>8</sup> The central block featured a pediment; blind, triple arches springing from Tuscan pilasters; round-headed windows; and a cupola with a louvered lantern. Each of the dormitory wings featured two additional entrances with modified versions of the central block's pilaster, arch, and pediment arrangements. The building was stuccoed and scored, a common practice to visually approximate stone masonry.<sup>9</sup> Though relatively unadorned, the structure was sizeable and similar in arrangement and detail to those built to house other higher-education institutions, such as the College of Rhode Island in Providence (ca. 1790, later Brown University) and Dartmouth College in Hanover, Massachusetts (ca. 1784-91).<sup>10</sup>

Other buildings soon joined Rutledge College to form a visually organized campus. The college built its twin—DeSaussure College—facing Rutledge across a 160-foot lawn in 1805-09. Other buildings followed to either side in the coming decades, forming two parallel rows of brick buildings facing one another. Later called the “Horseshoe,” buildings stretched from the president's house at the western terminus (now roughly the location of McKissick Museum) to Lieber College and the library (now the South Caroliniana Library) at the open western end by 1855. Buildings were largely stuccoed and economically detailed. Only the library featured colossal Doric columns. In 1835-36, the college constructed a six-foot-high wall around the campus in an attempt to define its boundaries and confine its unruly student population.<sup>11</sup>

Enslaved people, owned and leased by the college, built the Horseshoe. Their housing and workspaces were located in the basements, attics, or behind the neat rows of buildings in frame and brick structures that largely do not survive. The one exception is a two-story brick kitchen/quarter still standing behind the faculty residence duplex (now the President's House) on the south side of the Horseshoe. Within the college's classrooms and lecture halls, meanwhile, its faculty and students argued for the legal, social, and economic justifications for slavery. They academically defended the same proslavery and pro-sovereignty politics enforced by the South Carolina legislature in the state capitol just two blocks away.<sup>12</sup>

Downtown Columbia's other most prominent institution was the South Carolina Lunatic Asylum (later renamed the South Carolina State Hospital). Designed by native South Carolinian Robert Mills—the United States' first federal architect—the brick, Greek Revival-style hospital was completed in 1827, with additions in 1838 and 1842. It was among the first mental health hospitals in America to be purpose-built with public funds. Its campus at Bull and Calhoun Streets permanently defined the edge of residential growth along the northeast border of the city and eventually expanded to encompass 180-acres.<sup>13</sup>

---

<sup>8</sup> The building was named in 1848 along with other buildings on campus to avoid confusion amongst them.

<sup>9</sup> Rutledge College burned in 1855. Conjectures on its original appearance is based on that of DeSaussure College.

<sup>10</sup> See Paul Venable Turner, *Campus: An American Planning Tradition* (Cambridge, Mass.: The MIT Press, 1984).

<sup>11</sup> See John Morrill Bryan, *An Architectural History of the South Carolina College, 1801-1855* (Columbia: University of South Carolina Press, 1976), 34-35.

<sup>12</sup> See “Slavery at South Carolina College, 1801-1865,” last modified May 2011, <https://delphi.tcl.sc.edu/library/digital/slaveryscc/index.html>; Elizabeth Cassidy West and Katharine Thompson Allen, *On the Horseshoe: A Guide to the Historic Campus of the University of South Carolina* (Columbia: The University of South Carolina Press, 2015).

<sup>13</sup> SCDHA, “South Carolina State Hospital, Mills Building,” <http://schpr.sc.gov/index.php/Detail/properties/12773>, accessed June 17, 2020; “Digitizing Bull Street,” last modified spring 2014, <https://www.digitallussouth.org/bullstreet/>.

## Commercial Resources

Antebellum Columbia's commercial development centered on Main Street (then Richardson Street), which ran north-to-south through the center of town and was interrupted by the construction of the new state house beginning in the 1850s. The densest growth was north of the state house, beginning in the 1200 block at Gervais Street. Most of the buildings along the tree-lined street were one or two-stories, brick, and featured Greek Revival- or Federal-style influences. The businesses on Main Street in 1822 included dry goods and grocery stores, nine hotel and boarding houses, drug stores, millinery shops, five taverns, two shoe shops, a lawyer, a coachmaker, a blacksmith, a theatre, candy store, butcher, baker and saddle maker, among many others. Groceries, dry goods, and other items were brought by wagon from upstate farms or transported from Charleston via the Congaree River. As early as 1826, Robert Mills noted that a number of merchants had relocated to Columbia from King Street in Charleston and the upstate. None of the buildings that held these businesses survived the fire that would engulf the city in 1865.<sup>14</sup>

A secondary business district lined west Gervais Street, or the 500-1000 blocks located between Huger and Assembly Streets. A mix of houses and commercial buildings developed after the introduction of the railroad in 1842, which cut through the city's grid and intersected West Gervais Street at the 700 and 800 blocks. The South Carolina Railroad Company joined four city blocks together and built a large brick depot permanently interrupting Senate Street, which parallels Gervais on block to the south. Businesses constructed warehouses to take advantage of the proximity to the railroad. A second railroad route ran through the east part of town along Laurens Street with a depot at the corner of Blanding and Barnwell Streets built in 1852 (demolished).<sup>15</sup>

## Religious and Funerary Resources

As Columbia's population grew and its businesses prospered, its white Christian congregations began to replace their initial modest frame churches with more substantial buildings. Because most congregations had already established cemeteries adjacent to their sanctuaries, many demolished the buildings and rebuilt on the same sites. The Episcopalians replaced their c. 1814 wooden church with the stuccoed brick Trinity Episcopal Church (now Cathedral) on the same lot at the corner of Sumter Street and Gervais Street in 1845 (Figure 3.3). Begun with a design by Charleston architect Edward Brickell White with additional building campaigns in the 1860s and 1894, it is an excellent example of the Gothic Revival style (its façade is very similar to York Minister Cathedral in England). Its scored, stuccoed, and towered façade offered a sacred counterpoint to the secular state house across the street. The Presbyterians also replaced their wooden sanctuary with an ornate Gothic Revival church just a few blocks north at the corner of Marion and Lady Streets in 1853. The symmetrical, clay-colored stuccoed façade of the center-steeple church emulated English Gothic architecture with ornate crenellations, pointed windows, buttresses, and copious finials. The Baptists replaced their first church with a brick Greek Revival building at 1306 Hampton Street in 1859. The colossal Tuscan columns of exposed brick still support a pedimented gable. The church was the first site of the Secession Convention in South Carolina in 1860. The city's Catholic congregation, initially composed of Irish-born laborers working on the Columbia Canal, formed in the 1820s. Its church, designed by Robert Mills in 1824, was demolished to make way

<sup>14</sup> Hennig, *Columbia*, 40-41; Bryan & Associates, "City-Wide Architectural Survey," 40.

<sup>15</sup> Alex Y. Lee, "Map of The City of Columbia, S.C." (1869, repub. 1930 by Tomlinson Engineering Company), SoCar, <https://digital.tcl.sc.edu/digital/collection/sclmaps/id/2043/rec/1>; Fox, "The Physical Development of Columbia," 3; Moore, *Columbia and Richland County*, 137.



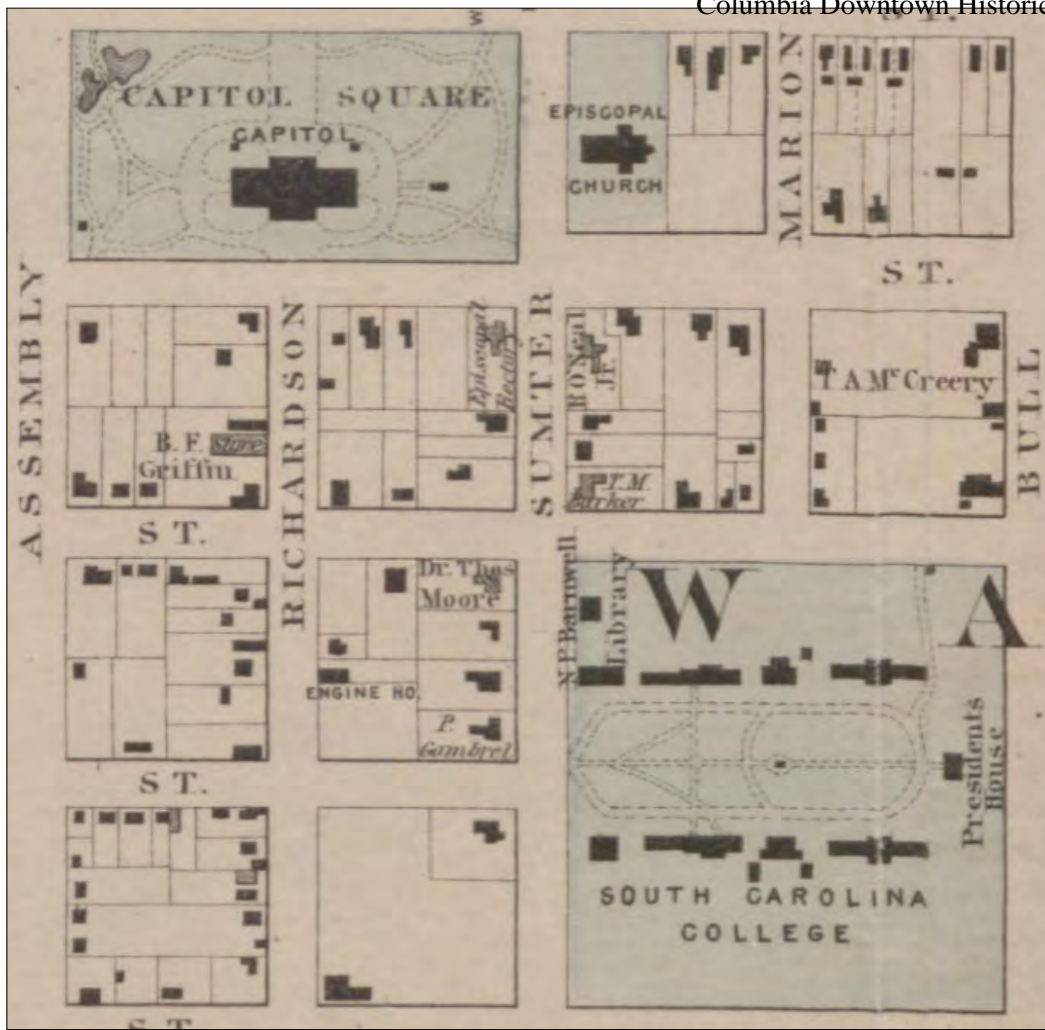


Figure 3.2. Detail of map showing the multi-block, grid-defying South Carolina College campus and the South Carolina state house grounds. "Gray's New Map of Columbia, S.C." (1883), SoCar.



Figure 3.3. Postcard of Trinity Church (now Trinity Cathedral), ca. 1910. Postcards of the Midlands Collection, RCPL.

for the sanctuary of St. Peter's Roman Catholic Church at 1529 Assembly Street, designed by Frank Pierce Milburn in 1906.<sup>16</sup>

Columbia's first cemetery was located on ground later occupied by First Presbyterian Church at 1324 Marion Street. The town established a new public burying ground in 1807 in the block bound by Pulaski, Wayne, Pendleton and Senate Streets, southwest of the state house. The Hebrew Benevolent Society formed in 1826 after successfully establishing a burial ground in 1822. It is still located on the northwest corner of Taylor and Gadsden Streets and features a large brick wall that encircles much of the southern half of a city block. At least one private family had its own cemetery within the city limits. Thomas Taylor's family burial ground is located at the northwest corner of Barnwell and Richland Streets, near where the family's house used to stand. A historic brick wall frames two edges of the southeast corner of the block, where the ca. 1820s cemetery is located, with a 1938 plaque indicating the cemetery also holds the bodies of enslaved people. Elmwood Cemetery offered a private alternative to churchyards for white Columbians in the 1850s. Located outside of town limits, it was part of the city's new suburban growth along its northern boundary.<sup>17</sup>

## Residential Resources

By the time the city's commission had sold enough land to begin construction of the state house in the fall of 1787, it boasted only about fifty houses clustered mainly on the blocks near the new capitol. Few—if any—of these centrally located dwellings survived the fire that ripped through downtown Columbia in February 1865 and none survive today. A handful of grand Federal-style houses further away from the city's center from the 1790s do still stand. Located near the northern edge of town, the ca. 1796 Seibels House at 1601 Richland Street and ca. 1790 house at 2001 Park Street were both symmetrical, two-story, side-gabled, frame houses with single windows in each bay. They fit George Washington's description of the town upon his 1791 visit: "an uncleared wood, with very few houses on it, and those all wooden ones." Ten years later, Governor John Drayton counted only one hundred houses in Columbia.<sup>18</sup>

Columbia's residential neighborhoods concentrated on the city's flattest land in the northeast quadrant (east of Main Street and north of Gervais Street) and on top of a hill in the northwest (west of Main Street and north of Gervais Street). Prominent merchants and planters chose Classical Revival styles and brick construction for their houses, which remain the most impressive residential buildings to survive from this period. They sometimes consumed several lots, with the main house at the center of the lot surrounded by supporting structures for enslaved workers or carriage houses and manicured gardens. Early examples in the northeast quadrant include the wood-sided ca. 1813 Horry-Guignard House (1527 Senate Street), a symmetrical I-house with a full-façade porch. Later examples include more emphatic and academic approaches to Classical Revival styles, some featuring massive porticos. English-born merchant Ainsley Hall built a Federal-style house, now called the Hampton-Preston Mansion, with a brick exterior in the 1600 block of Blanding Street in 1818. Wade Hampton I, one of the state's wealthiest planters and largest

---

<sup>16</sup> SCDHAH, "Trinity Episcopal Church," accessed June 17, 2020, <http://schpr.sc.gov/index.php/Detail/properties/12781>; SCDHAH, "First Presbyterian Church," accessed June 11, 2020, <http://schpr.sc.gov/index.php/Detail/properties/12779>; SCDHAH, "First Baptist Church," accessed June 11, 2020, <http://schpr.sc.gov/index.php/Detail/properties/12778>; Bryan & Associates, "City-Wide Architectural Survey," 42; John A. Boudreaux, Sue Hagood, and Catherine R. Saleeby, "St. Peter's Roman Catholic Church," NRHP nomination, 1989.

<sup>17</sup> Hennig, *Columbia*, 70; Moore, *Columbia and Richland County*, 84; Justin McIntyre, "Taylor Burial Ground," draft NRHP nomination, 2011, CPO; Bryan & Associates, "City-Wide Architectural Survey," 48.

<sup>18</sup> HC, "2001 Park Street," <https://www.historiccolumbia.org/online-tours/arsenal-hill/2001-park-street>, accessed June 15, 2020; Moore, *Columbia and Richland County*, 46-52; Hennig, *Columbia*, 315; Bryan & Associates, "City-Wide Architectural Survey," 35.

slaveholders, remodeled the house into a Greek Revival urban villa with a stuccoed and scored exterior, in 1823. Robert Mills designed another house (now known as the Robert Mills House) for Ainsley Hall across the street from the Hampton-Preston Mansion in 1823. Attribution to Mills is possible but not verified for a very similar ca. 1820 Greek Revival house located a few blocks away on Laurel Street, the DeBruhl-Marshall House (1401 Laurel Street). Other wood-sided examples include the ca. 1830 Federal, wood-sided Howe House in the block adjacent to the Hampton-Preston Mansion and the McCord House, built in 1849 at 1431 Pendleton Street. All of these examples had two stories, were built atop raised basements, and faced east-to-west streets.

Most residents—black and white—in Columbia lived in much smaller, frame, wood-sided dwellings. Vernacular builders designed symmetrical compositions with simple rooflines and porches that sometimes incorporated classical details. A distinct type emerged by the mid-1800s: the “Columbia Cottage” was a frame, wood-sided one-and-a-half story house raised on a brick basement or piers (Figure 3.4). It had a symmetrical façade of three to five bays, a side-gable roof, and a front porch often spanning only the central entrance bay or the entrance bay plus one additional flanking bay on each side. The front doors often featured rectangular transoms and sidelights. The ca. 1841 Maxcy-Gregg House (1518 Richland Street) and Greek Revival-style ca. 1848 Zimmerman House and School (1336 Pickens Street) are both examples of these more modest homes built for Columbia’s antebellum white residents. Others include the ca. 1855-1860 Chestnut Cottage (1718 Hampton Street), home of the author of *Diary from Dixie* author Mary Boykin Chestnut, and the Friday Cottage (1830 Henderson Street), built by 1860. Columbians continued to build such cottages well after the Civil War.<sup>19</sup>

Elevated on a slight rise known as Arsenal Hill, the city’s northwest quadrant developed with a mix of buildings and uses in the antebellum period. The Arsenal Military Academy built its stuccoed officers’ quarters just to its south in 1845; the state converted it into the South Carolina Governor’s Mansion in 1868 (800 Richland Street). The Palmetto Armory and Iron Works, built in 1852 at Lincoln and Laurel Streets, was a two-story brick building with a front gable roof and the largest foundry south of Harper’s Ferry, Virginia (later converted into a recreation center). Other than these significant industrial and military uses, the neighborhood was largely residential. Cotton broker John Caldwell built a two-story, wood-sided house—now called the Caldwell-Boylston House and incorporated into the Governor’s Green Complex at 829 Richland Street—around 1830. Another wood-sided, two-story house known as the Lace House for its ornate iron work, joined the block with the Caldwell-Boylston House around 1855. This development sat to the north of a large depression that held the city’s waterworks. After local efforts at beautification in the 1850s, the town named it Sidney Park after warden Algernon Sidney Johnston (the city renamed the space in 1992 for Mayor Kirkman Finlay). The park interrupted the street grid between Laurel and Blanding Streets to the north and south and Assembly and Gadsden Streets to the east and west and offered the houses along its northern border a grand view of the town below.<sup>20</sup>

By 1860, Columbia’s population was split between 4,395 white residents and 3,657 blacks, including ninety-two free black families. Similar to the statewide average of 46 percent of households owning slaves, about half of Columbia’s 720 households enslaved African or African Americans in 1860. These slaveholders included professors, clergy members, business owners, and farmers operating farms within and near town limits. Enslaved laborers lived in their owner’s houses or on their residential lots in detached brick and frame dwellings, alongside outbuildings such as stables or brick kitchens. Even when

---

<sup>19</sup> John Wells, et al., “Columbia Historic District II (Boundary Increase),” NRHP nomination, 1982; Kayla Boyer Halberg, “‘This Is a Little Beauty’: Preserving the Legacy of the Columbia Cottage” (master’s thesis, University of South Carolina, 2015).

<sup>20</sup> Dollie McGrath, “City of Columbia Historic District I,” NRHP nomination, 1971; Moore, *Columbia and Richland County*, 144; HC, “Arsenal Hill,” accessed June 2020, <https://www.historiccolumbia.org/online-tours/arsenal-hill>.

antebellum main residence survive, their supporting dwellings rarely do. The ca. 1830 building behind the Seibels House is a rare example. This two-room, single-story brick building likely served as combination kitchen, laundry, and dwelling for slaves. Columbia's free black families, meanwhile, lived in houses similar to those of many of its white residents. One such family is that of Ben and Celia Mann, who purchased their freedom and property in Columbia in 1843. Their daughter, Agnes Jackson Simons, built the Columbia Cottage at 1403 Richland Street known today as the Mann-Simons Site in 1872-83.<sup>21</sup>

---

<sup>21</sup> Moore, *Columbia and Richland County*, 139; *The South Carolina Encyclopedia*, s.v. "Slavery," by Daniel Littlefield, last modified October 26, 2016, <https://www.scencyclopedia.org/sce/entries/slavery/>; HC, "1601 Richland Street," accessed June 15, 2020, <https://www.historiccolumbia.org/tour-locations/1601-richland-street>.

## Columbia from the Civil War through World War I

Columbia's antebellum growth had depended on the wealth of the slave-holding class, improvements in transportation and water infrastructure, and the continued investment in its business center along Main Street (then Richardson Street). The outbreak of the Civil War at Fort Sumter off the coast of Charleston in 1861 radically changed the state's economy, the city's built environment, and the lives of all of its citizens. The decades that followed not only radically reorganized the population socially and geographically, but also rebuilt the city using new building types and styles.

The Civil War and Reconstruction initiated major shifts in population density and demographics in the city, particularly with the political empowerment of the city's African American majority thanks to the Thirteenth, Fourteenth, and Fifteenth amendments to the U.S. Constitution. But alongside the economic devastation and political opportunity brought by emancipation and Reconstruction, the Civil War destroyed Columbia's built environment. The city surrendered and burned on February 18, 1865, a casualty of the confusion caused by Union General William T. Sherman's March to the Sea campaign (Figure 3.5). While accounts differ as to whether reveling Union soldiers or fleeing Confederates caused the fire, the ensuing flames jumped from building to building along Main Street and beyond. It did not spare churches, houses, or the state house. The fire raged out of control to consume 460 buildings, estimated to be about one third of the city's entire building stock. Of the 124 occupied blocks, eighty-four sustained damaged or complete loss from the fire. The Confederate Printing Plant at 501 Gervais Street, built just the year before, burned. Union soldiers purposely set off explosions at the Palmetto Armory and Iron Works on Arsenal Hill (1800 Lincoln St.), which had been producing munitions for the Confederacy. Both buildings survived the damage and remain among the few antebellum warehouse and manufacturing structures in the city.<sup>22</sup>

The first rush of rebuilding largely fell along the same physical patterns as before the fire (Figure 3.6). Topography, creeks running through undeveloped land, and railroad lines still determined which lots were developed or desirable and which were not. By 1869, most of the town's commercial building stock sat along Gervais and Main Streets north of the state house excluding several blocks between the railroad and the river. Residential buildings generally flanked these corridors, with more buildings to the east. The southern half of town remained largely undeveloped and many blocks likely remained wooded. A limited section of buildings clustered along Main Street between Lincoln and Bull Streets south of the state house, including the University of South Carolina (which survived the fire unscathed). Religious buildings remained spread throughout the city on the same lots as before the war, while undesirable uses migrated to the city's fringes, including the state penitentiary, crematorium, penitentiary, and dump positioned between the river and Huger Street on Columbia's western edge and a tan yard north of town. On the city's eastern side, the city general hospital, city alms, and county poor house were located along the west side of Harden Street. None of these buildings survive. New institutions required large swaths of undeveloped land—including two colleges for African Americans along Harden Street—established themselves just outside of the city's limits.<sup>23</sup>

Columbia's African American majority population grew during and immediately after Reconstruction. Freedmen were able to buy land, build houses and churches, find paying work, and vote for the first time. South Carolina was the only southern state to elect a majority African American, Republican legislature during Reconstruction (elected in 1868, this remains the only majority black state legislature in the history of the United States). The Reconstruction era legislature also established the state's first public, racially

---

<sup>22</sup> HC, "1802 Lincoln," accessed June 10, 2020, <https://www.historiccolumbia.org/tour-locations/1802-lincoln-street>; Fox, "The Physical Development of Columbia," 3; Bryan & Associates, "City-Wide Architectural Survey," 52-53.

<sup>23</sup> Lee, "Map of Columbia"; Sanborn Map (1919).



Figure 3.4. Two examples of Columbia Cottages.

L: 1328 Gadsden Street, photograph by Staci Richey, 2020.

R: 1913 Sumter Street, photograph by Mabel Payne, 1959. *Mabel Payne Photograph Collection, RCPL.*



Figure 3.5. Columbia after the February 1865 fire, looking north up Main Street from the state house.  
*Wikipedia.*

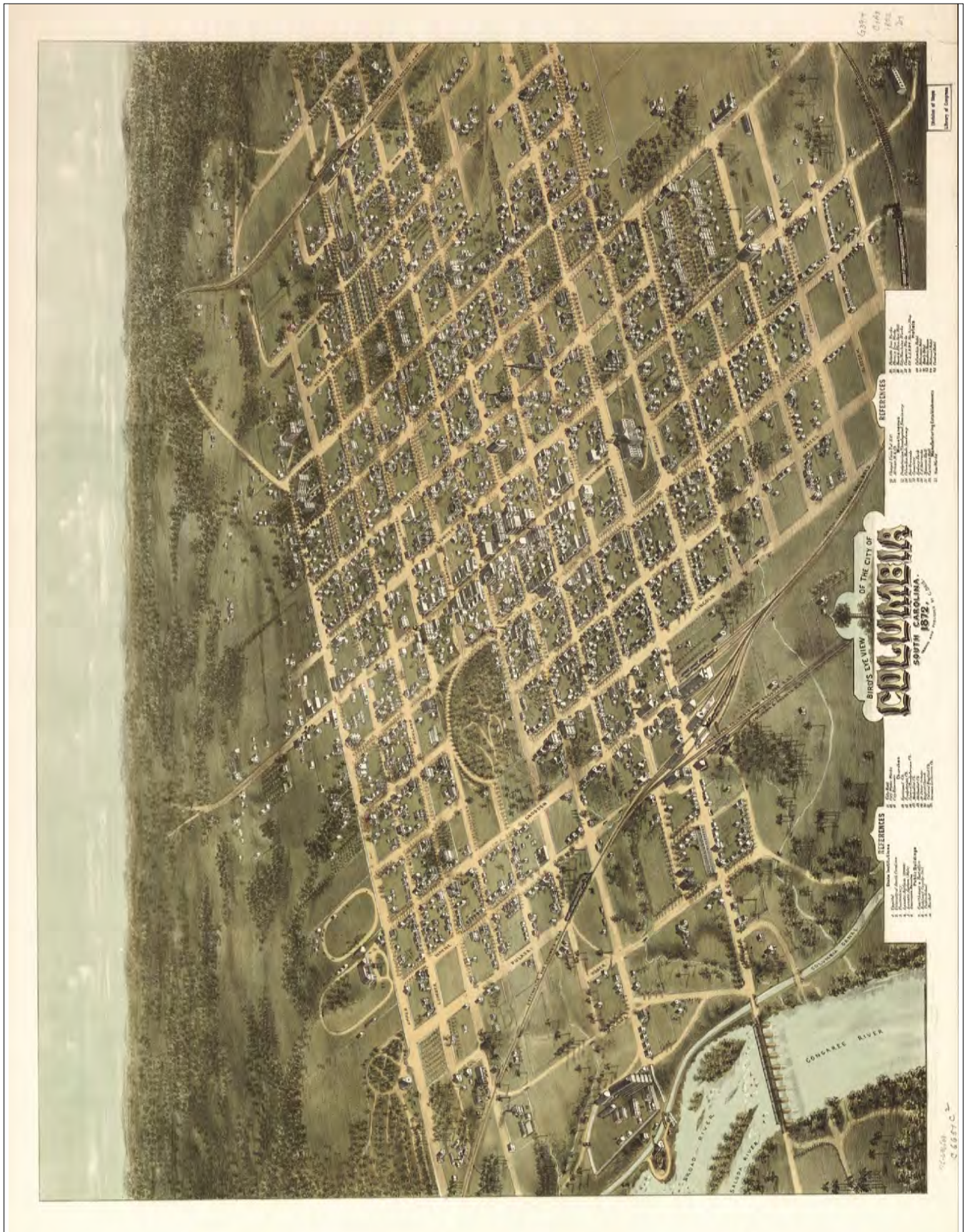


Figure 3.6. C. N. Drie, "Bird's Eye View of the City of Columbia, South Carolina," 1872 (Baltimore, M.D., 1872).  
*Library of Congress.*

segregated school system, offering education to the recently emancipated population at least in theory. Its leaders also lived in Columbia for part of the year, likely encouraging local black communities in their efforts towards autonomy. White Democrats ended Reconstruction with the fraudulent and violent elections of 1876. Calling themselves “redeemers,” they began the process of disenfranchising African Americans that they solidified with a new state constitution in 1895 and subsequent Jim Crow laws.<sup>24</sup>

As they dispersed into the city, African Americans created their own enclaves as well as mixed among white residents. Many of their housing locations had to do with topography or the proximity to employment at the railroad, the state hospital, the cotton warehouses, and other industries. Some likely lived in dwellings constructed for slaves, while wealthier blacks built one and two-story frame homes in areas like the 1800 block of Washington Street or along the 1600 and 1700 blocks of Richland and Calhoun Streets. In 1880, Charles McCreery built 100 houses for African Americans on Wheeler Hill in the 300 block of Pickens Street. The poor black population settled in the city’s least desirable areas, which had never been developed due to the severe slope or swampy conditions created by creeks. This included land along the northwest corner of town on Elmwood Avenue and the 1700-1800 blocks of Lady Street.<sup>25</sup>

These shifts in population demographics, the economic impact of emancipation, and fluctuations in cotton prices prompted the growth of the state’s industry at the end of the nineteenth century. Enterprising men throughout the state sought viable economic generators as alternatives to their dependence on northern manufacturing for cotton. Their new textile mills attracted hundreds of workers and their families, shifting the state’s rural populations to cities like Columbia. By 1900—forty-five years after a devastating fire—Columbia enjoyed a major boom period.

Early twentieth-century boosters actively looked for ways for their city to grow, increasing Columbia’s density and diversity of buildings and neighborhoods. They welcomed the symbols of the age—skyscrapers, electricity, the telephone, and paved roads—and explored the ideas of the City Beautiful movement and Progressive Era to improve the built environment. As downtown grew upwards, residential neighborhoods grew outwards with the city’s first suburbs. Created in 1886 as a mule-drawn rail line and electrified in 1893, the streetcar transformed the city’s built environment more than any other amenity. It ran through the central business district, west to the railroad lines, and north to Elmwood Avenue. Rail lines built to Waverly in 1893 made it the city’s first suburb. Lines to Valley Park (Shandon) followed in 1894 and then Hyatt Park (Eau Claire) in 1896. The electric streetcar reached its height around 1919 with over twenty-five miles of track and 100 cars. It helped create multiple neighborhoods to the north, east, and southeast of the city’s original boundaries, permanently shifting the direction of its expansion. At the same time, developers subdivided city lots to accommodate trendy new homes, sometimes for first-time homeowners in the African American community.<sup>26</sup>

---

<sup>24</sup> *The South Carolina Encyclopedia*, s.v. “Reconstruction,” by Hyman S. Rubin III, last modified May 9, 2019, <https://www.scencyclopedia.org/sce/entries/reconstruction/>; *The South Carolina Encyclopedia*, s.v. “Education,” by Debora Switzer, Robert Green, Jr., last modified September 19, 2016, <https://www.scencyclopedia.org/sce/entries/education/>.

<sup>25</sup> C. N. Drie, “Bird’s Eye View of the City of Columbia, S.C. 1872,” Library of Congress, <https://www.loc.gov/item/75696568/>; Harlan Kelsey and Irving Guild, *The Improvement of Columbia, S.C.* (Harrisburg, Pa.: Mt. Pleasant Press, 1905), 57; City Directory (1897); Bryan & Associates, “City-Wide Architectural Survey,” 60.

<sup>26</sup> Moore, *Columbia and Richland County*, 299; Fox, “The Physical Development of Columbia,” 5. On the subdivision of real estate throughout American cities, see Marc A. Weiss, *The Rise of the Community Builders: The American Real Estate Industry and Urban Land Planning* (New York: Columbia University Press, 1987), 40-52.



Despite its gaining prosperity by 1900, Columbia still looked worse for wear. The state house grounds were a dingy mess and the city had recently sold its only large park, Sidney Park, to the Seaboard Air Line Railroad for a railyard. City boosters looked to the national City Beautiful movement to transform Columbia with comprehensive planning, new parks, and investments in civic art and architecture. Columbia's women-led Civic Improvement League eagerly hired the Boston-based landscape architecture firm Kelsey and Guild from Boston to devise a master plan for the city. Their document, produced in 1905, laid out an ambitious system of parks, one of which would beautify the city by "removing cheap negro tenements" in a steeply sloped area on Washington Street and take advantage of the natural creeks in areas like the south end of Harden Street (Figure 3.7).<sup>27</sup>

While much of Kelsey and Guild's plan never materialized (most City Beautiful plans did not), the city entered the 1900s with successful manufacturing along its southern border, a growing population, and a rising skyline on Main Street. In 1913, the Columbia Chamber of Commerce produced a pamphlet titled "Rapid Growth in the New South, Columbia, S.C." Although brief, it boasted of the city's nine hotels, thirteen banks, nine railroad lines, six cotton mills, six fertilizer factories, three skyscrapers, two hospitals, five theaters, among many other attributes. In its enthusiasm for the city's progress, it grossly over-exaggerated the city's population. In reality, the population had grown from 9,298 in 1870 to 15,353 in 1890, a 53 percent increase thanks to a boom in the 1880s. In 1900, the city's 21,108 residents included 6,563 whites and 8,790 African Americans. The population increased further to 26,319 in 1910, although the demographics shifted to a majority white population with 14,772 whites and 11,546 African Americans. This followed national trends of the migration of black southerners from the rural South to northern cities seeking jobs and autonomy far from Jim Crow. The city's total population increased 42 percent between 1910 and 1920 to 37,524.<sup>28</sup>

### **Architects Working in Columbia, 1890s-1930s**

Columbia's architectural community expanded and strengthened in response to the city's growth and increasing interest in national trends in civic architecture and planning. Whereas most architectural expertise had to be imported from Charleston or other cities before the Civil War, the nationwide professionalization of architecture finally gained a foothold in Columbia in the early twentieth century. A handful of architects established and grew their practices in the city, educating clients on the latest building types and increasingly academic Classical Revival styles.

Typical of the period, most architects learned the trade through apprenticeships and/or college-level training in engineering. The city's expanding institutions (especially the perpetually unfinished state house) and commercial district offered ample opportunities for collaboration and high-profile commissions. These architects increasingly sought professional training, accreditation, and standards: they formed the South Carolina Chapter of the American Institute of Architects (AIA) and the state's first architecture program at Clemson University in 1913 and followed with the SC Board of Architectural

---

<sup>27</sup> Moore, *Columbia and Richland County*, 313-5; Kelsey and Guild, *The Improvement of Columbia*, 57; HC, "930 Laurel Street," accessed June 2020, <https://www.historiccolumbia.org/tour-locations/930-laurel-street>; Brandt, *The South Carolina State House Grounds*.

<sup>28</sup> Hennig, *Columbia*, 364; "Columbia, South Carolina - Rapid Growth in the New South," (Columbia Chamber of Commerce, 1913), RCPL, <https://localhistory.richlandlibrary.com/digital/collection/p16817coll11/id/780>; Hennig, *Columbia*, 257, 364. On the City Beautiful movement, see Jon A. Peterson, *The Birth of City Planning in the United States, 1840-1917* (Baltimore: Johns Hopkins University Press, 2003),

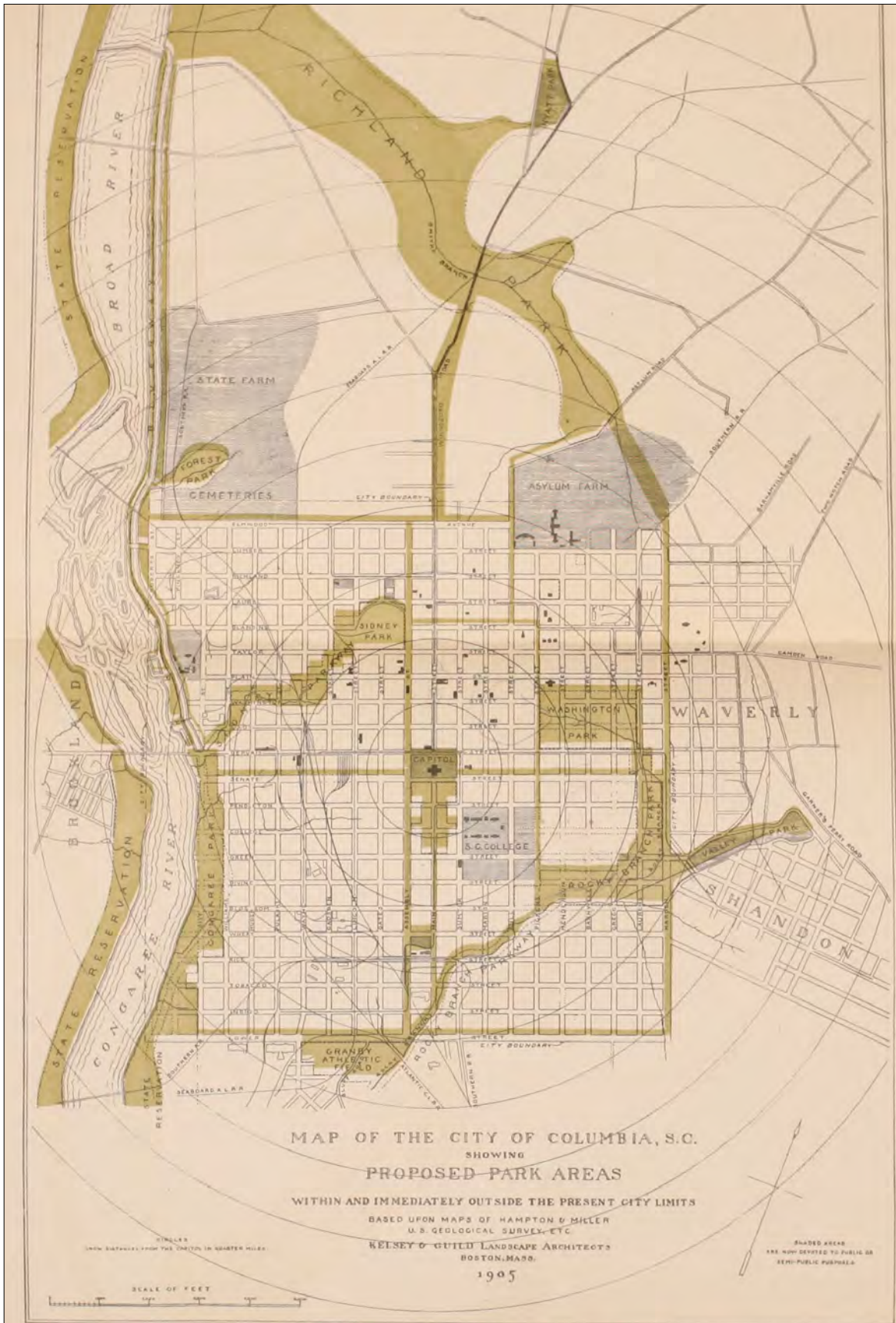


Figure 3.7. Kelsey and Guild’s proposed park system for Columbia, 1905. *HaithiTrust*.

Examiners in 1917. The group was small and close-knit. They regularly swapped partnerships, while their offices provided training grounds for the next generation of professionals.<sup>29</sup>

Trained in engineering at UofSC and with a brief stint at the Ecole des Beaux Arts in Paris in 1899-1900, native South Carolinian Charles Coker Wilson was the most important of the earlier generation to work in Columbia. Writing that at the beginning of the twentieth century that “The conditions of practice in South Carolina were very bad; competition was keen among the architects of the state and from surrounding states,” Wilson was a major driver for change in the profession across the state and in Columbia. He was the first South Carolina architect named a fellow of the AIA, the leader behind the movement for a state chapter, and the first chairman of the SC Board of Architectural Examiners. Wilson settled in Columbia by 1896 with a short-lived partnership with William A. Edwards; his subsequent offices and partnerships trained many young architects until his death in 1933. South Carolinians recognized his authority and fluency in Classical Revival styles by repeatedly hiring him to work on the state house, making him the first architect of the University of South Carolina, and appointing him to the Columbia Street Commission to oversee the pavement of roads. Wilson’s notable extant buildings in downtown Columbia include the Palmetto Building (1400 Main Street) and the Seaboard Air-Line Freight Station and Railroad Depot (1200 Lincoln Street).<sup>30</sup>

After attending the Virginia Polytechnic Institute for engineering and working as a draftsman for Wilson, James Burwell Urquhart formed partnerships with fellow Wilson alums Edwin Sompayrac and John Carroll Johnson in 1907 and 1912, respectively. He worked as the architect for Columbia’s Housing Authority in the 1930s and 1940s, designed multiple phases of the City General Hospital, and a number of apartment buildings.<sup>31</sup>

William Burroughs Smith Whaley partnered with Gadsden Edwards Shand in Columbia in 1892-1903. Whaley had trained in engineering at Bingham College and Cornell University in New York, while Shand (a native Columbian) had attended UofSC and Columbia University for engineering and worked on the state house under Frank Niernsee. W. B. Smith Whaley & Co. specialized in cotton mill engineering and construction, building multiple Columbia mills for which Whaley himself was the principal investor. The firm designed the Canal Dime Savings Bank Building at 1530 Main Street in 1893 in the Romanesque Revival style it also used for its mills.<sup>32</sup>

Following Whaley’s divestment from the Columbia mills and move to Boston in 1903, Shand partnered with George Lafaye, who had been working as a designer in the office. The firm designed commercial

---

<sup>29</sup> Ufuk Ersoy, Dana Anderson, and Kate Schwennsen, *100 Years of Clemson Architecture: Southern Roots + Global Reach* (Clemson, S.C.: Clemson University, 2015), [https://tigerprints.clemson.edu/cgi/viewcontent.cgi?article=1007&context=cudp\\_environment](https://tigerprints.clemson.edu/cgi/viewcontent.cgi?article=1007&context=cudp_environment); AIA South Carolina, “History,” accessed June 2020, <https://aiasc.org/history/>.

<sup>30</sup> Charles Coker Wilson, *A History of the Practice of Architecture in the State of South Carolina* (Columbia: S.C. Chapter American Institute of Architects, 1938), 10; *North Carolina Architects & Builders*, s.v. “Wilson, Charles C.,” by John E. Wells, accessed June 2020, <https://ncarchitects.lib.ncsu.edu/people/P000506>; John E. Wells and Robert E. Dalton, *The South Carolina Architects, 1885-1935: A Biographical Dictionary* (Richmond: New South Architectural Press, 1992), 208-11.

<sup>31</sup> Lawrence Lane, *Building Columbia* (master’s thesis, the University of South Carolina, 2018), 89; Wells and Dalton, *The South Carolina Architects*, 185-90.

<sup>32</sup> Wells and Dalton, *The South Carolina Architects*, 198-201; Lydia Mattice Brandt and Josi Ward, “Olympia Mill Village Historic District,” NRHP nomination, 2018.

and public buildings in the Carolinas, including downtown Columbia's YMCA Building at 1420 Sumter Street in 1911. Shand branched off to form the Shand Engineering Company in 1912.<sup>33</sup>

George Lafaye continued practicing with his brother, Robert, until his death in 1939. Natives of Louisiana, neither had a formal education in architecture. Robert Lafaye operated the Lafaye and Lafaye office into the midcentury with George Lafaye's son, George Lafaye Jr., and others. The firm secured many prominent commissions across the state, including the Columbia Township Auditorium (1703 Taylor Street), the National Loan & Exchange Bank Annex on Washington Street, and multiple apartment buildings downtown.<sup>34</sup>

## Institutional Resources

The municipal, county, state, and federal governments erected new buildings following the Civil War. Some replaced buildings lost in the 1865 fire; others were new. Each was masonry, attesting to both the need for fireproofing and the survival of these institutions following a devastating civil war. All were built in a fashionable revival style. Located within blocks of each other and mostly on Main Street, the buildings confirmed the blocks immediately north of the state house as the city's civic center.<sup>35</sup>

Just a few years removed from the conclusion of the Civil War, several senators reminded U.S. Supervising Architect Alfred B. Mullett about a promised new federal building in 1869. He quickly won an appropriation from Congress and designed a new three-story, Renaissance Revival-style courthouse and post office building in 1870. Columbians purchased a lot at the southwest corner of Main and Laurel Streets and donated it to the federal government for the new building. The building's exterior, rendered in beige granite quarried in Fairfield County, was unusual against the stuccoed facades along Main Street. The court room on the third floor, with its iron skylight and ornately plastered walls, is the finest Reconstruction-era interior that survives in Columbia. The city took over the building as its city hall in the 1930s when it abandoned its building across from the state house (discussed below).<sup>36</sup>

Two other government buildings constructed in this period do not survive. The two-story Classical Revival-style Richland County Courthouse was built in 1874 at the corner of Sumter and Washington Streets (demolished in 1936). The city built a combined city hall/theater on the northwest corner of Main and Gervais Streets across from the state house in the same year. Following a fire in 1899, local architect Frank Pierce Milburn built an impressive new Renaissance Revival structure on the same site. The three-story building featured twin towers holding a large clock and bell and topped by cupolas. The building was demolished in 1940 to make way for the Wade Hampton Hotel, a skyscraper that was in turn replaced by a taller building in 1985.<sup>37</sup>

After working on the capitol for more than fifty years, the state finally declared the building completed in 1903. The legislature had tried to roof and outfit the interiors from the 1870s through the early 1890s by hiring out-of-town architects J. Crawford Neilson and Frank McHenry Niernsee (son of original architect John Rudolph Niernsee), but eventually became tired of stopgap measures. The general assembly finally

---

<sup>33</sup> Wells and Dalton, *The South Carolina Architects*, 156-59; Lafaye and Lafaye, *Representative Work* (Columbia: Lafaye and Lafaye, 1935), RCPL, <https://localhistory.richlandlibrary.com/digital/collection/p16817coll11/id/33/rec/2>.

<sup>34</sup> Wells and Dalton, *The South Carolina Architects*, 94-99.

<sup>35</sup> John M. Sherrer III, *Remembering Columbia* (Charleston, S.C.: Arcadia Publishing, 2015).

<sup>36</sup> Staci Richey, "City Hall, 1737 Main Street" (CPO, 2011).

<sup>37</sup> Daniel J. Vivian, "'A Practical Architect': Frank P. Milburn and the Transformation of Architectural Practice in the New South, 1890-1925," *Winterthur Portfolio* 40, no. 1 (Spring 2005): 17-28.

hired Frank Milburn to finish the building with a dome rather than Niernsee's plan for a stone tower in 1900. Many felt the solution was more in keeping with other more academically classical, Beaux Arts state houses under construction at the time than the more eclectic, Classical Revival structure begun more than fifty years before. The legislature also added a number of monuments to the state house grounds in this period, most of which commemorated the Lost Cause and the white "redeemers" who ended Reconstruction. These included monuments recognizing the Confederacy, Wade Hampton III, and the Spanish-American and Revolutionary Wars.<sup>38</sup>

The University of South Carolina was the only public school in the South to remain open during Reconstruction with a biracial faculty, student body, and board of trustees. Most white students refused to attend during this period and only returned following the expulsion of the "radicals" following the fraudulent election of Wade Hampton and a Democratic majority to the state legislature in 1876. Facing a dire financial situation, political attacks from Governor Benjamin Tillman, and competition from Clemson University (established 1889), the university struggled financially. The school's finances and enrollments began to improve after it admitted women in 1895 and adopted a broadened curriculum. The state re-chartered the college as a university in 1906 and the school could finally afford to build its first buildings since the 1850s by the 1910s (discussed later).<sup>39</sup>

Two private institutions of higher education for African American students—Allen University and the Benedict Institute (now Benedict College)—established on large parcels along the eastern edge of Harden Street in the 1870s and 1880s. The American Baptist Home Mission Society settled the Benedict campus in 1870. The African Methodist Episcopal Church moved Allen University (formerly Payne, near Cokesbury), to Columbia in 1880. The leadership of both campuses commissioned brick structures in styles common to other college campuses of the period, including Victorian, Classical Revival, and Colonial Revival.<sup>40</sup>

Columbia's central location, railroads, and streetcar system were also instrumental in attracting a new industry in the 1910s: the military. The U.S. Army established Camp Jackson several miles east of town within weeks of the U.S.'s declaration of war on Germany in the spring of 1917. Within a year, more than \$8 million had been spent to construct over 100 buildings over more than two thousand acres. The new camp continued to bring jobs and newcomers to the city after the end of the war.<sup>41</sup>

## Industrial Resources

Columbia developed minor manufacturing during and immediately after Reconstruction but its industry advanced dramatically at the very end of the century. By 1871, George Shields and other successful industrialists boasted four iron works producing engines, saws for mills, and agricultural tools. Local brewer John Seegers and his son-in-law made ice at a small plant on the 1100 block of Taylor Street in the early 1880s. Adlhuh Flour Mill opened on West Gervais Street in 1900 and two phosphate factories

---

<sup>38</sup> Bryan, *Creating the South Carolina State House*; Brandt, *The South Carolina State House Grounds*.

<sup>39</sup> *South Carolina Encyclopedia*, s.v. "University of South Carolina," by Henry Lesesne, last modified April 24, 2019, <https://www.scencyclopedia.org/sce/entries/university-of-south-carolina/>; Katherine Reynolds Chaddock, *Uncompromising Activist: Richard Greener, First Black Graduate of Harvard College* (Baltimore: Johns Hopkins University Press, 2017).

<sup>40</sup> SCDAH, "Allen University," accessed June 29, 2020, <http://schpr.sc.gov/index.php/Detail/properties/12799>; Hennig, *Columbia*, 312.

<sup>41</sup> Hennig, *Columbia*, 257, 364; Moore, *Columbia and Richland County*, 318-21.

occupied entire blocks in the southern part of town by 1903. The city also hosted other small manufacturers like bottle works and cigar and candy makers by 1914.

The completion of the Columbia Canal in 1891, however, helped to transform the city into a major industrial center for the middle part of the state. It was both a significant engineering feat and allowed for the introduction of a power plant that produced electricity for Columbia's buildings and expanding industry. Cotton mills were the most important of these industrial advancements. While the late nineteenth-century textile boom in South Carolina was focused on the upper Piedmont, Columbia's central location and command over the railroad (eleven lines with 144 daily trains by 1900) ensured that it too became a textile center. When Frank Milburn designed the Jacobethan Revival Union Station in 1902 at Main and Rice Streets, it became a major hub for the web of rail lines coming in and out of town. Lines traveled to the depot from the south, then northwest to Gervais Street and northeast to travel up Laurens Street in the east side of town.<sup>42</sup>

Isolated by the railroad line and slow to develop thanks to its topography and crisscrossing creeks, the southwest quadrant of the city found its niche in the cotton industry. Seven textile mills were built in this area in just fourteen short years. While rail lines and spurs offered transportation for raw and finished materials, creeks and the river offered water for cooling factories' boilers. These brick mills occupied large parcels and were often accompanied by supporting, utilitarian buildings including smokestacks and power plants. William B. Smith Whaley designed and established four mills in southwest Columbia: the Richland (1895, also called Whaley Mill), Granby (1897), Capital City (1900), and Olympia Mills (the largest cotton mill under one roof in the world when it was completed in 1899). Whaley also designed villages that included housing for hundreds of white workers and their families, churches, a store, playing fields, a school, and road and sewer infrastructure just southwest of the city's grid. The Columbia Duck Mill (1894, now the South Carolina State Museum), Palmetto Mills (organized 1898), and the much smaller Glencoe Mill (1908) were built in the same period.

Across the Congaree River, the Columbia Duck Mill built New Brookland in 1894-1916, a similar village that became the city of West Columbia following residents' refusal to annex with the city of Columbia in 1901. The row of eleven brick commercial buildings along New Brookland's Old Main Street was more urban than Whaley's suburban plans for Granby and Olympia.<sup>43</sup>

Adjacent industries and buildings supported these mills along the same rail lines. These included cotton compresses and warehouses such as the enormous Palmetto Compress at 617 Devine Street (started in 1917 with a design by James Urquhart) which stored and graded cotton bales. Cottonseed oil manufacturing plants built in the 1880s helped make Columbia "a pioneer city of oil milling." In 1910, the Southern Cotton Oil Company spread across an entire city block at the northwest corner of Divine and Gadsden Streets, across the street from the Columbia Compress Company.<sup>44</sup>

---

<sup>42</sup> Hennig, *Columbia*, 323-325; City Directory (1912); G. McD. Hampton and D.B. Miller, "Map of Columbia, S.C. and Suburbs" (Baltimore: Union Map and Atlas Company, 1903), SoCar, <https://digital.tcl.sc.edu/digital/collection/sclmaps/id/812/rec/1>; Edgar, *South Carolina*, 454-82.

<sup>43</sup> Moore, *Columbia and Richland County*, 276; Robert P. Stockton and Nancy Fox, "New Brookland Historic District," NRHP nomination, 1978;

<sup>44</sup> Moore, *Columbia and Richland County*, 303-307; Bryan & Associates, "City-Wide Architectural Survey," 59; Sanborn Map (1910); Hennig, *Columbia*, 336-337; SCDAH, "Palmetto Compress and Warehouse Company Building," accessed June 2020, <https://schpr.sc.gov/index.php/Detail/properties/12843>.

## Commercial Resources

Columbians quickly rebuilt the central business district following the destruction of the 1865 fire. By 1872, the 1200 through 1700 blocks of Main Street were well-developed once again. By 1883, several more buildings infilled empty lots. Most of the buildings were brick and one to three stories. Many used slender, mass-produced cast-iron columns, a fashionable and inexpensive means to detail a building and generate the maximum amount of plate glass to display goods at street level. The second and third floors of these new brick buildings were often stuccoed on the facades only, which were organized with symmetrical patterns of windows, cornices and parapets, and sometimes adornment (often with Italianate-style influences). Arches, window hoods and lintels, belt courses, and decorative iron vents articulated many facades. Built in 1866, for example, the *Daily Phoenix* newspaper building at 1625 Main Street was among the first constructed after the fire. The symmetrical, three-story, stuccoed brick building had an Italianate feel with an elaborate cornice; second-floor iron balcony; and tall, narrow windows and doors. One corner building at 1500 Main Street, built around 1870, exemplified the Second Empire style with a mansard roof.<sup>45</sup>

By 1872, a mix of frame and brick buildings also expanded the business district to the west rather than north where it had concentrated before the war. Assembly Street's 1300 and 1400 blocks hosted mostly commercial buildings by that year, no doubt encouraged by the new town market that sat squarely in the road in the 1400 block (demolished 1913). Main Street and Assembly Street's commercial character bridged along the 1100 blocks of Washington and Hampton (then Plain) Streets. Whereas white-owned businesses occupied Main Street almost exclusively by 1897, African American- and white-owned businesses were intermixed on Assembly Street in the same period. By 1914, the 1100 block of Washington Street had a mix of black- and white-owned businesses, while the black-owned businesses on Assembly Street concentrated in the 1300 block. Members of the Jewish community owned a number of the businesses on Assembly Street's commercial blocks by the early 1900s, a trend that continued for many decades.<sup>46</sup>

Several blocks to the west, vernacular brick and wood warehouses lined the South Carolina Railroad tracks in the 700 and 800 blocks of Gervais Street. The city's gas works sat slightly northeast, facing Lady Street, which contributed to the industrial character of the area. By the very end of the century, "grocery stores, stables, barbershops, boarding houses, saloons and food vendors" occupied a number of wood-sided one and two-story buildings along the 800-1000 blocks of Gervais Street. Nearby blocks on Park, Lincoln, and Gadsden Streets were more sparsely occupied by similar buildings. African American residential areas populated some of the blocks to the north and south. Around the turn of the century, a red-light district grew around the intersection of Gervais and Park (then Gates) Streets. Its wood buildings gave way to brick offices and retail structures, most with brick facades but some with cast-iron storefronts similar to those on Main Street in the early 1900s.<sup>47</sup>

New industrially manufactured materials and fashionable architectural forms emerged on Main Street in the early twentieth century, signaling Columbia's rise as an industrial, transportation, and economic center for the state's textile industry. J. Carroll Johnson (then partnered with James Urquhart) chose a

---

<sup>45</sup> *The Daily Phoenix*, Feb. 13, 1866; Lee, "Map of Columbia"; Jessie Childress and SHPO Staff, "Columbia Commercial Historic District," National Register of Historic Places nomination, 2014; "Gray's New Map of Columbia, S.C." (1883), SoCar, <https://digital.tcl.sc.edu/digital/collection/scmaps/id/693/rec/3>.

<sup>46</sup> Hennig, 66; Drie, "Bird's Eye View"; Sanborn Map (1888); City Directories (1897, 1914); HC, "Columbia's Jewish Heritage Sites," accessed June 29, 2020, <https://www.historiccolumbia.org/online-tours/columbias-jewish-heritage-sites-0>.

<sup>47</sup> Drie, "Bird's Eye View"; Sanborn Map, 1888; Fox, "The Physical Development of Columbia," 31; "West Gervais Street Historic District Design Guidelines," City of Columbia Planning Department, 2017, 6.

colorful terra cotta tile for the ca. 1912 facade of the Consolidated Building at 1326-1330 Main Street. The nearby Renaissance Revival-style Arcade Building, built in 1912, featured a terra cotta tile façade with reliefs to adorn both the exterior and interior, and was unique in the city for its use of a skylight to cover the multiple shops on its interior.<sup>48</sup>

Three skyscrapers solidified Main Street's triumph as the principal commercial thoroughfare for the modernizing city (Figure 3.8). The National Loan and Exchange Bank (1903, now known as the Barringer Building, 1350 Main Street), Union National Bank Building (1913, 1200 Main Street), and Palmetto National Bank Building (1913, 1400 Main Street) were all made possible by the form developed in Chicago in the 1870s and 1880s and spread throughout the nation. Skyscrapers took advantage of the newly developed materials and technologies like steel and elevators to rise tall on small urban lots, creating opportunities for speculative office space. They also followed the three-part division suggested by founding Modernist Louis Sullivan as a means to honestly express these modern materials and marry them to the building's program. Built a decade after the brick-faced Barringer Building, however, the Gothic Revival-style Palmetto and Union National Buildings fully exploited the possibilities of their modern steel skeletons: freed from the responsibility of bearing the load of the building's structure, their curtain walls were decorated with terra cotta shaped in pointed arches, finials, and delicate vertical lines that emphasized the buildings' verticality rather than the Barringer's horizontal brick bands.<sup>49</sup>

## Medical Resources

As Columbia's doctors embraced modern germ theory, they branched out from their home offices to form the city's first hospitals and medical training schools. These facilities were racially segregated but tended to be located near one another: they clustered along Hampton Street at Marion, Gregg, and Harden Streets. As was common for many medical buildings of this period, they were purpose-built and put a premium on light and air rather than accommodating specific technologies or treatments. New facilities replaced almost all of these buildings by the 1970s. The organizations that ran them folded or combined with others, medical technology and theory required new and more specific building types, and the federal Hill-Burton Act of 1946 standardized and incentivized the construction of new facilities. Postwar construction of medical facilities in Columbia did stay in the same geographic area as those established at the turn of the century, however.<sup>50</sup>

Columbia had a dozen physicians by the late 1880s but did not have a hospital until 1892, when the city council provided a ninety-nine-year lease on an entire city block at the southeast corner of Laurens and Hampton Streets. The City General Hospital grew from a series of brick one-and-a-half story buildings into a sprawling complex that included a large -shaped brick building over the 1910s and ultimately a three-story M-shaped building over the 1920s and 1930s (Figure 3.9). The hospital provided care for both whites and blacks in segregated wards and included training schools for nurses of both races (a new

---

<sup>48</sup> SCDHAH, "Consolidated Building," accessed June 17, 2020, <http://schpr.sc.gov/index.php/Detail/properties/12805>; SCDHAH, "Arcade Building," accessed June 17, 2020, <http://schpr.sc.gov/index.php/Detail/properties/12838>. For a history of terra cotta, see Deborah Slaton and Harry J. Hunderman, "Terra Cotta," in *Twentieth-Century Building Materials: History and Conservation*, ed Thomas C. Jester (Los Angeles: Getty Conservation Institute, 2014), 125-30.

<sup>49</sup> On Sullivan and the development of the skyscraper, see Joanna Merwood-Salisbury, *Chicago 1890: The Skyscraper and the Modern City* (Chicago: The University of Chicago Press, 2009); Lydia Mattice Brandt, "Union National Bank Building," NRHP nomination, 2019.

<sup>50</sup> See Jeanne Kisacky, *Rise of the Modern Hospital: An Architectural History of Health and Healing, 1870-1940* (Pittsburgh: University of Pittsburgh Press, 2017); Annmarie Adams, *Medicine by Design: The Architect and the Modern Hospital, 1893-1943* (University of Minnesota Press, 2008).





Figure 3.8. Columbia's skyline in 1914, looking southwest from the 1300 block of Sumter Street to the Palmetto, Barringer, and Union National Bank Buildings (left to right). *RCPL*.



Figure 3.9. Postcards of Baptist Hospital (top, ca. 1920s) and the City General Hospital (bottom, 1933), both demolished. *Postcards of the Midlands Collection, RCPL*.

nursing home was built in 1922). The complex was demolished in the 1970s and the Richland County Office Building now stands on its site.<sup>51</sup>

Dr. Matilda Evans--the first licensed female physician in South Carolina-- opened the city's first hospital and nursing school for African Americans in 1901 (the Taylor Lane Hospital and Training School for Nurses), following with St. Luke's Hospital and Evans' Sanatorium from 1914-18. She opened the Columbia Clinic Association, a free clinic for black children, just south of the City General Hospital on Harden Street in 1931 (since demolished). She moved the clinic to 2014 Taylor Street, across from her home and office at 2027 Taylor Street. Both buildings still stand.<sup>52</sup>

Lillian and Dr. William S. Rhodes started the Good Samaritan Hospital in 1910 at 1508 Gregg Street for treating black Columbians and training black nurses (demolished in the 1950s). They joined with other black physicians to form the Good Samaritan-Waverly Hospital in 1924 and opened a new building in 1952 (closed in 1973).<sup>53</sup>

Urged by Dr. Augustus B. Knowlton, the South Carolina Baptist Convention established a hospital and nursing school on the west side of the 1500 block of Marion Street in 1914. The institution expanded quickly around its initial two large Classical Revival-style brick buildings over the 1920s, including taking over adjacent residential buildings (see Figure 3.9). Later facilities replaced almost all of these early buildings. Prisma Health Baptist Hospital now encompasses both the 1500 and 1600 blocks of Marion Street.<sup>54</sup>

In 1885, the state completed the multi-phased and enormous "New Asylum" (now called the Babcock Building) adjacent to Robert Mills's earlier building at Bull Street and Elmwood Avenue. It was begun in 1857 according to the Kirkbride plan, then the standard in buildings for the mentally ill. The Classical Revival central block with its distinctive dome was the last piece of the building to be completed in 1885. The state hospital expanded to include pastures, a number of buildings for various uses, and even its own power station, encompassing 181 acres by its closure in the late-2010s. Lafaye and Lafaye was the principal architecture firm for many of these buildings of the 1910s and 1920s.<sup>55</sup>

## Religious and Funerary Resources

Emancipation, the growth of Columbia's population, and the emergence of suburbs and mill villages resulted in the construction of a number of churches throughout the city between 1865 and the 1910s. While there were only seven white churches in 1868, thirty white Christian and Jewish congregations had buildings by 1914. The most ornate was Frank Milburn's Gothic Revival-style St. Peter's Catholic Church at 1529 Assembly Street of 1906. Washington Street United Methodist Church built a new Gothic Revival building in 1872 after its church burned in the 1865 fire. Ebenezer Lutheran Church rebuilt and enlarged their Classical Revival-style chapel at 1301 Richland Street with a Palladian window after the fire. Charles Coker Wilson and William A. Edward renovated the building in 1900. One of the few wood-

<sup>51</sup> Hennig, *Columbia*, 158-59; City directory (1888); Sanborn Maps (1910, 1919); Hennig, *Columbia*, 159.

<sup>52</sup> HC, "Matilda Arabella Evans, M.D.," accessed June 2020, <https://www.columbiacityofwomen.com/honorees/matilda-arabella-evans-md>; Cherrisse Berry and Susan E. Pories, "Matilda Arabella Evans, MD: Resolute, Resilient, Resourceful," published November 1, 2019, <https://bulletin.facs.org/2019/11/matilda-arabella-evans-md-resolute-resilient-resourceful/>.

<sup>53</sup> HC, "2024 Hampton Street," accessed June 2020, <https://www.historiccolumbia.org/online-tours/waverly/2204-hampton-street>.

<sup>54</sup> Prisma Health, "Baptist History," accessed June 2020, <https://www.palmettohealth.org/locations-directions/hospitals/baptist/baptist-history>.

<sup>55</sup> "Buildings," last modified spring 2014, <http://www.digitalussouth.org/bullstreet/buildings/>.

sided religious buildings of the period, the ca. 1910 Classical Revival House of Peace Synagogue, was originally built at 1318 Park Street (later moved to 1000 Hampton Street).<sup>56</sup>

African Americans established their own churches during Reconstruction and boasted a total of nineteen by 1914. They chose the same styles as those built by white congregations in Columbia in the same period. The Sidney Park Colored Methodist Episcopal Church at 1114 Blanding Street (replacing a recently burned frame church) and the Ladson Presbyterian Church at 1720 Sumter Street were designed with similar brick exteriors in 1893 and 1896, respectively. They share the Romanesque Revival style with a front gable roof flanked by uneven towers. Several other black churches were simpler, wood-sided buildings.<sup>57</sup>

African Americans were typically buried at the city's "Lower Cemetery," which was located in a slight depression and between the canal and railroad tracks north of Elmwood Avenue. It began around 1860 as a public burying ground for all classes and both races, but over time its poor maintenance gave it the appearance of a potter's field. In 1872, wealthier blacks in Columbia created a new cemetery in honor of Senator Benjamin Franklin Randolph, who was assassinated by whites in 1868. Located on Elmwood Avenue between the Lower Cemetery and Elmwood Cemetery, it became the resting place of at least a dozen Reconstruction-era legislators. St. Peter's Catholic Church established a cemetery to the east of Elmwood Cemetery at least by the early 1880s.<sup>58</sup>

## Educational Resources

Perhaps the institution that changed the most in Columbia between 1865 and 1920 was the public-school system. Across the state, education transformed from a private responsibility to a public one, from haphazard to compulsory attendance, and from ad hoc curriculums to teacher certifications. Funding and racial segregation were ongoing questions throughout the period. The Reconstruction Era state constitution of 1868 created a segregated system of public schools for all children, regardless of race, but legislative delays in funding and mismanagement hampered the system's establishment. Public schools were not a new concept, but they were not popular in the mid-nineteenth century. A state constitution of 1895 replaced that of 1868 and legislated a segregated public school system along with Jim Crow laws and the disenfranchisement of African Americans. The system remained underfunded into the twentieth century.<sup>59</sup>

In 1860, Columbia had eleven private and two public schools with orphans attending the public schools. There were also private academies for male (Columbia Academy) and female students (College for Women and later Chicora College operated out of the Hampton-Preston Mansion from 1890-1930). The

---

<sup>56</sup> SCDHAH, "Washington Street United Methodist Church, accessed June 2020, <http://schpr.sc.gov/index.php/Detail/properties/12777>; City Directories (1868, 1914); SCDHAH, "Ebenezer Lutheran Chapel," accessed June 2020, <http://schpr.sc.gov/index.php/Detail/properties/12809>; Ebenezer Lutheran Church, "Church History," accessed June 2020, <https://ebenezerlutheran.org/history/>; SCDHAH, "House of Peace Synagogue," accessed June 2020, <http://schpr.sc.gov/index.php/Detail/properties/12827>.

<sup>57</sup> SCDHAH, "Ladson Presbyterian Church," accessed June 2020, <http://schpr.sc.gov/index.php/Detail/properties/12895>; Sanborn Map (1910); SCDHAH, "Sidney Park Colored Methodist Episcopal Church," accessed June 2020, <http://schpr.sc.gov/index.php/Detail/properties/12881>.

<sup>58</sup> Michael Trinkley and Debi Hacker, "Columbia's Scandal: Lower Cemetery" (Chicora Foundation, Inc., 2009), 1, <https://www.chicora.org/pdfs/RC521%20-%20Lower%20Cemetery.pdf>; "Randolph Cemetery," Historic Marker 40-133 (2006); City Directory (1905); "Gray's New Map."

<sup>59</sup> Switzer and Greene, "Education."

Arsenal Academy, opened in 1842 and burned by Sherman's troops in 1865, was converted into the South Carolina Governor's Mansion and the institution reconstituted as the Citadel following Reconstruction.<sup>60</sup>

The Freedman's Bureau, created by Congress to assist former slaves after the Civil War, established the Howard School for black students at the corner of Hampton and Lincoln Streets for eight hundred students in 1869. The bureau transferred the two-story frame building to a local African Methodist Episcopal church in 1872 (building since demolished). The city gained its own school district in 1880, and leased Columbia Academy buildings for a white school, operated as Sidney Park School, and took over the Reynolds private school for white students. Some white families still preferred private schooling, such as Miss Ellen Janney's one-room, wood-sided school in the backyard of her home at 1410 Blanding Street (later moved to Riverfront Park). Janney taught in this school building from around 1883 until she retired in 1915.<sup>61</sup>

The city continued to use existing buildings for new schools until a boom period in school construction in the early 1900s. In 1902 the city school board created a Committee on School Buildings and Property, who recommended five new white and two new black schools, all clad in brick. A 1905 act by the state legislature changed how districts could raise money and offered matching funds to ensure that new schools would be built to high standards. The state chose Edwards and Walter (William A. Edwards and Frank C. Walter) to design sixteen schools and their plans were used as the standard. They used a Renaissance Revival style with grouped windows, brick exteriors, rusticated ground floors, cast stone detailing like belt courses and cornices, parapets and flat roofs, and three-story, H-shaped floor plans. In Columbia, they built the Taylor School on the site of the old Columbia Academy in the 1600 block of Laurel Street (1905), McMaster School at the corner of Senate and Pickens Street (1911), and the more ornate Logan School on Elmwood Avenue (1913). Architects Urquhart and Johnson followed Edwards and Walker's lead and designed the new Columbia High School on Washington Street in a Renaissance Revival style in 1916, while J. H. Sams chose the Prairie Style for his Blossom Street School of the same year (both demolished).<sup>62</sup>

Booker T. Washington School, built for black students on Blossom and Marion Streets in 1916, followed the same plan as the white schools but was noticeably simpler in its adornment. It initially served as an elementary school but became a high school and one of the leading institutions for the city's African Americans after 1918. It expanded into a campus with additions or new buildings in 1923, 1927, 1939, 1941, and 1956. All of the school except for the 1956 auditorium was demolished after the school closed in 1974.<sup>63</sup>

## Residential Resources

The period of 1865 through World War I brought a variety of domestic architectural styles popular throughout the United States to Columbia. Residential construction varied with the social classes of its residents, from modest, symmetrical, wood-sided dwellings without porches to two-story houses with

---

<sup>60</sup> The Citadel, "Brief History of The Citadel," accessed June 2020, <https://www.citadel.edu/root/brief-history>.

<sup>61</sup> Warner M. Montgomery, *Columbia Schools: A History of Richland County School District One, Columbia, S.C., 1792-2000* (Columbia: n.p., 2002), 1-5; Staci Richey, "The Little Red Schoolhouse" (CPO, 2015); Ellen C. Janney Papers, 1876-1913, SoCar.

<sup>62</sup> Montgomery, *Columbia Schools*, 20-25; Doris Schmitz, "McMaster School," NRHP nomination, 1997. On cast stone, see Adrienne B. Cowden and David P. Wessel, "Cast Stone," in *Twentieth-Century Building Materials*, 52-60.

<sup>63</sup> Booker T. Washington High School Foundation, "History of Booker T. Washington High School and Its Foundation," accessed June 2020, <http://www.bookertwashingtonfoundationsc.org/BTWHistory.htm>.

brackets, turned columns on generous porches, and complicated rooflines covered in pressed-metal shingles. While residential construction of the 1870s followed the city's prewar development patterns, the generous population growth from the 1880s to 1910s initiated considerable changes in buildings' styles, forms, and locations. New houses were increasingly built facing the city's north-south streets in the former backyards of larger, older houses facing the east-west streets. This allowed for houses on smaller, cheaper lots on all four sides of the city's blocks. The electric streetcar, meanwhile, facilitated growth in new directions to the north and east that ignored the generous orthogonal grid of Columbia's original streets.<sup>67</sup>

By 1895, small vernacular houses occupied formerly vacant land along Pulaski Street and west of the railroad at Williams and Taylor Street in the northwest section of town. With a lumber company and warehouses nearby, they were likely workers' housing. Dwellings for railroad workers in the northeast quadrant included double rows of identical, modest houses on the 1700 block of Laurel Street (Figure 3.10). African Americans built along the edges of that area's antebellum neighborhood, expanding east from the 1600 block of Richland Street. A few higher-style houses also infilled a few lots between houses that had escaped the fire by the end of the century. Varying topography and criss-crossing networks of creeks ensured that land southeast of the university remained fairly vacant until 1895, except for Wheeler Hill. The railroad lines and industrial character of the southwest quadrant similarly discouraged residential growth, although its developed blocks did become denser and a few formerly void areas like the southern blocks along Lincoln Street gained some sparse residential growth at the end of the century.<sup>68</sup>

Most of Columbia's domestic architecture of this period was vernacular. The Columbia Cottage remained a popular form. African Americans families built the Thompson Cottage in the 1600 block of Richland Street and the Alston House at 1811 Gervais Street in 1872. They share similar footprints, side-gable roofs, and central-hall plans. While side-gable roofs dominated the vernacular residential architecture in the late 1800s, front-gabled shotgun houses became common in the early 1900s. This inexpensive single-family form generally featured a two-bay façade with a front door aligned with a hallway that ran straight through the house to the back door. Residential growth helped to spur development in the southeast quadrant, east of Sumter and south of Wheat Street, by 1919. The slender, rectangular, frame, shotgun-form dwellings with front-gabled roofs filled these blocks. An alley divided the block at the southeast corner of Huger and College Streets, creating two additional street fronts for more shotgun houses by 1919. Shotgun houses also dominated the 1500-1700 blocks of Wheat and Rice Streets, either crowded onto the blocks haphazardly or lined in neat rows (Figure 3.11).<sup>69</sup>

Adaptations of more high-style forms concentrated in the northeast quadrant, anchored by the Hampton-Preston Mansion and the DeBruhl Marshall House. Half of the neighborhood's building stock was built between 1900 and 1918. This included several churches, but construction focused overwhelmingly on wood-sided residential buildings, in the Victorian, Italianate, Tudor Revival, Neoclassical, Foursquare, and Craftsman styles popular nationwide. The form of the 1872 Woodrow Wilson House—a projecting gable on a side-gabled wing—was rare for Columbia, although it followed an Italianate pattern inspired by nationally-known landscape architect Andrew Jackson Downing. Local cotton magnate William B. Smith Whaley built an ornate Queen Anne house at 1527 Gervais Street in 1893, complete with a rounded

---

<sup>67</sup> Drie, "Bird's Eye View"; Niernsee & Lamotte, "Map of Columbia, S.C. and Suburbs" (Baltimore: Wm. A. Flamm & Co., 1895), SoCar, <https://digital.tcl.sc.edu/digital/collection/UI/id/573/>; Hennig, *Columbia*, 364.

<sup>68</sup> Drie, "Bird's Eye View"; Niernsee & Lamotte, "Map of Columbia, S.C."

<sup>69</sup> SCDHAH, "Alston House," accessed June 16, 2020, <http://schpr.sc.gov/index.php/Detail/properties/12791>; "Thompson Cottage," Research Files, Committee for the Restoration and Beautification of Randolph Cemetery, Columbia; Drie, "Bird's Eye View"; Sanborn Map (1919); Aerial Photo (1938); City Directory (1915).

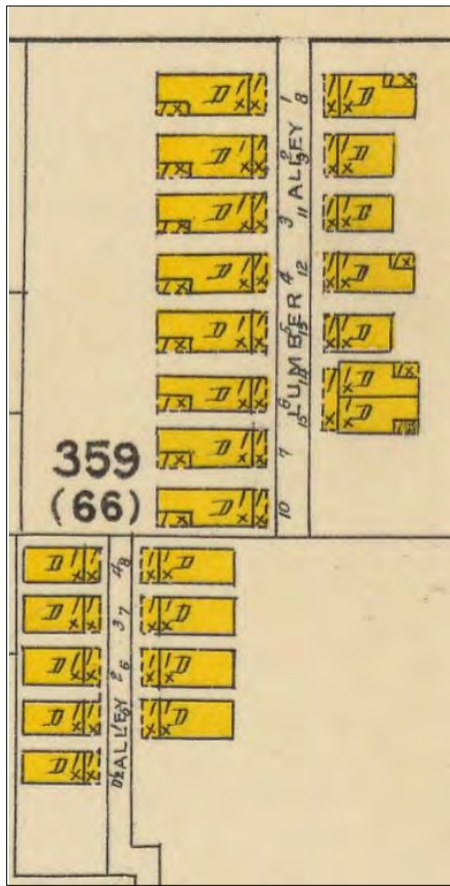


Figure 3.10. “Lumber Alley,” the 1800 block of Calhoun Street, in a 1919 Sanborn Map and a 1959 photograph by Joseph E. Winter. *SoCar*.



Figure 3.11. Shotgun houses on the 1919 Sanborn Map. *SoCar*.

tower. Similar houses filled in the residential areas surrounding the Governor's Mansion in the northwest corner of the city.<sup>70</sup>

University Hill is the only residential neighborhood with high-style architecture to develop within the southern half of the city's limits during this period. Located east of the University of South Carolina campus, south of Gervais Street, and west of the railroad tracks running along Laurens Street, it was started around 1885. Most of the houses were built in a range of popular revival and Craftsman styles by the 1910s, with a few dating to the 1920s and 1930s. This neighborhood also featured some multi-family housing, including examples of the brick, named apartment buildings that became even more popular in Columbia in the 1920s: the Kirkland (1918, 1603 Pendleton Street) and Charles Edward (1913, Gibbes Court) Apartment Buildings. At least thirty buildings in the neighborhood were designed by prominent local architects including J. Carroll Johnson, George E. Lafaye, Charles Coker Wilson, Heyward Singley, and others.<sup>71</sup>

Spurred by the establishment and expansion of the electric streetcar, Columbia's residential suburbs expanded beyond the city's limits at the turn of the century (Figure 3.12). Its very first suburb was Waverly, platted on a former plantation just east of Harden Street and north of Gervais Street in the 1870s. Houses of different styles occupied half of its lots by 1895 and infill continued into the twentieth century. Waverly grew from a mixed-race neighborhood into a predominantly African American one as more neighborhoods opened for whites that restricted black residents in the early twentieth century. A former racetrack along the north boundary of the city gave way to the new Elmwood Park neighborhood after 1903. Its construction period lasted until about 1940, but most of its two-story, frame, wood-sided buildings were constructed in the Queen Anne, Foursquare, and Colonial Revival styles before 1919. The streetcar also led to Wales Garden, a neighborhood for wealthier whites southwest of the intersection at Harden and Blossom Streets. The Columbia Development Corporation hired Boston-based landscape architecture firm to plan the neighborhood's generous lots and wide avenues in 1913. This took advantage of improved drainage and control of Rocky Branch Creek, which also allowed for the development of Five Points as a commercial area. The neighborhood relied on restrictive covenants to ban African Americans from owning or renting property, one-story buildings, and front yard fences. World War I slowed its initial growth, but it boasted about a dozen houses in various revival styles by 1919.<sup>72</sup>

The streetcar also shaped new residential development within older neighborhoods in the city. Lafaye and Lafaye's ornate ca. 1907 Spanish Revival style Colonia Hotel on Hampton Street (since demolished) served as impetus for construction of a new trolley line along the 1600-1800 blocks of Hampton Street in 1911, resulting in the construction of Foursquares on these and nearby blocks. They were built closer to the street than the older homes already in this area, which were eventually demolished.<sup>73</sup>

---

<sup>70</sup> SCDHAH "Woodrow Wilson Boyhood Home," accessed June 15, 2020, <http://schpr.sc.gov/index.php/Detail/properties/12791>; Wells et al., "Columbia Historic District II (Boundary Increase)."

<sup>71</sup> Heather Carpini, Rebekah Dobrasko, Jody Graichen, James Steele, "University Neighborhood Historic District," NRHP nomination, 2004.

<sup>72</sup> Niernsee & Lamotte, "Map of Columbia, S.C."; SCDHAH, "Waverly," accessed June 17, 2020, <http://schpr.sc.gov/index.php/Detail/properties/12867>; SCDHAH, "Elmwood Park Historic District," accessed June 17, 2020, <http://schpr.sc.gov/index.php/Detail/properties/12869>; Sanborn Map (1919); Fox, "Physical Development of Columbia," 79-84; Lydia Mattice Brandt, "Five Historic District," NRHP nomination, 2019.

<sup>73</sup> Sanborn Maps (1904, 1910, 1919); David McQuillan, "The Street Railway and the Growth of Columbia, S.C., 1882-1936" (master's thesis, University of South Carolina, 1975), 25, 33.

## Columbia between the Wars: 1920s through World War II

Dives in cotton prices following World War I and the 1929 stock market crash chipped away at Columbia's economic gains of the 1910s. The Great Depression brought a transient population of unemployed mill workers and farmers to the city and devastated many businesses. As the site of the state capital, Fort Jackson, and many growing institutions, however, the city became a hub of activity under President Franklin D. Roosevelt's New Deal programs. The Works Progress Administration and Public Works Administration funded social programs, jobs, and the construction of new buildings and infrastructure.<sup>74</sup> As Columbia negotiated this new economic reality and its expanded suburban footprint between the wars, construction slowed and generally reinforced existing development patterns in the city center. The prominent commercial districts remained and expanded, while new residential, religious and educational facilities infilled the extant neighborhoods in the original city limits. Most of the residential growth concentrated outside of the original city limits, while property owners within the city focused on repairing their buildings and adding new bathrooms and roofs rather than replacing them with new structures. Business owners freshened their building facades with new architectural trends, signs, and experimental materials. The African American middle and upper classes developed commercial districts in response to Jim Crow segregation, while Five Points emerged as a new commercial district for white shoppers. The automobile also increased in popularity and availability, prompting the improvement of roads and the migration of many white citizens to residential suburbs. Gas stations dotted the city for the first time and Columbia saw its first traffic lights in 1925.<sup>75</sup>

Columbia also became increasingly whiter in this period. The population grew over these uncertain two decades from 37,524 in 1920 to 62,484 in 1940, with 40,201 whites and 22,195 blacks in 1940. The city's white political leadership and institutions increasingly used Jim Crow and other legal means of segregation to restrict and control the city's African American population.<sup>76</sup>

### Municipal Development and Planning

One of the more important developments of the interwar period was the city's adoption of its first zoning ordinance in the 1920s. Cities across America in the early 1900s used the popular new tool to counteract haphazard development and demographic changes. Aimed at both organizing future growth and minimizing African American neighborhoods, the implementation of Columbia's zoning ordinance was the city's first effort to control the demographics and built landscape through local zoning. The stated goals were to promote home ownership, protect residential areas, conserve property values, and generally to improve the lives of citizens through organized growth. In reality, the emerging suburbs showed that white residents were eager to flock to neighborhoods restricted to whites by covenants or social convention, leaving behind a residential urban population that was largely African American.

The 1924 zoning map indicated that the new zoning applied to the city's original footprint. It designated "almost all of the black residential neighborhoods, streets, side of the street, or entire blocks to either business or industrial use." The new zones looked haphazardly drawn, with little relationship to existing business and industrial districts. When compared to a map of the racial make-up of the blocks it revealed that the "zones carefully broke to follow the divides between white and black" residential sections. The white residential areas remained residential in the new zoning map, but black residential areas immediately adjacent and across the street had been rezoned commercial. The map did not immediately

<sup>74</sup> Edgar, *South Carolina*, 483-90; Moore, *Columbia and Richland County*, 323-44; Hennig, *Columbia*, 364.

<sup>75</sup> Moore, *Columbia and Richland County*, 331-333; City Permit Book (1931-37, 1937-39).

<sup>76</sup> Edgar, *South Carolina*, 483-90; Moore, *Columbia and Richland County*, 323-44, 369; Hennig, *Columbia*,



call for removal of the existing black residential areas, but it did set up a framework for future planning and land use that was clearly incompatible with the historic patterns of African American residential use in the city.<sup>77</sup>

### **Institutional Resources and Government Programs**

The federal and state governments supported major construction projects in downtown Columbia (and throughout South Carolina) between the two world wars. Like the majority of public architecture built in the United States in this period, these buildings continued to rely on the Beaux Arts, academic interpretation of classicism and its associated historical revival styles despite the gaining momentum of Modern architecture. Those that did embrace modern materials like steel or gesture to a sleek aesthetic did so conservatively; classical features and compositions still drove design, even when architects inched towards abstraction. Many were built with funding from the federal government through the Works Progress Administration (WPA) or Public Works Administration (PWA), though most were designed by South Carolina architects.<sup>78</sup>

After decades of enduring the crowded state house and spending tens of thousands of dollars per year renting office space throughout the city, the state built its first standalone state office building in Columbia in 1926. The Renaissance Revival-style, granite- and brick-faced building complemented the state house to the north across Senate Street; the two-story span of its third and fourth-story windows, however, revealed the modern steel frame at its core. First called the “state office building,” the structure was named for nineteenth-century senator John C. Calhoun in 1938 to avoid confusion with another new state office building named for former governor, senator, and Confederate general Wade Hampton III. With 45 percent of construction guaranteed by the Public Works Administration, the state built the Wade Hampton State Office Building much more quickly and efficiently than the first state office building in 1938. Its restrained Stripped Classical-style exterior and simplified Art Deco-style interiors were less fussy than the Calhoun Building’s; they spoke to the increasing comfort of public officials with the streamlined aesthetic of Modernism.<sup>79</sup>

An increasingly stable University of South Carolina constructed new buildings close to its historic core, substantially expanding its footprint in the 1920s-40s. The stuccoed brick buildings are symmetrical, economically detailed, and Classical Revival in style; their consistency speaks to their design and supervision by two principal architects: Charles Coker Wilson and James Carroll Johnson. Wilson designed bold classical porticos and entablatures—the first columns on campus since the nineteenth-century library—on otherwise plain academic buildings while his residential dormitories followed the simple compositions of the Horseshoe’s dormitory wings. He started with academic buildings to the east of the Horseshoe (Davis and Barnwell Colleges) and then followed with residential buildings parallel to the north and south edges of the antebellum campus (Thornwell and Woodrow Colleges).<sup>80</sup>

The university continued to expand in this tight geographic ring in the 1920s-early 1950s. As it added more buildings (most designed by Johnson), Gibbes Green emerged as a distinct space to the east of the Horseshoe (Figure 3.13). The university began in 1927-28 by closing Bull Street between Pendleton and

---

<sup>77</sup> Staci Richey, “Variations on a Theme: Planning for the Elimination of Black Neighborhoods in Downtown Columbia, South Carolina, 1905-1970” (master’s thesis, University of South Carolina, 2004), 4-6.

<sup>78</sup> On the push-pull between the materials and aesthetics of Modernism in American architecture in this period, see Leland M. Roth and Amanda C. Roth Clark, *American Architecture: A History*, 2nd ed. (Boulder, CO: Westview Press, 2016), 353-424.

<sup>79</sup> See Brandt, *The South Carolina State House Grounds*.

<sup>80</sup> Barnwell College was originally named LeConte College.

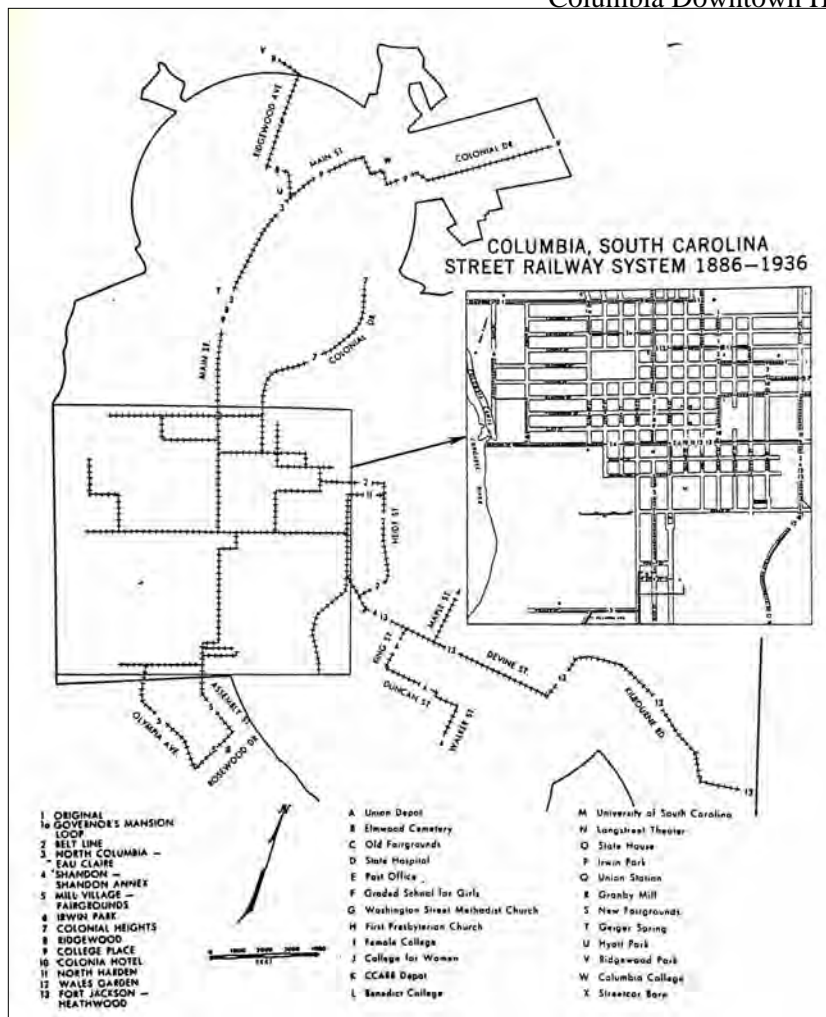


Figure 3.12. Columbia’s electric streetcar system, 1886-1936. McQuillan, “The Street Railway and the Growth of Columbia,” UofSC Library.



Figure 3.13. Gibbes Green at the University of South Carolina, with Barnwell College (left) and Sloan College (right). Photograph by Russell Maxey, 1940. Russell Maxey Photograph Collection, RCPL.

Devine Streets to vehicular traffic and constructing the Melton Observatory in its former path. In 1939-40, administrators demolished the old president's house and began construction on a new university library also along Bull Street's route (rededicated in 1984 as McKissick Museum). Facing west onto the Horseshoe, the Stripped Classical library offered focus and formality to the antebellum space while its rear elevation provided a western edge for Gibbes Green.

Stuccoed brick buildings with economical Colonial Revival/Classical Revival-style details sympathetic to the antebellum campus further expanded Gibbes Greene and differentiated it as an academic quadrangle distinct from the Horseshoe, including Hamilton (1943), Sloan (1927), Petigru (1950), Osborne (1952), and LeConte (1952). The university also continued to build residential buildings parallel to the north and south sides of the Horseshoe and in a new quadrangle of dormitories for female students just across Green Street along Pickens Street. Some of these buildings were partially funded by the PWA, including Maxcy (1937), Preston (1939), and Sims (1939). UofSC and the Columbia public school system built University High School (closed in 1966 and renamed Wardlaw College), a teaching facility for education majors, across Sumter Street from the Horseshoe in 1930.<sup>81</sup>

The finest Classical Revival buildings of the period were also built by the state and federal government. The War Memorial (1314 Pendleton Street) and federal post office (1231 Gervais Street), respectively, were more academic in their approaches to classicism and richer in detail than previous Classical Revival buildings constructed in Columbia. Gill and Wilkins designed the federal post office in 1917 although WWI delayed the completion of construction until 1921 (building converted into the SC Supreme Court in 1971). The symmetrical, Doric order limestone facade complimented the state house across the street; with the addition of the Hampton and Calhoun Buildings over the following twenty years, the building expanded the civic zone at the center of the city. Lafaye and Lafaye designed the World War Memorial Building to commemorate the state's white soldiers who died in WWI (a monument for African Americans was promised for Orangeburg but never built). Built in 1935 using PWA funds, the building's severe Doric portico, square shape, flat roof, raised basement, and Egyptian Revival door surrounds convey a formal, tomblike serenity. It was constructed to house the state's historical commission but did not have sufficient space for the archives and Confederate relic room; the state archives constructed a new purpose-built archive building on Senate Street in 1960.<sup>82</sup>

State and federal projects also extended to infrastructure. In 1928, the South Carolina's expanding state highway department constructed the first of three reinforced concrete bridges across the Congaree River. Designed by Charleston architect Joseph W. Barnwell, the Gervais Street Bridge replaced a wooden bridge as the only roadway to connect downtown and West Columbia. Its classical balustrade, pilasters, and squared column capitals recall these other public works projects of the interwar period. The PWA also built a reservoir for the southeast part of the city, market sheds in the middle of Assembly Street, a new courthouse for Richland County, and three public housing projects.<sup>83</sup>

The city's efforts during this period included new construction in addition to its first zoning policies. Voters approved a bond for the construction of a municipal auditorium in 1928, but preservationists rallied once Woodrow Wilson's boyhood home was revealed as the chosen site. Designed by Lafaye and

---

<sup>81</sup> West and Allen, *On the Horseshoe*, 64-5; Andrew Watson Chandler, "'Dialogue with the Past': J. Carroll Johnson, Architect, and the University of South Carolina, 1912-1956" (master's thesis, University of South Carolina, 1993); Chris Horn, ed., *A Spirit of Place: Buildings and Gardens of the University of South Carolina Columbia Campus, 1801-2016* (Columbia: University of South Carolina, Division of Administration and Finance, 2016), 28-47.

<sup>82</sup> Dollie McGrath, "Supreme Court of South Carolina Building," NRHP nomination, 1972; Charles H. Lesser, *The Palmetto State's Memory: A History of the South Carolina Department of Archives & History, 1905-1960* (Columbia: SCDAAH, 2009); Megan J. Brown, "World War Memorial Building," NRHP nomination, 1995.

<sup>83</sup> "Gervais Street Bridge," NRHP nomination, 1980; Moore, *Columbia and Richland County*, 340-342.

Lafaye, the Township Auditorium relocated one block north to Taylor Street and opened in 1930. Mayor Lawrence B. Owens pursued a municipal airfield project south of the city that was realized in 1930 and which bore his name. Back in city limits, Owens swapped land on Laurel Street for the federal courthouse and post office when the U.S. government threatened the 1875 building on Main Street with demolition. The city adapted the historic building as its city hall and the federal government opened its new Neoclassical-style courthouse one lot west at 1120 Richland Street in 1937.<sup>84</sup>

## Commercial and Industrial Resources

Owners of buildings along the commercial corridors of Main and Assembly Streets updated storefronts and added a handful of new stores in the 1920s and 1930s, but this period also saw a dispersion of commercial activity. New buildings appeared on formerly empty or underdeveloped blocks south Main Street and along Sumter Street near the state house. The mix of commercial and industrial uses along Taylor Street grew denser as the street gained importance as a route connecting downtown and the growing suburbs to the east. It gained a bottling plant at 2025 Taylor Street in 1935 as well as a concrete plant in the 2000 block along the Laurens Street railroad tracks by the early 1940s, which continues to operate despite the fact that the railroad track has since been abandoned. Service stations, car dealerships, and Five Points also developed in response to the proliferation of automobiles.<sup>85</sup>

Main Street's sturdy brick buildings of the Reconstruction Era remained largely intact, with owners routinely updating storefronts to keep up with trends, attract customers, and stay within tight budgets. Some followed the increasingly academic approach to Classical Revival styles favored by Beaux Arts-trained architects. Lafaye and Lafaye designed the annex to the First National Bank (housed in the Barringer Building) at 1208 Washington Street in 1924. Its colossal pilasters, heavy cornice, and parapet roof with a central cartouche were far more specific and refined than the brief Classical Revival style of the Barringer Building. Cheaper than masonry, industrially produced terra cotta tile continued to be a popular material for executing decorative details. The 1928 façade of the Schulte-United Building at 1620-24 Main Street featured a Neoclassical-style parapet, cornice and rooftop urns, while the nearby W.T. Grant building of 1931 boasted Art Deco-style elements made up of inset chevron tiles and short beaded pilasters in its upper cornice. While the terra cotta tile on the Schulte-United attempted to replicate the stone features of an historic building, the W.T. Grant's used an off-white glazed tile to express a new architectural trend. The Columbia Hotel featured terra cotta details in an Art Deco take on the Gothic Revival when it was built in 1931 at the corner of Gervais and Sumter Streets. It was the first tall hotel built in Columbia since the six-story Renaissance Revival-style Hotel Jefferson, built in 1913 at Laurel and Main Streets (both demolished).<sup>86</sup>

Art Moderne—a more streamlined approach to architecture than the decorative geometry of Art Deco—was a popular style for remodeled storefronts nationwide and in Columbia in the 1940s. It used pigmented structural glass panels; smooth stone, tile, or stucco; and thin metal to frame large plate glass panels to gesture at the technology of the age. One of the best examples of Art Moderne in Columbia is Tapp's Department Store at 1644 Main Street, designed in 1940 (with additional floors in 1952) by Lafaye, Lafaye and Fair in consultation with E. Paul Behles of New York City. It features an austere, white, smooth stucco exterior with a dark stone accent on the first floor. The Greyhound Bus Station at 1200

<sup>84</sup> Moore, *Columbia and Richland County*, 337; Richey, "City Hall."

<sup>85</sup> Sanborn Maps (1919, 1969); date on building at concrete plant; Lydia Mattice Brandt, "Five Points Historic District," NRHP nomination, 2019.

<sup>86</sup> Moore, *Columbia and Richland County*, 295, 338; Childress, "Columbia Commercial Historic District"; HC, "Northwest Corner of Main and Gervais Streets," accessed June 19, 2020, <https://www.historiccolumbia.org/tour-locations/northwest-corner-main-and-gervais-streets>.

Blanding is even more streamlined. Designed in 1933 but built in 1938-1939 from plans by Charleston architect George D. Brown based on the work of industrial designer Raymond Loewy, its surfaces gesture at the speed, glamour, and modernity of bus travel. Pigmented structural glass and glass block streamline and smooth its elevations and rounded corners. Contrasting colors and a neon sign made the building stand out from its more subdued neighbors (Figure 3.14).<sup>87</sup>

Purpose-built office buildings popped up outside of Main Street's traditional commercial corridor by the late 1930s and early 1940s. Heyward Singley designed a two-story Stripped Classical-style office building at 1427 Pickens Street in 1938. He designed the building for two local doctors to have air-conditioning and speculative office space on the second floor. Singley operated his practice out of the Medical Arts Building at 1508 Washington Street, designed by James B. Urquhart in 1938. The symmetrical building achieved streamlined rounded corners in brick, complimented by a flat roof, cast stone details above the front door, and cast stone string courses.<sup>88</sup>

African Americans expanded their own business districts that repeated the styles, forms, and functions of the mainly white Main Street corridor. With the 700 and 800 blocks of Washington were dense with black residences by the 1920s, the street's 1000 and 1100 blocks grew as a black commercial district with some white-owned businesses. By the late 1920s, these two blocks on Washington Street included the Royal Theater, shoe repair, barbers, undertakers, Taylor's Hotel, restaurants, grocery stores, pharmacies, tailors and seamstresses, as well as Richard Samuel Roberts' photography studio. The black presence in Assembly Street's 1200 and 1300 blocks diminished somewhat in this period, perhaps due to Washington Street's success. An additional black business district grew up on Harden Street adjacent to Allen University, Benedict College, and Waverly in the 1920s. By the end of the decade, the west side of the 1500 block of Harden included a grocery store mixed in with houses. The Art Deco Carver Theater opened as one of only a few theaters open to African Americans at 1519 Harden Street in 1941 (Figure 3.15). Additional buildings followed on the block throughout the 1940s. African Americans also operated businesses out of their homes, including the Williams family at 1808 Washington Street, which began in 1936 and was later called the A.P. Williams Funeral Home.<sup>89</sup>

West Gervais Street's industrial character strengthened and expanded onto nearby blocks to the north and west. In the 1930s, Lady Street's 900 and 1000 blocks gained new warehouses and brick buildings and Pulaski Street's 1200 and 1300 blocks welcomed a new store and a new warehouse. The new brick buildings were generally one and two stories with simple exteriors. Kline Iron and Metal Company (later Kline Iron and Steel) opened a plant at the northwest corner of Gervais and Huger Streets in the 1920s. The completion of the Gervais Street Bridge in 1928 encouraged development closer to the river and the Standard Oil Company moved its offices to 300 Gervais Street in 1931. Further to the south, the cotton warehouse and industrial district in the 600 and 700 blocks of Divine Street grew with the doubling of the square footage of the Palmetto Compress and Warehouse Company to almost an entire city block in 1923. Typical for the use, the warehouse was multi-storied and masonry, with a low-sloped gable roof.<sup>90</sup>

---

<sup>87</sup> SCDHAH, "First National Bank," accessed June 19, 2020, <https://schpr.sc.gov/index.php/Detail/properties/12831>; Childress, "Columbia Commercial Historic District"; City Permit Book (1931-1937).

<sup>88</sup> *Columbia Record*, October 6, 1938, 10; *State* (Columbia), March 31, 1938, 13. Singley's office was at this address at least in the early 1940s according to multiple advertisements in *The State*.

<sup>89</sup> City Directory (1927); Aerial Photo (1951); Lauren Ham, "A.P. Williams Funeral Home," NRHP nomination, 2005.

<sup>90</sup> City Permit Book (1931-1937); City Directory (1927); Hennig, *Columbia*, 396-7; SCDHAH, "Palmetto Compress and Warehouse Company Building," accessed June 19, 2020, <https://schpr.sc.gov/index.php/Detail/properties/12843>.

Improvements in drainage and management of Rocky Branch Creek, the grading and paving of Devine and Harden Streets, suburban expansion, and the proliferation of the private automobile finally allowed for development of the southeast corner of Columbia's original grid around Valley Park. Five Points, the star-shaped network of streets at the intersection of Harden and Blossom Streets became the city's first neighborhood shopping center for the white residential suburbs to the southeast. Gas stations, automobile service stations, and small industrial operations appeared along Harden and Greene Streets in the early 1920s, including Claussen's Baker at 2003 Greene Street of 1928. Developers built storefronts further towards Blossom Street throughout the Depression, including the Tudor Revival-style retail block—likely the first in the city of its scale—that wrapped the 700 block of Harden Street and the 2000 block of Devine Street of 1929-31. Developers built stores along both sides of the 700 block of Saluda Avenue in the 1940s, covering their facades with a continuous, streamlined Moderne surface of black Vitrolite (structural glass).<sup>91</sup>

### Religious Resources

The depressed economic conditions and expanding suburbs impacted the construction of new religious buildings. As white residents moved further out of town into neighborhoods like Eau Claire and Shandon, congregations built new structures closer to home. New religious structures built downtown in the 1920s and 1930s included the Romanesque Revival-style House of Peace Synagogue at 1719 Marion Street, designed by Lafaye and Lafaye for the Beth Shalom congregation after it had outgrown its earlier location at 1318 Park Street in 1934 (both now demolished). Existing churches expanded with new sanctuaries or support structures, including the new Ebenezer Lutheran Church of 1930 (Richland Street) and the Sunday school at First Presbyterian of 1926 (Marion Street). One of the most significant religious buildings from this era is the Bethel A.M.E. Church at 1528 Sumter Street of 1921. Designed by John Anderson Lankford, one of the first registered African American architects in the nation, the Romanesque Revival-style brick structure carries some features of earlier churches, such as a front gable roof flanked by two towers.<sup>92</sup>

### Educational Resources

School construction also followed the migrating suburban population. From 1928-1951, the local school district expanded from nine to twenty-nine schools, from seventeen to thirty-one buildings, and from an enrollment of 10,799 to 18,065. A capital improvement program started in 1923 also funded new schools within the city limits. For African American students, this included a new building for Howard School (demolished) and an industrial building at Booker T. Washington High School. Taylor School gained an addition. A national movement to introduce junior high schools resulted in the construction of Wardlaw Junior High School on Elmwood Avenue in 1927.<sup>93</sup>

### Residential Resources

The growth of previous decades meant that there were few areas left for new residential construction by the 1920s-30s and that most new single-family construction sporadically densified existing

---

<sup>91</sup> Brandt, "Five Points Historic District."

<sup>92</sup> HC, "1719 Marion Street," accessed June 2020, <https://www.historiccolumbia.org/tour-locations/1719-marion-street>; Hennig, *Columbia*, 395-397; City Permit Book (1931-37); SCDAH, "Bethel A.M.E. Church," accessed June 19, 2020, <https://schpr.sc.gov/index.php/Detail/properties/12834>.

<sup>93</sup> Montgomery, *Columbia Schools*, 31-37.

neighborhoods. New houses infilled empty lots or replaced older structures throughout the northern half of the city's original grid. Two 1920s brick bungalows in the 1900 block of Marion Street followed this pattern (1925 Marion Street and 1300 Calhoun Street), as did the brick veneer houses of the 1700 block of Blanding Street (since demolished). Homeowners sometimes sheathed their houses with new covers using asbestos or imitation brick rolled asphalt shingle. Residents added frame garages for their new automobiles in the 1930s. The railroad depot and railyard in the 1800 and 1900 blocks of Laurel Street and the Laurens Street railroad line continued to discourage residential growth east of the established neighborhood in the city's northeast quadrant. African Americans working in the warehouse and industrial section in the southwest crowded nearby blocks with more shotgun houses in the 1920s.

Along with many other American cities, Columbia saw one of its first purpose-built, standalone, multi-family apartment buildings in the 1910s with James Urquhart's Marlboro Building at 1116 Blanding Street of 1911 (Figure 3.16). Developers built additional named and un-named apartment buildings throughout the city in the following decades, including many alongside single-family homes in the new suburbs. They gained more popularity in the mid-1930s as residents recovered from the Great Depression. Most were brick, two stories, and included four apartments. Some featured porches or balconies for each unit and a name inscribed in a cast stone lintel above the door. Representative examples include 1319 Blanding Street (The Lucille Building), 1401 and 1403 Calhoun Street, several in the 1800 block of Divine Street, 1924 Marion Street, and a few in the 1300 and 1400 blocks of Pickens Street. Architects such as Heyward Singley made contributions to the multi-family genre. His short row of housing units on Harden Street's 200 block feature the same rusticated corners found on the corner unit at Pickens and Greene Street that bears his name. The Harden Street two-story units retain some of the residential scale of nearby houses, but the Singley Apartments address the corner in a wide "C" shape, revealing the multiple units along its three facades. Large older houses were also remodeled into apartments. Property owners converted 1501 Laurel Street and 1519 Henderson Street into four apartments each in 1936.<sup>94</sup>

Almost all of Columbia's new residential growth occurred in suburbs by the late 1930s. In the southeast section of the city, Wales Garden became busy with new construction in the 1920s and had gained seventy-five houses by 1930. It added another forty-six houses in the following decade, including several rows of duplexes close to Five Points. The University Hill neighborhood continued to grow with both single-family homes and duplexes during the 1920s. Its proximity to the university spurred the construction of apartment buildings in the 1930s, such as the Bon Air at 806 Barnwell Street.<sup>95</sup>

---

<sup>94</sup> Childress, "Columbia Commercial Historic District"; City Permit Book (1931-1937); Heyward Singley, "Questionnaire for Architects' Roster and/or Register of Architects Qualified for Federal Public Works" (1946), AIA Historical Dictionary of American Architects, <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/36986837/ahd4004971>.

<sup>95</sup> Dobrasko et al., "University Neighborhood Historic District"; City Permit Book (1931-1937); Sanborn Map (1919); Aerial Photos (1938, 1951).



Figure 3.14 (R). The Art Moderne Greyhound Bus Depot, photograph by John Hensel, ca. 1949.

*John Hensel Photograph Collection, SoCar.*

Figure 3.15 (L). Carver Theater (far right) and the 1500 block of Harden Street. Photograph by Staci Richey, 2020.



Figure 3.16. The Marlboro Building at 1116 Blanding Street, Columbia's first apartment building.

Photograph by Staci Richey, 2020.



## Mid-Century Columbia: 1945-1975

Columbia experienced a transformation between 1945 and 1975 that dwarfed the often-bemoaned destruction of the fire of 1865. As in many American cities of its size, the city that emerged from World War II would bear little resemblance in terms of building types, architectural style, and scale to what it had been before the war. Many white Columbians had moved to the suburbs in the 1910s-30s, taking tax revenue and commercial activity with them. City leaders were concerned about the economic and social impacts of this “white flight” and the aging residential neighborhoods left behind (especially the majority African American neighborhoods). The end of Jim Crow and its racial segregation over the 1960s, meanwhile, further weakened the city’s African American commercial districts and amplified its changing social dynamics.

Through a commitment to comprehensive planning, urban renewal, the automobile, government-funded intervention, and the belief in the architect’s leading role in social transformation, Modernism offered bold solutions for Columbia. In the midst of a nationwide economic boom, it took advantage of the very things that made the city unique in South Carolina: its institutions, a strong government presence, and wide avenues. As a result, the city embraced Modernism more completely than any other city in the state and it became South Carolina’s center for architectural innovation between the late 1940s and the economic bust of the mid-1970s.

Columbia’s suburban growth by the mid-1940s radiated outward from the north, east, and southeast of its original footprint—now “downtown.” Through aggressive urban renewal campaigns and city planning, city leaders refashioned the mix of uses in the emptying heart of the city to one that was more heavily commercial and institutional. The bulldozers that cleared entire blocks sowed a garden for Modernism to grow. Fort Jackson, meanwhile, provided a terminus for the eastward growth and continued to attract new development.

This postwar construction boom resulted in a big increase in the value of building permits in Columbia. The value was just over \$5 million in 1947 but exceeded \$10 million in 1950. Vehicle registrations doubled in a similarly short period, leading to new concerns about parking downtown. As the city’s regional population grew—from 62,396 in 1940 to 113,542 in 1970—the city’s footprint expanded in kind, with religious, educational, and retail facilities following the outward growth.<sup>96</sup>

### **The Origins of Modern Architecture and Planning in America (and Columbia)**

Modern architecture developed unevenly across Europe and the United States in the late nineteenth and early twentieth centuries. It manifested in a variety of approaches and theories ranging from the open floor plans of Frank Lloyd Wright in Chicago, DeStijl’s abstraction of wall planes in the Netherlands, the cubic forms of Le Corbusier in France, and the industrial aesthetic of the Bauhaus in Germany. Despite their differences, these expressions agreed on a core set of principles: the omission of ornament, efficient relationship between form and function, rejection or abstraction of the principles that governed classical architecture, authenticity of materials, and belief in the ability of architecture to fix society’s problems. While materials like steel, concrete, and plate glass were common across the western world by the 1930s, these more avant garde formal expressions were mostly limited to the houses of the very rich or public buildings by socialist governments.<sup>97</sup>

---

<sup>96</sup> Moore, *Columbia and Richland County*, 392-401.

<sup>97</sup> On the history of Modernism’s origins in the U.S. and Europe, see Alan Colquhoun, *Modern Architecture* (Oxford, U.K.: Oxford University Press, 2002); Mark Gelernter, *A History of American Architecture: Buildings in Their Cultural and Technological Context* (Hanover, NH: University Press of New England, 1991),

Comprehensive, functional planning was also an essential component of the burgeoning Modern movement. Posed as a means to reorganize the tangled webs of historic city centers—and thus to shape and improve the societies that inhabited them—the philosophy could be scaled from a small housing complex to urban environments for millions of people. Modernist pioneers from Le Corbusier to Wright re-imagined cities as rational organic beings that could anticipate and respond to change in predictable ways, often dividing cities into strict zones based on function. Monumental buildings and axes, unified infrastructural systems, and the consistent application of style offered alternatives to the mix of buildings in most urban areas, while new transportation systems harnessed (or replaced) the automobile to move people through urban environments efficiently. Such an approach promised not only a unified aesthetic and machine-like precision, but also social reform: if cities operated more efficiently, the people and governments that occupied them would be more just, productive, and happy. Such confident paternalism put architects—and oftentimes the governments that hired them—in the position of telling people not only how to live but also implying that the ways they had been living were bad and needed fixing.<sup>98</sup>

European Modernists conceived this powerful new vision for built environments at a time of considerable upheaval across the continent: war and sweeping social change inspired or justified their arguments and many operated under the assumptions of welfare states. These often-revolutionary ideas were normalized and often reduced to aesthetics as they coalesced and reached audiences across America in the 1930s. In 1932, historian Henry-Russell Hitchcock and architect Philip Johnson codified these diverse theories into the “International Style” via an influential book and exhibition at New York City’s Museum of Modern Art (MOMA). They reduced Modernism to three formal principles: lack of applied ornament, expression of volume rather than mass, and the importance of balance over symmetry. They privileged the work of Europeans (especially the Bauhaus and Le Corbusier) who had primarily designed in glass and steel and downplayed the movement’s social (even socialist) objectives to transform cities and societies.<sup>99</sup>

The primacy of European Modernists only spread further once many of the Bauhaus’s faculty members emigrated to the United States to escape the Nazis in the late 1930s. Most prominent among the emigres were Walter Gropius and Marcel Breuer at Harvard and Mies van der Rohe at the Illinois Institute of Technology in Chicago. Emboldened by the cultural authority of their publications, the 1932 exhibition, and their European origins, they redesigned these institutions’ buildings and their Beaux Arts curricula, influencing design schools and generations of architects worldwide.<sup>100</sup>

As in many American cities, Columbia’s earliest International Style buildings were public housing projects built under the New Deal. Housing was a special focus for many Modernists and this first wave of public housing fully embraced the movement’s thoughtful site planning (which prioritized topography and function over formal spatial arrangements), emphasis on functional efficiency, restrained detail, and progressive social goals. The Columbia Housing Authority and Public Works Administration built University Terrace, the city’s first public housing, in between the University of South Carolina and the African American Wheeler Hill neighborhood to house white and black residents within the same terraced complex in 1937 (Figure 3.17). Designed by James Burwell Urquart, the austere, taut, brick exterior; flat concrete awnings; and flat roofs of the apartment blocks and row houses spoke to the principles of Modern architecture only recently defined as a “style” by Hitchcock and Johnson. Urquart’s firm also

---

260-292; Gwendolyn Wright, *USA: Modern Architecture in History* (London: Reaktion Books, Ltd., 2009); Roth and Clark, *American Architecture*, 425-498.

<sup>98</sup> On Modern architecture and planning, see Colquhoun, *Modern Architecture*, 209-230.

<sup>99</sup> See Henry-Russell Hitchcock and Philip Johnson, *The International Style* (1932; repub. New York: W. W. Norton & Company, 1966).

<sup>100</sup> On the International Style in the U.S., see Carter Wiseman, *Twentieth-Century American Architecture: The Buildings and Their Makers* (New York: W. W. Norton, 2000), 139-67.

designed the Gonzales Gardens and Allen Benedict Court housing projects east of downtown in 1939-40. Segregated for white and black residents, respectively, they consisted of rows of red brick row houses with Colonial Revival details. All three projects have since been demolished.<sup>101</sup>

### **The Impact of Urban Renewal and Comprehensive Planning in Columbia**

America's postwar economy and society created unprecedented opportunities for the full normalization, spread, and development of the previously avant garde aesthetic and ideals of Modernism. World War II expanded the federal government's funding and bureaucracy and ramped up production of technologies and materials central to Modernism. The growth of racially segregated residential suburbs gutted downtowns and, along with government-incentivized urban renewal and a strong economy, made way for expanded footprints for corporations and institutions according to Modernism's ideals.<sup>102</sup>

Modernism's promise of reorganizing the city into an efficient machine offered a solution to urban America's problems while also creating new ones. The consequences of Columbia's commitment to comprehensive planning in the 1960s included the loss of thousands of residential, religious, and commercial buildings and the forced exodus of many African American residents from downtown. It also led to the birth of the city's preservation movement, the remaking of Main Street, and the introduction of fine examples of Modern architecture.

The federal government drove change in American cities' built environment through a series of acts and incentives, especially in housing. Columbia's aging building stock, particularly the unpainted wood-sided houses of African American families, had endured more years of neglect during the Great Depression. Crowded together and lacking modern amenities such as indoor plumbing, these "slums" were targeted by the 1937 Federal Housing Act that aimed to replace them with public housing. The updated Housing Act of 1949 provided federal grants that encouraged cities to plan comprehensively, take over neighborhoods through eminent domain, sell land to private investors, and build new public housing. These acts created a nationwide effort of "urban renewal" that incentivized the removal of old housing and the development of a myriad of other buildings without enforcing an equitable house-for-house replacement of the demolished structures.<sup>103</sup>

Aligned with Modernist concepts, these federal initiatives inspired and incentivized Columbia to embrace comprehensive planning in the 1950s. The city first formed its Planning Commission in 1951 with the goal of "establishing a sound program for city planning for Columbia." With the assistance of faculty and graduate students in the Department of City and Regional Planning at the University of North Carolina, the new commission issued its first published document the next year. Rather than lay out a plan for the city, it introduced the concept of planning, raised issues such as population growth and transportation, and mapped the existing character of Columbia's blocks. The report also targeted the aging, low-income housing in Columbia's city center. It took direct aim at the crowded shotgun style houses on Wheat Street long occupied by African Americans. After stating that planning was, in simple terms, "a place for everything and everything in its place," it asked if the Wheat Street houses or railroad were in the "wrong" place. It suggested that removing such houses was a far easier solution to Columbia's perceived problems than the relocation of the various railroad lines running throughout the city. In 1954, Columbia

---

<sup>101</sup> Columbia Housing Authority, "The Housing Authority of the City of Columbia, S.C.," accessed July 2020, <http://www.chasc.org/history-of-the-cha.html>. On Modern architecture, public housing, and the New Deal, see Wright, *USA*, 113-49.

<sup>102</sup> On Modernism in the postwar United States, see Colquhoun, *Modern Architecture*, 231-54; Wright, *USA*, 151-93.

<sup>103</sup> Richey, "Variations on a Theme," 8.

adopted minimum housing codes and formed an Urban Rehabilitation Commission, finally acting on state legislation from 1939 that allowed for the enforcement of housing codes in areas of five thousand people or more and empowered local governments to inspect dwellings for minimum buildings standards and to require repairs or demolition.<sup>104</sup>

The Planning Commission concentrated its efforts on Main Street in the 1950s and 1960s, believing that drawing people back in from suburban shopping areas would be the key to the city's health and development. The Department of City Planning produced an expansive study in 1961. The document, "In Step with Tomorrow: A Comprehensive Plan for the Columbia Planning Area," dove deep on a variety of issues affecting the larger metropolitan area. Its map of existing uses showed the results of recent slum clearance and the conversion of residential use to commercial for the 1400-2000 blocks of the Hampton Street corridor (Figure 3.18). It also revealed the creep of commercial uses east of Main Street and the expansion of industry in the African American residential neighborhoods in the city's southwest and northwest corners. Its map of the population distribution showed that the predominately white neighborhoods of University Hill and Wales Garden were intact (see cover).<sup>105</sup>

The work of further identifying and attacking slums was left to the Urban Rehabilitation Commission, which wielded the term "blight" to identify areas of "physical deterioration, socially unacceptable building use, or social problems." This wide net, in concert with the minimum housing ordinance, made the commission particularly effective. It pursued slum clearance for twenty years, "and in many ways played a greater role than the city's planning department in shaping the social and physical landscape of Columbia." In 1950, there were more than 7,500 substandard dwellings downtown, which meant that about 25 percent of the city's 86,914 residents lived in dwellings that lacked modern conveniences, with no inside toilets, baths, electricity, or running water—and were therefore fit for demolition according to the city.<sup>106</sup>

Under federal guidelines and funding mechanisms, such property identified as "slum" could be seized using eminent domain. Along with forty-five other states, South Carolina had followed the Federal Redevelopment Act of 1942 with its own act in 1946 that allowed public financing to acquire and clear property using eminent domain and sell it for private development. The state amended the act in 1951 but the S.C. Supreme Court declared part of it unconstitutional in 1956, taking exception to the use of eminent domain and private redevelopment authorized by federal provisions. The case involved areas near the University of South Carolina that the Columbia Housing Authority designated for redevelopment by both UofSC and private developers. The court determined that "the city must use property taken by eminent domain for the public, and not for private investment." But the vast quantity of land available and its location was not necessary or desirable for public uses. Areas cleared of slums did go on to private development despite the S.C. State Supreme Court ruling.<sup>107</sup>

The Urban Rehabilitation Commission declared its determination to rid the city of slums forever through a campaign to "Fight Blight," targeting majority-black neighborhoods where living conditions were poor (Figure 3.19). Staff member Mabel Payne visited families to explain the city's efforts, especially for patriarchal programs aimed at correcting supposedly "social" behaviors like overcrowding. By 1959, the

---

<sup>104</sup> Richey, "Variations on a Theme," 8-9; City of Columbia Planning Commission, "A New Approach to Columbia's Future" (1952), 16-22, CPO.

<sup>105</sup> Columbia, S.C. Department of City Planning, "In Step With Tomorrow: A Comprehensive Plan for the Columbia Planning Area" (1961), figures 4-5, RCPL, <https://localhistory.richlandlibrary.com/digital/collection/p16817coll11/id/6713/rec/35>; *State* (Columbia), September 19, 1971, 27.

<sup>106</sup> Richey, "Variations on a Theme," 10-11.

<sup>107</sup> Richey, "Variations on a Theme," 9.

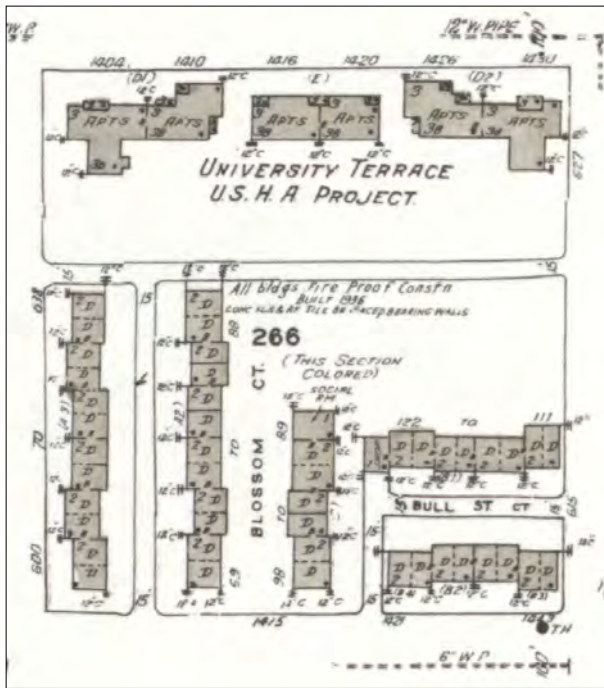


Figure 3.17. The International Style University Terrace in a 1956 Sanborn Map and a 1962 photograph.  
 Library of Congress; University Archives Photograph Collection, SoCar.

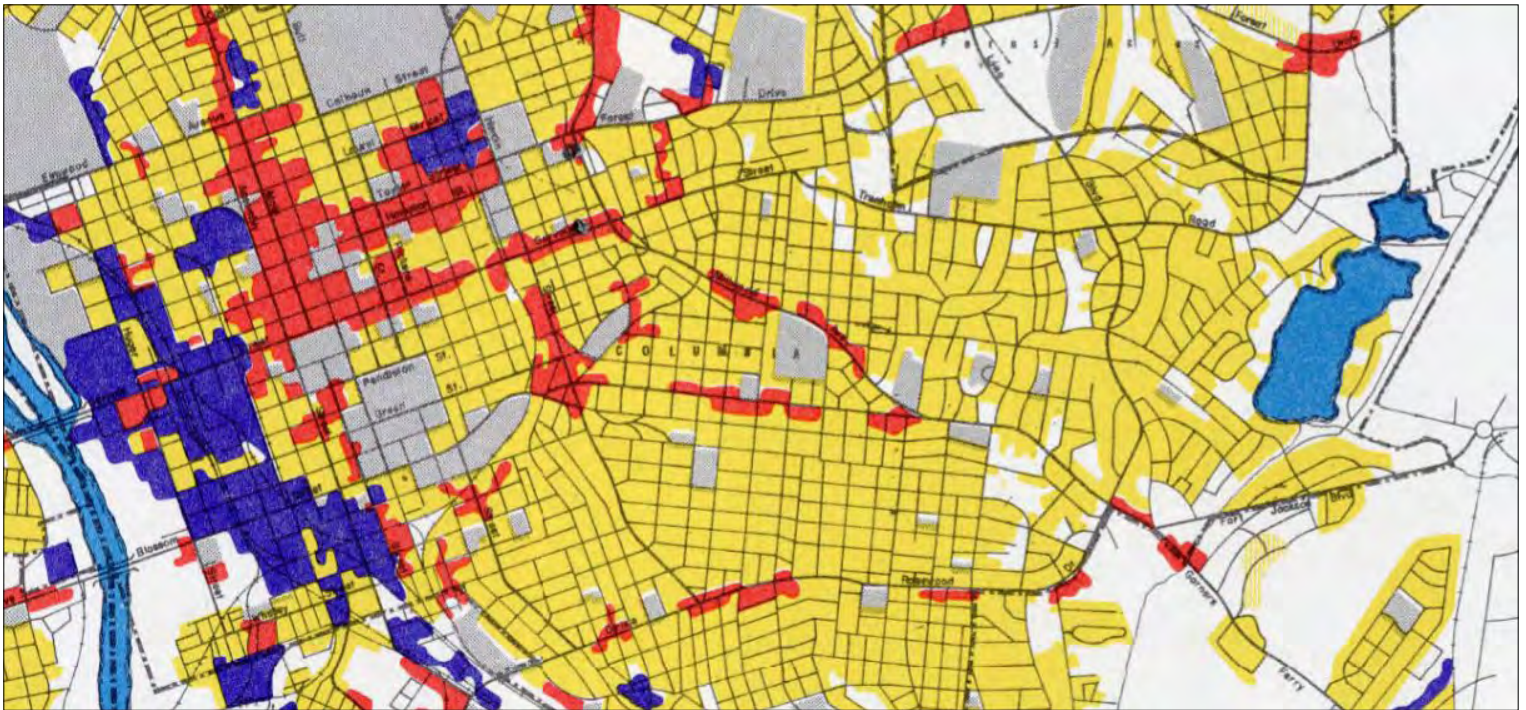


Figure 3.18. Map of existing land uses from “In Step With Tomorrow: A Comprehensive Plan for the Columbia Planning Area” (1961). Key: yellow = residential, red = commercial, blue = industrial, grey = institutional/public  
 Books and Pamphlets Collection, RCPL.

commission boasted that it had demolished or rehabilitated nearly two thousand buildings. The rampant demolition of over eight hundred residential units within that total displaced entire neighborhoods of African Americans. In the place of those buildings the city gained “twelve office buildings, twelve retail stores, three churches, four banks, four institutions, fourteen commercial buildings, thirteen used car lots, and two hundred and sixty hotel units.” New residential construction included only thirteen single-family homes and fifty-seven apartment units, which hardly replaced the loss of residential buildings.<sup>108</sup>

Efforts for slum clearance continued to disproportionately impact African American citizens throughout the 1960s. The city cleared at least twenty-five blocks that had not been identified as blighted but were occupied by African Americans. Over one hundred blighted and non-blighted blocks were cleared out by 1970. The city directory from that same year reveals the absence of any occupants on blocks that had been populated by blacks in the 1951 directory. The University of South Carolina constructed buildings on some of those blocks, but many were left vacant and remain parking lots today.<sup>109</sup>

With more land ready for improvement and rising concerns about retail’s shift from downtown to suburban shopping centers, Columbia had an opportunity to grow and change in a more predictable way. In 1968-69, it engaged internationally renowned planner Constantinos Doxiadis to work with Columbia-based architects Lyles, Bissett, Carlisle and Wolff and transportation associates Wilbur Smith and Associates to devise the city’s first master plan for the city since Kelsey and Guild’s of 1904-05. Rooted in postwar Modernist theory, Doxiadis conceived “ekistics” (derived from the Greek words for “home” and “to live in”), which approached human settlements scientifically and aimed to address their needs holistically. The 1969 “Doxiadis Plan” sought to improve the movement of cars and people, link UofSC to downtown, and blend retail, “cultural and social facilities along with residential development so that human activities act closely together within a defined space and in such a manner that they benefit from each other.” It identified the problems created by topography and the railroads that had long determined land use in the city. The report’s signature solution was the “Mall of Main Street:” Main Street would be transformed into a pedestrian mall “spine” lined by new, ten-story modern buildings. This would connect the capitol (identified as a “focal point” for the city) to a new city/county government complex to the north at Blanding Street. An “elevated people mover system” would circulate people around the city’s commercial core, allowing them to leave their cars in a central transportation hub on the west side of Assembly Street (Figure 3.20).<sup>110</sup>

Like most master plans, the Doxiadis Plan was never carried out. The project was ambitious and costly, but more importantly, the process of discussing and anticipating growth was the primary purpose of the exercise. Three banks and two stores either built or improved their buildings on Main Street based on the plan in the early 1970s. Its most obvious effect was the expansion of the city/county government complex just south of city hall. Set back from the street in its own plaza and on a scale that dwarfed even the federal courthouse next door on Laurel Street, the massive Brutalist-style Richland County Court House was built in 1978-80 (designed by William Geiger Jr.).<sup>111</sup>

---

<sup>108</sup> Richey, “Variations on a Theme,” 12-13.

<sup>109</sup> Richey, “Variations on a Theme,” 23-24.

<sup>110</sup> Mantha Zarmakoupi, “Balancing Acts Between Ancient and Modern Cities: The Ancient Greek Cities Project of C. A. Doxiadis,” *Architectural Histories* 3, no. 1 (2015), <https://journal.eahn.org/articles/10.5334/ah.cv/print/>; Doxiadis Associates, Inc., WS&A, and LBC&W, “Central City Columbia S.C. Master Plan” (December 1969), SoCar; Doxiadis Associates, Inc., WS&A, and LBC&W, “Central City, Columbia, S.C...Year 2000” (1970), SoCar; *State* (Columbia), September 19, 1971, 27.

<sup>111</sup> The courthouse at 1401 Sumter Street was demolished.



Figure 3.19. The “fight blight” campaign in action at 1600 Pendleton Street. Photograph by Joseph Winter, 1965. *Joseph E. Winter Collection, SoCar.*

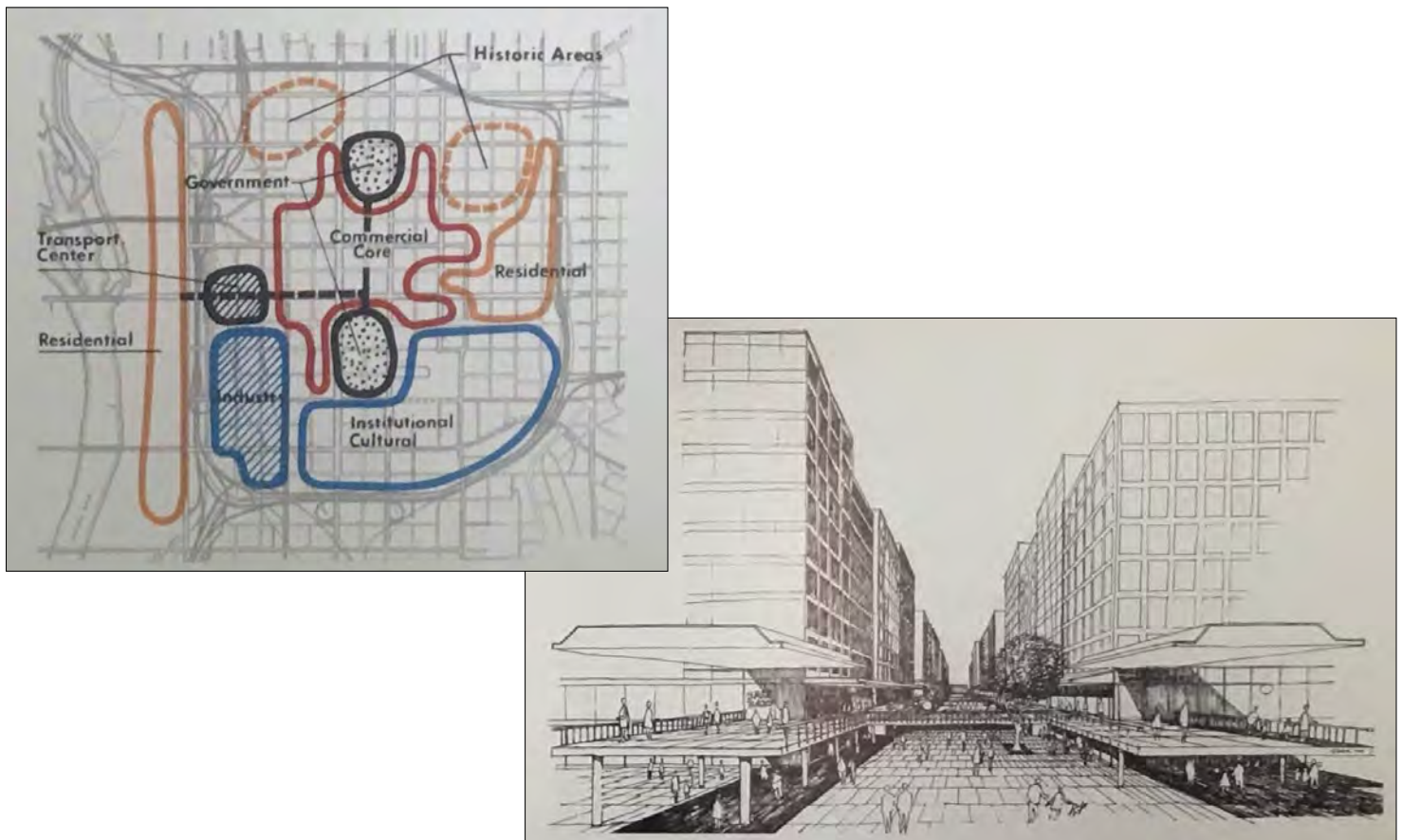


Figure 3.20. Projected land use map and the “Main Street Mall” from the 1969 Doxiadis Plan. *711.09757711 D76ce, SoCar.*

## Historic Preservation in Columbia

Americans began to push back against such large-scale urban renewal and master planning in cities across the country by the early 1960s. Many lamented the loss of landmarks, the most famous of which was New York City's Pennsylvania Station, a monumental Beaux Arts building demolished in 1963. Community activists like Jane Jacobs pushed back against Modernist visions, arguing that they ignored how cities worked "in real life," dismissed the dense urban fabrics that made historic neighborhoods successful, and victimized poor people. Local outcries for preservation and temperance of comprehensive planning galvanized a national movement, leading to the passage of the National Historic Preservation Act in 1966. The legislation incentivized preservation with grants and tax credits and established the National Register of Historic Places. The National Trust for Historic Preservation, a nationwide non-profit, originated at the same time.<sup>112</sup>

As in many cities, preservation efforts in Columbia first gained speed and attention when high-style homes of wealthy historic figures were threatened with demolition. Jennie Dreher and Mabel Payne, an employee of the city's Urban Rehabilitation office, led the effort to save the Ainsley Hall House (now called the Robert Mills House) when it was threatened with demolition. They rallied local women to form the preservation non-profit the Historic Columbia Foundation (now Historic Columbia), using privately raised funds and \$10,000 granted from Richland County for its purchase and restoration. Payne also led the city to form its first Historic Preservation Commission in 1962. The commission passed its first historic preservation ordinance the next year, which identified its first local historic districts: the neighborhood around the Governor's Mansion in the northwest quadrant and the neighborhood around Ainsley Hall (known as the Landmark District). Payne became the director of the historic preservation division of the city by 1967.<sup>113</sup>

Mabel Payne and others also included more ordinary vernacular buildings in their preservation efforts, just as the city was undertaking their rampant demolition. She meticulously researched local buildings and documented many of them with photographs and survey cards. Her colleague at the city, Joseph Winter, worked as a housing inspector (1955-1965) and director of the Rehabilitation Commission (1965-1980). He played an integral role in identifying buildings for condemnation, but his extensive photograph collection—along with Payne's—documented much of the now-lost building stock. The city's Historical and Cultural Buildings Commission, staffed by Payne, hired Clemson art and architectural history professor Harold Coolege to conduct a survey and study of historic buildings in downtown Columbia in 1965. He and Payne classified types of buildings (including the "Columbia Cottage") and recommended for or against their preservation, laying the groundwork for the city's appreciation of its architectural history.<sup>114</sup>

Although she was very effective at documenting Columbia's historic buildings (even creating a tour script for them), Payne staffed a commission that lacked the authority to stop demolitions. Between 1957 and 1976, she maintained a list of historically or architecturally significant structures that had been demolished. She noted 113 houses, cottages, slave quarters, schools, and a hotel among those lost, most of them destroyed in the 1960s. She and the commission introduced historic preservation to the discussion

---

<sup>112</sup> See Wiseman, *Twentieth-Century American Architecture*, 201-25.

<sup>113</sup> *Columbia Record*, September 5, 1962, 1; HC, "Columbia's Preservation Visionaries: Mabel Payne and Jennie Dreher," accessed July 2, 2020, <https://www.historiccolumbia.org/blog/columbias-preservation-visionaries-mabel-payne-and-jennie-dreher>.

<sup>114</sup> SoCar, "Joseph E. Winter (1920-1992) Collection," accessed July 2020, <https://digital.library.sc.edu/collections/the-joseph-e-winter-1920-1992-collection>; Minutes of the Historic Columbia Foundation City-Wide Preservation Committee Meeting, March 30, 1964, Mabel Payne Collection, CPO; *Columbia Record*, December 20, 1965, 33; *Columbia Record*, February 10, 1967, 1.



of local city planning and in the early 1970s the two local historic districts were added to the National Register of Historic Places. These efforts—as well as of the early commissioners and Historic Columbia staff—to identify and educate people about the city’s architectural history ensured that some of Columbia’s oldest and architecturally significant buildings survived the destruction of urban renewal.<sup>115</sup>

### **Modern Architects Working in Columbia, 1945-75**

With tremendous resources and enthusiasm going to clearing land for new development—all under the theoretical guise of Modernism—architects fluent in the newest styles and materials had an unprecedented opportunity to shape the aesthetic of Columbia’s future in the 1950s-70s. They introduced new building types and construction techniques all while continuing to secure their professional control over the building industry. Firms grew larger but also continued the small-town practice of swapping and sharing partners and associates. Although a higher education in architecture became expected (or required), drafting rooms still offered the informal apprenticeships so essential to the advancement of young careers in past decades.

Some pre-war architecture firms successfully shifted from designing with Beaux Arts principles to Modernist ones, fluently alternating between revival and more contemporary styles depending on the commission or client. In 1939, Robert Lafaye and George Lafaye Jr. kept the family business going by joining forces with Herndon Fair, a Columbia native and graduate of Tulane’s architecture program who had served as a draftsman and associate in the office since 1933, and Walter F. Petty, who had worked in Philadelphia and Virginia before coming to Columbia in 1934. Their Owen Building at 1321 Lady Street, completed in 1949, is a good example of their early Modern work. The firm inserted concrete tilt-up panels in between the building’s steel framing, creating a simple and repetitive façade. The firm also introduced Modernism to the state hospital complex with the Benet Auditorium and Horger Library of 1956, the first International Style buildings on the Bull Street campus (now demolished). The firm continued into the 1970s, becoming proficient in the Brutalist style as well.<sup>116</sup>

Heyward Singley attended Clemson University and began practicing in his hometown of Prosperity, South Carolina, in 1932-34. He worked for the Public Works Administration and as an engineer in Charleston (designing multiple armories for the National Guard) before opening his own office in 1937. Unlike many of his colleagues, he did not serve overseas in World War II. He instead continued practicing and revived the languishing SC AIA (a service rewarded with an election to the AIA’s College of Fellows in 1956). Singley comfortably designed in a range of styles, including the Colonial Revival, Stripped Classicism, International Style, and Moderne and his congenial office fostered young talents like Bill Lyles and Charles Riley. His two Modern fire stations are discussed subsequently.<sup>117</sup>

---

<sup>115</sup> Mabel Payne, “Known Demolitions of Historic Structures Since 1957,” Mabel Payne Collection, CPO; Wells, et al., “Columbia Historic District II”; McGrath, “City of Columbia Historic District I.”

<sup>116</sup> Lafaye, Lafaye & Fair, “Questionnaire for Architects’ Roster and/or Register of Architects Qualified for Federal Public Works” (April 16, 1947), AIA Historical Dictionary of American Architects, <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/36968552/ahd4003200>; Jennifer Betsworth, “Owen Building,” NRHP nomination, 2013; Lauren Mojowski, “Purpose-Built for Progress: The Benet Auditorium and Horger Library,” accessed July 2, 2020, <http://www.digitalussouth.org/bullstreet/auditoriumandlibrary/>; *American Architects Directory*, 3rd ed. (New York: R. R. Bowker Co. for the American Institute of Architects, 1970), 517. On architectural precast concrete panels, see Sidney Freedman, “Architectural Precast Concrete,” in *Twentieth-Century Building Materials*, 76-81.

<sup>117</sup> Josi Ward and Lydia Mattice Brandt, “Determination of Eligibility Report for Seneca Readiness Center” (prepared for the South Carolina Army National Guard, January 2017), 12.

Newcomer Lyles, Bissett, Carlisle & Wolff quickly emerged as the city’s primary firm specializing in Modernism. Unlike more established outfits, it did not offer Modernism to its clients as just another choice among a cornucopia of styles—it focused almost exclusively on it. LBC&W’s “Total Design” philosophy plainly stated the principles of Modernism, with a focus on the relationship between space, function, and construction techniques/materials: “Design means welding all conditions and influences into the most practical plan. Above all the plan must be functional, serving well the purpose for which the building is intended. It must be simple and sound from engineering and construction standpoints. It must be economical and come within budget limitations of the client. . . And, last but not least, it must be architecturally correct, a beautiful building.” LBC&W was the first architecture firm in Columbia to clearly articulate Modernism for a lay audience and then to succeed in selling it to them en masse.<sup>118</sup>

Bill Lyles, T. J. Bissett, Bill Carlisle, and Louis Wolff had all attended Clemson University for architecture before joining the armed forces in World War II. They returned to Columbia after the war and formed LBC&W in 1949. Each of the four principals was dedicated to a different department, creating a streamlined structure that mirrored those of corporate firms in larger cities: Bissett was in charge of production and engineering, Lyles of administration and legal services, Carlisle of on-site supervision, and Wolff of design. The firm employed fifty-eight people by 1950 and upwards of two hundred by 1970. It expanded into urban and master planning, institutional and feasibility planning, and real estate investment, and opened satellite offices in North Carolina, Georgia, and Washington, D.C. By the time it dissolved in the mid-1970s, the firm had overseen more than seven thousand projects.<sup>119</sup>

Transportation specialists Wilbur Smith and Associates often worked alongside LBC&W on major planning projects, including the Carolina Coliseum, Capitol Complex, Assembly Street post office, Doxiadis Plan, and downtown parking garages. Begun by Columbia brothers Wilbur and James Smith, the company designed and studied highways, shopping centers, housing complexes, and infrastructure and transportation systems internationally—all while based in Columbia. The firm was acquainted with Constantinos Doxiadis and likely introduced him to the city officials who hired the Greek planner to oversee the 1969 master planning process.<sup>120</sup>

Other firms working in Columbia in the period included Robert Upshur and Charles Riley (Upshur & Riley) and later Phelps Bultman (Upshur, Riley & Bultman). Upshur graduated from the University of Virginia in architecture in 1939 and joined with Riley in 1955, adding the younger Bultman in 1960. Riley graduated from the University of South Carolina in engineering in 1931-32 and went on to work for Heyward Singley. Bultman graduated from Clemson in 1949 and from Yale with a master’s degree in architecture in 1951. The firm’s crown jewel was its International Style Columbia airport terminal in West Columbia. The exposed steel frame of the two-story building’s jetways and gate waiting areas were filled with glass allowing for passengers (and their waiting families!) to watch planes enter and exit the runways (1965, renovated 1995).<sup>121</sup>

---

<sup>118</sup> LBC&W Promotional Pamphlet, 1960s, Wolff Family Archives. Exceptions include the Colonial Revival Palmetto Club at 1231 Sumter Street.

<sup>119</sup> Casey Lee, Stephanie Gray, Ari Robbins, Carolina Doyle, Alexandra Gonzalez, Chelsea Grayburn, Robert Olguin, Jane Campbell, Lauren Rivelli, Max Imberman, Lois Carlisle, Kayla Halbert, Sara Lerch, “Lyles, Bissett, Carlisle and Wolff: Building Modern Columbia” (report by ARTH 542 class at the University of South Carolina taught by Lydia Mattice Brandt, spring 2015), <https://www.lydiabrandt.com/#/teaching/>.

<sup>120</sup> John A. Montgomery, *History of Wilbur Smith and Associates, 1952-1984* (Columbia: Wilbur Smith and Associates, 1985).

<sup>121</sup> *American Architects Directory* (1970), 119, 764, 937, 119; Sam Morton, “The Columbia Metropolitan Airport, Gateway to the Midlands,” January-February 2013, <https://columbiometro.com/article/the-columbia-metropolitan-airport/>; Richard Taylor, photograph of the new terminal at Columbia Airport, May 16, 1965, RCPL, <https://localhistory.richlandlibrary.com/digital/collection/p16817coll21/id/4484/rec/39>.

Upshur, Riley, and Bultman sometimes associated Maynard Pearlstine, a SC native and Clemson graduate (1943, with a master's degree from the University of California in 1947). Pearlstine was a solo practitioner from 1953-70 before joining with William Anderson in 1970. His buildings downtown included Senate Plaza Apartments (1965, 1520 Senate Street) and the WNOK TV Station (1967, Garners's Ferry Road). Upshur, Riley, Bultman, and Pearlstine worked together on Bates House dormitory on Wheat Street at the University of South Carolina, which won an award of merit from SC AIA in 1970.<sup>122</sup>

Clemson University's shift from a Beaux Arts pedagogy to an architecture program based on the Modernist ideals of the Bauhaus in the mid-1950s prepared new, homegrown architects to design in the latest architectural styles. Recruited from the University of Minnesota to head Clemson's architecture department in 1955, Harlan E. McClure instituted Socratic pedagogies and new curricula that taught design fundamentals rather than the rigid rules of classicism. He also founded the Clemson Architectural Foundation to work alongside SC AIA in supporting the profession throughout the state.<sup>123</sup>

### **Modernism in Columbia**

While Columbia's early skyscrapers and Stripped Classical institutional buildings of the 1910s-30s had made use of the materials and formal principles of Modernism, they did not embrace its aesthetic. Their decorative skin of Gothic Revival-style terra cotta and streamlined limestone pilasters obfuscated their steel frames, denying the full expression of the very advances in engineering that made them possible. With such "Modern" buildings hiding in plain sight, Modernist aesthetics did not gain a foothold in Columbia—or any other American city's downtown—until the late 1940s and early 1950s. Modernism's various guises came to dominate Columbia's new construction over the ensuing decades, expanding beyond the footprint of individual buildings to their relationships to others via site and master planning. The stark aesthetic and massive scale of these new buildings, fostered by the large swaths of land made possible by urban renewal, created a new feel and texture for downtown Columbia.

#### *Early Applications of the International Style*

Rather than the smooth white walls of expensive private homes of the 1920s by avant garde architects like Le Corbusier in France and Irving Gill and Richard Neutra in California, downtown Columbia's earliest International Style buildings favored steel frames sheathed in smooth brick veneer with minimal details, flat roofs, expansive windows (especially ribbon windows), rectangular footprints, and a conspicuous lack of historic references. While these buildings technically denied brick's structural capacity by using it as facing (as well as the steel structures that made them possible) their ribbon windows, large apertures, and gridded exteriors revealed their modern construction methods and materials and demonstrated fluency with the principles of the International Style. Their floor plans and programs often drove their forms, prioritizing function and legibility of the interior on their exteriors over adherence to prescribed footprints or historical forms. Such buildings are often very similar to Moderne or Art Deco in the ways in which they abstract or streamline architectural elements, yet they simplify wall planes and eschew applied decoration to a greater degree.

---

<sup>122</sup> *American Architects Directory* (1970), 703.

<sup>123</sup> McClure was made dean after the architecture department became a school in 1958. See obituary for Dr. Harlan E. McClure, November 1, 2001, <https://www.legacy.com/obituaries/greenvilleonline/obituary.aspx?n=harlan-e-mcclure&pid=140842402>; Ufok Ersoy, "Trends in Architectural Education at Clemson University," in *100 Years of Clemson Architecture: Southern Roots + Global Reach*, by Ersoy, Anderson, and Schwensen, 4-6.

Architects of the period knew about Modernism, but they also knew their clients. Their work delicately balanced the latest architectural advancements with the needs and limitations of their commissions, while clearly signaling the forward-looking attitudes of the organizations and clients. Such buildings could appropriately be called “Modern,” but often were specifically aligned with the International Style (and are distinct from later iterations of Modernism such as Brutalism or New Formalism).

Modernist pioneers Holabird and Root of Chicago designed the skyscraper Wade Hampton Hotel on the northwest corner of Main and Gervais Street—arguably the city’s first International Style landmark (the city hall/opera house was demolished to make way for the hotel, which was then demolished in 1985). The twelve-story skyscraper was a sleek counterpart to the Gothic Revival-style Union Bank skyscraper across Main Street; its windows were arranged in tall columns and further defined by only narrow brick pilasters (Figure 3.21). Another early foray into the International Style was the Veterans Administration Regional Office building on Assembly and Laurel Streets of 1949, designed by Lafaye, Lafaye, and Fair; Stork and Lyles (Bill Lyles’s firm preceding LBC&W); with Walter F. Petty, Bissett, Carlisle, and Wolff. Besides being a very early work of LBC&W, it is significant as a very early example of the budget-conscious institutional Modernism that would dominate federal construction for decades. Like the Wade Hampton Hotel, its four-story frame was sheathed in brick. Beaux-Arts trained Edmond Amateis sculpted the allegorical granite relief “Agriculture” in 1952. LBC&W followed with Cornell Arms in a similar adaptation of the International Style in 1949 at 945 Sumter Street (discussed in detail later, Figure 3.22).<sup>124</sup>

The city government embraced the International Style with its stark Central Fire Station, designed by Heyward Singley and built between 1949 and 1951 at 1001 Senate Street. Using a blond brick and a strong horizontal expression with rounded projecting entry in the left bay of its facade, the building has a flat roof and a subtle contrast of colors and textures. Singley also designed the Harden Street Fire Station at 1901 Harden Street, built in 1953 for African American firemen. The structure answered the city’s challenge of employing blacks in the fire department and was part of the “duplicative architecture often built to maintain institutional segregation.” Singley used “blocks” of materials on the façade to create a strong modern aesthetic, which included contrasting brick and stucco with a band of ribbon windows. The strong corner in the left bay of the façade echoed the pattern he used on the headquarters building a few years prior.<sup>125</sup>

The Richland County School Board embraced the brick-faced application of the International Style as it embarked on an ambitious construction and public relations campaign in the 1950s. In response to the lawsuit *Briggs v. Elliott*’s challenge to the state constitution’s “separate but equal” provision for schools, South Carolina passed its first general sales tax for school construction in 1951. These dollars funded an “equalization” program that built schools for African Americans in an effort to avoid federal mandates for desegregation. Using Modern architecture, these buildings projected segregationists’ claims that the division of races was not an antiquated concept and that black students could receive as good—if not better—of an education without being integrated with white student populations. In Columbia’s original city limits, the school board built Wheeler Hill Elementary at 324 Bull Street in 1953 for black children in the neighborhood of the same name. It was renamed Florence Benson School in 1957 after a revered local black teacher. Designed by James B. Urquhart (architect for the school district since 1929), the building

---

<sup>124</sup> Moore, *Columbia and Richland County*, 295, 338; HC, “Northwest Corner of Main and Gervais Streets,” accessed June 19, 2020, <https://www.historiccolumbia.org/tour-locations/northwest-corner-main-and-gervais-streets>; HC, “Veterans Administration Regional Office Building Site Brief” (June 26, 2015).

<sup>125</sup> SCDAH, “Columbia Central Fire Station,” accessed July 2020, <http://schpr.sc.gov/index.php/Detail/properties/12916>; SCDAH, “Harden Street Substation,” accessed July 2020, <http://schpr.sc.gov/index.php/Detail/properties/12904>.



Figure 3.21. The Wade Hampton Hotel.  
Photograph by Russell Maxey, 1957. *Russell Maxey Photograph Collection, RCPL.*



Figure 3.22. Veterans Administration Regional Office.  
Photograph by Russell Maxey, 1948. *Russell Maxey Photograph Collection, RCPL.*

embraced flat roofs, large banks of windows, and simple concrete canopies. Due to the rampant displacement of Wheeler Hill residents brought on by urban renewal, the school closed in 1976 and is now part of the University of South Carolina. Urquhart also worked on a design for the new school administration building in the 1600 block of Richland Street before his death in 1961, but ultimately LBC&W designed the Modern building, completed in 1966.<sup>126</sup>

The medical community embraced Modernism wholeheartedly after World War II: the style projected the advancements of medical technology and techniques, while its commitment to functional planning and open floor plans allowed for purpose-built structures that both accommodated specific uses and needs and allowed for flexibility. The Baptist Hospital added onto its ca. 1923 building (since demolished) with the Whiteside Building in the 1500 block of Marion Street in 1948. Throughout the 1950s and 1960s it continued to add buildings facing Taylor Street and in the interior of the block. The mid-century buildings took on a Modern aesthetic, while maintaining the use of brick found on the Whiteside Building. The City General Hospital at 2020 Hampton Street, built in 1933, gained additions on the rear in the 1940s through the 1960s.<sup>127</sup>

Private citizens also adopted the International Style for smaller buildings. The Pendleton Building, a two-story office building at 1321 Pendleton Street built by the Dennis Construction Company in 1953, is an excellent example of an adaptation of the International Style for a smaller, non-institutional building (Figure 3.23). Built for attorneys Baker and Baker, it was “a modern first class office building with air conditioning.” Rather than rely on classical symmetry to organize the façade, the designer split it into four proportional bays: the eastern-most is faced with a Roman brick veneer, while the three to the west are expressed in smooth stucco and glass. The first story of the façade’s west side is recessed with a canted wall, with the second story cantilevered over plain pilotis (simple round columns). The smooth stucco encasing the pilotis continues to cover the second story above, creating a kind of pavilion within the façade’s composition. The second story’s ribbon windows stretch almost the full length of these three western bays, signaling to the viewer that the interior floor plan is open and that the brick and concrete of the façade is merely a veneer. A slim band of the east bay’s brick continues above the concrete of the pavilion, uniting the façade.<sup>128</sup>

### *Institutional International Style and Lyles, Bissett Carlisle and Wolff*

The capital city’s deep ties to the state government and the University of South Carolina created far more opportunities for International Style public buildings in Columbia than other cities in the state. The postwar expansion of government bureaucracy; the extension of federal funding for urban renewal, public housing, and other community development programs; and the explosion of institutions of higher education thanks to the growing middle class and federal incentives demanded and funded new construction. Modernism’s devotion to function over costly applied ornament; embrace of economical industrial materials; proclamations of social progress, efficiency, and transparency; and its implications as a style for the future made it the ideal—even default—for institutions in Columbia and beyond at mid-century.

The federal government married Modern architecture and public buildings in the early 1960s, cementing the demand for the style among institutions of all kinds. The General Service Administration became the clearing house for all new federal buildings in 1959 and adopted the “Guiding Principles for Federal

---

<sup>126</sup> Rebekah Dobrasko, “South Carolina’s Equalization Schools, 1951-1960,” accessed June 24, 2020, <http://www.scequalizationschools.org/equalization-schools.html>; Montgomery, *Columbia Schools*, 61, 63.

<sup>127</sup> Sanborn Map (1969).

<sup>128</sup> *State* (Columbia), August 12, 1961, 2B; *State* (Columbia), January 14, 1953, 11A.

Architecture” in 1962. Written by Daniel Patrick Moynihan, the guidelines embraced the relationship between a building’s architecture, function, and message: “the economy and suitability of Federal office space derive[s] directly from the architectural design.” The guidelines empowered architects and artists by specifying that “design must flow from the architectural profession to the Government” and encouraging public art such as sculpture and murals. While they did not specify Modernism (and in fact said that “an official style must be avoided”), the guidelines stated that “major emphasis should be placed on the choice of designs that embody the finest contemporary American architectural thought.” As the GSA administered thousands of construction projects across the country in the 1960s, it encouraged private architects to design federal buildings using Modernism’s principles.<sup>129</sup>

As government and government-adjacent agencies built or funded new construction at an unprecedented rate in Columbia, they not only embraced Modernism, but assumed it as the only choice. LBC&W became the primary firm to design these buildings both within the city and throughout the state by the early 1950s. Its efficient, all-inclusive business organization allowed it to specialize not just in the aesthetic increasingly expected by their institutional clients, but also to adhere to their tight budgets and specific programmatic requirements. The firm received its first commissions based on federal guidelines with the Veterans Administration and Cornell Arms Apartment Buildings of the late 1940s. By the mid-1960s, the General Services Administration had recognized the firm’s expertise by choosing Lyles to co-chair a committee to study its practices and design guidelines.<sup>130</sup>

LBC&W’s application of the International Style for institutional clients employed many of the hallmarks of the style: an emphasis on honest expression of materials, the use of large swaths of glass and steel frames, and legibility between the building’s interior and exterior and its form and programmatic functions. The firm’s federal office building at 901 Sumter Street, now called the James F. Byrnes Building and part of the UofSC campus, is an excellent example of an institutional International Style building of the period. Constructed for the federal government seven years before the GSA’s adoption of the guidelines, the seven-story structure clearly expresses its function as an office building. Following Louis Sullivan’s dictum for tall buildings of the 1890s, repetitive rows of windows indicate on the building’s exterior that the interior is composed of identical office spaces. The building’s steel skeleton is revealed on the first floor: its southeast and east elevations are recessed, cantilevering the entire corner of the building on simple marble-sheathed pilotis and shading the glass walls of the lobby and the abstract mosaic mural by Gil Petroff. An elevator and stairwell bank is attached to its northwest corner, signaling that its function is different from the rest of the building’s office spaces (additional elevators are located within the body of the building). Covered in a tile distinct from the glazed brick curtain walls of the rest of the building, it features a continuous column of glass block revealing the circulation of the stairs and elevator from the ground floor through to the top of the building.

LBC&W’s International Style public buildings of the 1960s were often more formal than other smaller-scaled or private International Style buildings of the period: they were more likely to be symmetrical, large, and take site-planning into account. The firm’s post office on Assembly Street consumed more than an entire city block on the edge of Sidney Park (now Finlay Park) when it opened in 1968. A bold anodized steel and glass pavilion sits atop a vast concrete complex that is largely invisible from Assembly Street thanks to the drop-off in the site’s topography to the west. The glass pavilion is strictly

---

<sup>129</sup> Daniel Patrick Moynihan, “Guiding Principles for Federal Architecture” (1962), <https://www.gsa.gov/real-estate/design-construction/design-excellence/design-excellence-program/guiding-principles-for-federal-architecture>; *Growth, Efficiency, and Modernism: GSA Buildings of the 1950s, 60s, and 70s* (Washington, D.C., 2003), <https://www.gsa.gov/cdnstatic/GEMbook.pdf>.

<sup>130</sup> “Profile: William G. Lyles of Lyles, Bissett, Carlisle, & Wolff,” *SC AIA Review of Architecture* 7, no. 1 (1964), 28-34, <https://usmodernist.org/AIASC/AIASC-1964-1.pdf>. On development and the FHA, see Weiss, *The Rise of the Community Builders*, 141-58.

symmetrical, with a flat roof extending to two-story tall I-beams around its entire rectangular footprint. Surrounded by a concrete plaza and accessed by driveways bridging the complex beneath, the pavilion visually and spatially separates the post office's public-facing services from the sorting and delivery functions beneath. The pavilion's identical stern facades of glass curtain walls are reminiscent of the work of Mies van der Rohe of the same period (especially his *Neue Nationalgalerie* in Berlin of 1968).

### *New Formalism*

LBC&W—and other architects designing institutional buildings—began embracing New Formalism in their institutional buildings by the late 1950s. A less rigid and often more delicate application of Modernism, the New Formalist style (also called the “Ballet Style” or “Neo Palladianism”) was especially popular for institutional buildings because of its preference for classical proportion and scale. Whereas International Style buildings often aimed for balance over symmetry, for example, New Formalist buildings embraced strict symmetry and often emphasized or elevated contained, temple-like buildings with strong axes and platforms. Architects like Edward Durrell Stone exploited the plastic qualities of concrete, attenuating or modeling structural elements like columns, and played with ideas of transparency using screens and curtains to create rich surface treatments that were more decorative than the International Style. Stone employed these techniques most famously in his design for the John F. Kennedy Center for the Performing Arts in Washington, D.C. of 1971.<sup>131</sup>

LBC&W worked with Stone on the University of South Carolina's main library in 1959 (now called Thomas Cooper Library). Set far back from the other campus buildings along Greene Street, the building created a dramatic visual axis only heightened by the addition of a reflecting pool in 1965 (according to a design by Innocenti and Webel). LBC&W subsequently extended the building to the south and underground in 1976, allowing for the university's library to vacate McKissick on the Horseshoe entirely. Like the post office that LBC&W would design in the following decade, the library's main reading room sits like a temple atop a podium-like plaza, hiding the five stories of stacks and offices buried in the hill beneath. Its roof extends beyond its walls, which alternate between planes of transparent glass and solid marble sheathing like the sliding planes of a Japanese screen. Exterior gold screens and interior gold curtains decorate the curtain walls and contrast with the marble of the tall columns and blank walls. While very similar in composition to the post office, Thomas Cooper Library embraces drama and a richness of surface that is notably different than the Assembly Street pavilion's stern rigidity. LBC&W's designed its finest New Formalist building—Cooper Library at Clemson University—without Stone in 1966 (Figure 3.24).<sup>132</sup>

### *Brutalism*

Modernist architects building for institutions began to adopt the more monumental application of the movement theorized by architects such as Louis Kahn and Paul Rudolph by the 1960s: Brutalism. Critic Reyner Banham first used the term “Brutalism,” derived from the French term *béton brut* for “raw concrete,” in 1966 to refer to the more expressive and muscular forms of contemporary architecture.

---

<sup>131</sup> For a good explanation of New Formalism, see WEWA docomomo, “New Formalism (1960-1975),” accessed July 2020, [https://www.docomomo-wewa.org/styles\\_detail.php?id=27](https://www.docomomo-wewa.org/styles_detail.php?id=27). On Stone, see Mary Anne Hunting, *Edward Durrell Stone: Modernism's Populist Architect* (New York: W. W. Norton, 2013).

<sup>132</sup> Larry Lane, Miriam Boyd, Josh Jackson, Zack Beach, Sadie Pickens, Matthew Cauthen, Madeline Marbury, Alexandra Guba, Halie Schouten, Wendy Dollar, Helen Kampmann, and Katherine Kneisley, “Planning Greene Street: A Mid-Century History” (report by ARTH 542 class at the University of South Carolina taught by Lydia Mattice Brandt, spring 2017), <https://www.lydiabrandt.com/#/teaching/>.





Figure 3.23. The International Style Pendleton Building, 1321 Pendleton Street, photograph Lydia Mattice Brandt, 2020.



Figure 3.24. LBC&W's finest New Formalist Buildings.  
Top: Thomas Cooper Library, UofSC, 1959. *Wolff Collection*.  
Bottom: R. M. Cooper Library, Clemson University, c. 1965.  
*Clemson University Historical Images Collection, Clemson University*.

Brutalism is often briefly characterized by its massiveness: rough, exposed concrete walls with deep-set windows on large buildings. But just as important, however, are the ways in which Brutalist buildings express their functions and relate to their sites. They are often more successful than International Style buildings at communicating their interior programs using materials or apertures (or the lack thereof) on the exteriors, and articulating “servant” spaces of mechanical equipment and stairways (elevator banks, HVAC systems) differently from the “served” spaces occupied by human beings (offices, lobbies).

Often built on land cleared during urban renewal and to serve complex institutions like government agencies and universities, Brutalist buildings frequently enjoyed the opportunity to exploit Modernist site planning to the fullest: burying parking to create pedestrian plazas, devising impressive formal axes, eschewing traditional street patterns, and negotiating or manipulating topography without concern for existing building stock. The sculptural muscularity of Brutalism was rarely appropriate for smaller buildings, thus architects usually employed it only on large-scale structures that required big budgets and long construction periods. The heroic quality of their forms and site planning made them particularly appropriate for impressive, formal, and hierarchical institutional complexes.<sup>133</sup>

Bauhaus architect Marcel Breuer (contracted with North Carolina James C. Hemphill Jr.) designed a new Brutalist federal complex on the 1800 block of Assembly Street, built from 1975-79. Named after long-serving South Carolina Senator Strom Thurmond, the complex includes an office tower and courthouse organized around a broad plaza. Its exposed concrete grids of windows (called *brise soleils*) shade the fixed sash windows and create patterns that animate the building’s surface throughout the day. Glass also alternates with blank walls, differentiating public lobby spaces from more private office or courthouse rooms. As in many buildings constructed under the GSA, the plaza features a sculpture: the abstract “Right Turn on White” by Barbara Neijna.<sup>134</sup>

The University of South Carolina found considerable reason to expand using Modernist principles—and specifically Brutalism—in the 1960s. It joined a number of public and private institutions of higher education in its rise of enrollments: it ballooned from only 5,661 undergraduate students in 1961 to 13,358 just ten years later. It enrolled 18,969 undergraduate students by 1980, an increase of more than 300% in less than twenty years. State bonds and federal investment in higher education offered unprecedented financing and the city had designated large swaths of property adjacent to campus for slum clearance, creating a perfect opportunity and means to expand to serve its growing population. The university worked closely with the city to acquire land and developed master plans that stretched the campus to the east, west, and south along new axes over the 1960s and 1970s. The same administrators who reluctantly integrated the campus’s student population purchased and cleared African American neighborhoods for new Brutalist complexes that defied Columbia’s historic grid. Unlike the one-off International Style buildings along Greene Street in the 1950s (such as LBC&W’s Thomas Cooper Library and Russell House Student Center), these buildings related to one another across large plazas and along long promenades, creating alternative focal points to the historic Horseshoe.<sup>135</sup>

The University built the Brutalist Carolina Coliseum in Ward One, an African American neighborhood west of Assembly Street, in 1968. As the largest structure constructed by the university up until that point

---

<sup>133</sup> The “served vs. servant” language was part of Louis Kahn’s vocabulary. On Brutalism and urban renewal, see Mark Pasnik, Michael Kubo, and Chris Grimley, *Heroic: Concrete Architecture and the New Boston* (New York: Monacelli Press, 2015); Wright, *USA*, 225-32.

<sup>134</sup> Emma K. Young, “Strom Thurmond Federal Building and U.S. Courthouse,” NRHP nomination, 2014.

<sup>135</sup> Paul Haynes, “University of South Carolina: Urban Renewal,” in “USC South Campus: A Last Look at Modernism” (report by ARTH 542 class at the University of South Carolina taught by Lydia Mattice Brandt, spring 2016), 3-7, <https://www.lydiabrandt.com/#!/teaching/>; Henry H. Lesesne, *A History of the University of South Carolina, 1940-2000* (Columbia: University of South Carolina Press, 2001), 134-273. On Modern architecture and institutions of higher education in the U.S., especially Brutalism, see Turner, *Campus*, 249-306.

and at a cost of over \$10 million, it was a tremendous undertaking. The university worked closely with the city to purchase land directly from property owners rather than go through the urban renewal process of eminent domain. LBC&W designed the massive concrete building to house the school's basketball arena and school of journalism. Built into the topography that slopes westward from Assembly Street, a platform accessed by a series of glass doors on the south elevation provides space for the offices and classrooms distinct from the arena above. The arena sits like a temple on top of this podium, its mansard roof extending to shade identical elevations fronted by colossal square columns. The temple's curtain walls are glassed where they meet the podium, lighting the concourse on the other side, and blank above, suggesting the giant and windowless bowl-shaped basketball arena within. An underground tunnel connected the massive structure to the rest of campus to the east and allowed students to avoid the heavy traffic of the wide Assembly Street artery. After opening the arena in 1968, the university left the rest of the cleared land around the Coliseum largely vacant until the construction of the School of Music and Koger Center for the Performing Arts in the early 1990s and the Strom Thurmond Wellness and Fitness Center, Public Health Research Center, and Darla Moore School of Business of the 2000s.<sup>136</sup>

UofSC began acquiring land south of its historic core in 1961, taking over most of what had been the African American Wheeler Hill residential neighborhood between Blossom and Wheat Streets (including Booker T. Washington High School). New infrastructure facilitated the expansion and co-opted public streets for the university's exclusive use. Lafaye, Lafaye and Associates designed a twenty-foot wide, raised, concrete pedestrian mall to replace Marion Street and navigate the steep topography south of Greene Street (Figure 3.25, a large portion of this mall was removed in the 1990s). It separated vehicular traffic from students walking from Greene Street to the new Brutalist dorms along Wheat Street. The mall also carried steam from two new energy facilities: South Energy Facility (designed by McPherson Company, 1968) and West Energy Facility (by Reed, Flemming & Associates, 1973). New high-rise dormitories housed hundreds of students, including Bates House by Upshur, Riley & Bultman (with Maynard Pearlstine, 1969) and Cliff Apartments by Harmon & Keenan (1974). Set in a sea of surface parking, their tall, bold, Brutalist facades could be read from central campus blocks away, creating a visual connection despite the distance and shift in topography. Construction south of Blossom Street also included the Brutalist Solomon Blatt Physical Education Center (Lafaye, Lafaye & Associates, 1975) and multiple parking garages.<sup>137</sup>

UofSC began expanding eastward by acquiring six blocks west of Pickens Street and north of Greene Street in 1965. The new complex extended the Horseshoe's axis, creating a wide brick-paved pedestrian mall that connected to Gibbes Green via a bridge across Pickens Street and ended at the landmark Capstone Hall just east of Barnwell Street. Following its closure of city streets for Gibbes Green and south campus, UofSC permanently converted parts of Gibbes Court and College, Henderson, Barnwell, and Pickens Streets for pedestrian use. But nudging into the largely white University Hill neighborhood was a different proposition than the African American Ward One or Wheeler Hill neighborhoods. The political and social capital of its white residents (as well as the prevalence of high-style, owner-occupied houses) prevented the large-scale demolition in which the university engaged to the south and west and prompted more careful negotiation with neighborhood leaders. The university even incorporated several houses along College Street into its new complex, while it demolished all of the houses and most of the public buildings in the other neighborhoods (including churches and most of Booker T. Washington High

---

<sup>136</sup> Jane Campbell, Lauren Rivelli, and Max Imberman, "Carolina Coliseum," in Lee, et al., "Lyles, Bissett, Carlisle and Wolff: Building Modern Columbia."

<sup>137</sup> Paul Haynes, Andrew Nester, Robert Wertz, Ana Gibson, Margaret McElveen, John Benton, Carly Simendinger, Adam Bradway, Hatara Tyson, and Caley Pennington, "USC South Campus: A Last Look at Modernism" (report by ARTH 542 class at the University of South Carolina taught by Lydia Mattice Brandt, spring 2016), <https://www.lydiabrandt.com/#!/teaching/>.

School in Ward One). Its construction, meanwhile, encouraged the turnover of many of the retail businesses in Five Points to those that catered to the college crowd.

East campus featured a range of residential and academic uses, forming a campus within a campus that was more complete and geographically tied to the historic core than the construction to the south. The use of bold forms in concrete and limestone united the buildings, which were all designed by different architects and built over the 1970s and early 1980s. Brutalist academic buildings housed classrooms and offices for the growing number of humanities departments and graduate programs, including the Welsh Humanities Complex by LBC&W, originally centered on a reflecting pool complete with an abstract aquamobile sculpture by Lin Emery (sculpture lost and pool later replaced by a small dining pavilion), and the Close-Hipp Business School. Thomas Harmon and William Keenan designed the eighteen-story New Formalist Capstone Hall dormitory to house over six hundred students; the ten-story Columbia Hall housed hundreds more just to its north.<sup>138</sup>

Completed in 1976 and designed by J. E. Serrine Company, Gambrell Hall is the best example of Brutalism on east campus (Figure 3.26). The building is divided into three masses that each clearly communicate their use: a tall blank block connects a two-story auditorium block along the College Street promenade and a four-story office block to the south. The front block indicates the primary function of its first floor (a large auditorium) via a blank first story shaded by the cantilevered second story. The office block features long repetitive rows of windows signaling the identical offices that line its perimeter. The tall hyphen that joins the two is blank to imply the “servant” spaces of stairs, elevators, and hallways that move people, water, waste, and air between the windowed spaces of the two other blocks. The entire building is sheathed in smooth limestone (its edges beveled to emphasize its non-structural function), its windows are deep-set, and it features no applied ornament.<sup>139</sup>

The state of South Carolina embraced Brutalism in the late 1960s for its biggest construction project since the mid-nineteenth-century state house: the Capitol Complex. After years of bemoaning cramped quarters in the capitol and Calhoun and Hampton State Office Buildings, it engaged LBC&W and Wilbur Smith and Associates to devise a new master plan for the state house grounds in 1967. The firms imagined a vast new “Capitol Complex” that would extend south along Main Street and west and east along Senate Street. LBC&W’s New Formalist, 87,731 square-foot Rutledge Building, constructed in 1967 across from the recently completed state archives at 1430 Senate Street, promised to form a new nucleus for public buildings. New office buildings across Assembly Street and along Pendleton and Main Streets would house the state agencies that mushroomed under the administration of Governor Robert Evander McNair. All would be connected by pedestrian malls that would also link up to the Main Street Mall proposed in the Doxiadis Plan. A massive underground parking garage would alleviate the lack of street parking and allow for the closure of the much-maligned surface lot surrounding the Confederate Monument.

With a legislature that perennially loathed to spend taxpayer money on public works (and plagued by the deficits of the 1970s), only the first phase of the Capitol Complex master plan was built between 1969 and 1981. Senate Street was closed between Sumter and Assembly Streets, allowing the state house grounds to extend continuously from Gervais to Pendleton Streets. Twin Brutalist office buildings—the Blatt and Brown Buildings—anchored the complex along Pendleton Street atop an underground garage for 1,812 cars. The Highway Department Building on Senate Street (1952, by Hopkins, Baker & Gill) was stripped of its International Style façade and outfitted with a new Brutalist skin to match the others. A

---

<sup>138</sup> Charlotte Adams, Kellen Ledford, Kayla Mosley, Mary Ann Thompson, Kandi Huggins, Cari Negus, Allison Dunavant, Michael W. Hutcheson, Daly Elias, Olaf Tollefsen, Markell Allen, Cassie Hilton, and Margaret Pokalsky, “Bully for You: Expansion into East Campus” (report by ARTH 542 class at the University of South Carolina taught by Lydia Mattice Brandt, spring 2018), <https://www.lydiabrandt.com/teaching/>.

<sup>139</sup> Charlotte Adams and Margaret Pokalsky, “Gambrell Hall,” in Adams, et al., “Bully for You.”



Figure 3.25. View south down the UofSC Pedestrian Mall towards Bates Hall. Photograph by Russell Maxey, 1970. *Russell Maxey Photograph Collection, RCPL.*



Figure 3.26. Gambrell Hall, University of South Carolina. *SoCar.*

new building, named for L. Marion Gressette, was inserted next door. Although the buildings did not directly reference the classical architecture of the state house and Calhoun and Hampton Buildings, their proportions, rigid symmetry, limestone sheathing, and consistent heights offered a sympathetic complement. The pedestrian mall united the buildings and maintained the axes and vistas of the streets it replaced.<sup>140</sup>

### Parking and Transportation Resources

Harnessing the automobile was a major goal for American cities employing Modernist planning and Columbia was no exception. Parking and moving cars throughout the city required new kinds of buildings—parking garages—and infrastructure. Increase in traffic from residents of the western suburbs (including Cayce, West Columbia, and new neighborhoods accessed by Broad River Road to the northwest) pushed the S.C. Department of Transportation to construct two new bridges that alleviated the Gervais Street Bridge: the Blossom Street Bridge opened in 1953 and the Elmwood Avenue Bridge in the late 1950s.

The expansion of the interstate highway system following the Federal Highway Act of 1956 made Columbia a hub for automobile travel (rather than railroad). The construction of I-26 between Columbia and Charleston in 1959-60 and I-77 between Columbia and Charlotte in the 1970s forever changed the city. These new routes required massive new interchanges and connections into the city and transformed Bull Street, Assembly Street, and Elmwood Avenue into major thoroughfares. These highways eclipsed passenger travel via the railroads and train service to Charleston ended in 1962.<sup>141</sup>

Parking garages catered to shoppers growing increasingly used to the convenience of suburban shopping centers' expansive surface lots. Columbia saw its first parking garage at 1321 Sumter Street in 1951. In 1959, engineers Johnson and King designed the new parking garage at 1117 Gervais Street for the Wade Hampton Hotel (both now demolished). The Palmetto State Life Insurance Company in the 1300 block of Lady Street built a three-level garage across the street at the corner of Lady and Sumter Streets in 1962. It features exposed steel construction and concrete veil block.<sup>142</sup>

The city began work on its first municipal parking garage on Assembly and Taylor Streets in 1965 (Figure 3.27). Aiming to relieve “chronic parking problems,” it was also supposed to connect with a new parking lot behind city hall via a bridge across Blanding Street. Designed by Modernist firm Lyles, Bissett, Carlisle and Wolff with Wilbur Smith and Associates, the four-story reinforced concrete structure encompassed almost an entire block of Assembly Street. Covered in a textured epoxy paint, its undecorated beams and columns exposed the building's structure and divided the long façade into a regular rhythm of bays. A fieldstone wall hid the cars on the ground level; the same stone rimmed the beds of the palmetto trees that echoed each bay along Assembly Street. The South Atlantic Regional Conference of the American Institute of Architects gave the designers an award of merit for excellence in architectural design for the building in 1966.<sup>143</sup>

---

<sup>140</sup> Brandt, *South Carolina State House Grounds*.

<sup>141</sup> “Interstate-Guide.com,” accessed July 2, 2020, <https://www.interstate-guide.com/>; Moore, *Columbia and Richland County*, 445.

<sup>142</sup> *Columbia Record*, January 8, 1951, 11; *Columbia Record*, April 18, 1959, 6; *State (Columbia)*, February 13, 1962, 8.

<sup>143</sup> *State (Columbia)*, April 30, 1965, 23; *Columbia Record*, May 17, 1965, 17; *Columbia Record*, October 28, 1966, 11.

Private companies included parking garages alongside plans for new buildings by the mid-1960s, such as the 1967 Lafaye, Lafaye and Associates design for the American Home Life Insurance Company at the southwest corner of Washington and Marion Streets, which was to include a 300-unit attached garage. LBC&W also built a parking garage for its Banker's Trust Tower at Marion and Gervais Streets in 1974. With retail space on the ground floor, the building is encased in a steel screen and attached to the north elevation of the skyscraper like a bustle—a very similar arrangement as Mies van der Rohe and Philip Johnson's iconic Seagram Building in New York City. Half of the Modernist garage at 1931 Assembly Street was built on brick-clad posts in 1967, providing parking underneath. The university included parking garages in their campus planning and new construction by the late 1960s, while slum clearance also provided ample surface parking south and west of campus.<sup>144</sup>

## Office and Professional Resources

While stand-alone office buildings were not a new building type in the United States at midcentury, they proliferated thanks to America's booming postwar economy, the growing bureaucracy and corporatization of middle-class life, and the ever-expanding consumerism that offered new products as well as systems to distribute, repair, insure, and sell them. Office buildings were opportunities for professionals to brand themselves with their own buildings; they often chose Modern architecture that visually reinforced the modernity of their businesses.

Those wanting to build new office buildings in Columbia generally avoided the crowded Main Street because of its lack of reliable parking, although that changed slightly in the late 1960s and early 1970s with the promise offered by the Doxiadis plan. Office buildings infilled residential areas as they proliferated throughout the city's original grid. Along with the turnover of some residential uses to businesses, this permanently shifted the character of some of the historically residential areas (including the residential neighborhood in the city's northwest quadrant). Elmwood Avenue and Calhoun Street gained several office buildings in the 1960s. Hampton Street's 1300 and 1400 block already had office buildings, homes converted to offices, and parking lots by the mid-1960s. Leading to the City General Hospital in the 2000 block of Hampton Street at Harden Street, the 1500-2000 blocks also converted into a corridor of doctor's offices, along with blocks of intersecting roads like Barnwell and Gregg Streets, by 1956. These office buildings were generally single-story; occupied residential-sized lots; and were Modern in style with a mix of masonry colors and textures, flat roofs, and minimal ornamentation. These businesses replaced a mix of black and white residents whose race alternated by block.<sup>145</sup>

Larger-scale professional buildings also showed up in former residential areas. By the mid-1960s, large buildings along Bull and Marion Streets dwarfed surviving houses. Professional buildings also appeared in the eastern half of downtown, north of the university. This includes the Seibels, Bruce & Company Building at 1501 Lady Street of 1949 (Figure 3.28). Its smooth façade of limestone panels creates a strong vertical orientation for the canted façade only, created by contrasting materials and windows. While it has a smooth façade, flat roof, and repetitive fenestration typical of the International Style, its entrance and lobby feature Art Deco motifs.<sup>146</sup>

---

<sup>144</sup> *State* (Columbia), October 23, 1967, 13; *Columbia Record*, January 9, 1967, 20; *Columbia Record*, December 8, 1969, 1; Russell Maxey, aerial photograph of Owen Steel Company and Downtown Columbia over the State House (1972), RCPL, <https://localhistory.richlandlibrary.com/digital/collection/p16817coll17/id/1818/rec/3>.

<sup>145</sup> Sanborn Maps (1919, 1956, 1969); Staci Richey phone interview with Cecily Johnson, June 25, 2020.

<sup>146</sup> SCDHAH, "Carolina Life Insurance Company (Seibels Bruce)," accessed July 2020, <http://schpr.sc.gov/index.php/Detail/properties/37063>; Russell Maxey, aerial photograph of downtown Columbia (1966), RCPL.



Figure 3.27. Assembly Street Parking Garage.

L: photograph by Staci Richey, 2020.

R: photograph by Russell Maxey, 1968. *Russell Maxey Photograph Collection, RCPL.*



Figure 3.28. Seibels, Bruce & Company Building, 1501 Lady Street, photograph by Staci Richey, 2020.



Government office buildings also embraced Modernism. Maynard Pearlstine designed a single-story International Style building for the Columbia Chamber of Commerce in the late 1950s in the 1300 block of Laurel Street. His design featured exposed steel framing and veil block in front of the building's glass and brick façade. As executed, the building received a pierced brick wall instead of veil block. The state's Employment Security Commission at 1225 Laurel Street, designed by LBC&W in 1950, is a four-story office building with a mix of exterior textures, featuring exposed aggregate tilt-up panels on the first floor and brick set in stacked, common and header bonds on the floors above. The firm's much more ambitious Jefferson Square, built in 1969-1970 at 1801 Main Street, was a Brutalist complex of different buildings and a parking garage. It features a twelve-story office tower that strongly orients to the vertical with thick concrete pilasters stretching the entire height.<sup>147</sup>

Later small office buildings, like the ca. 1968 office at 2026 Assembly Street, used blocks of masonry or glass and strong vertical elements to delineate bays on the facades, versus using repetitive fenestration. The 1968 IBM building at 1800 Main Street followed a similar pattern, with strong vertical planes of brick delineating each bay. Most small office buildings had rectangular forms with flat roofs. An exception is the exaggerated A-frame building at 715 Elmwood Avenue, built ca. 1967. The roof planes reach the ground on this structure.<sup>148</sup>

## Commercial Resources

As suburbs pulled residents further from the city center, new stores and shopping centers emerged to ease their commute. Geared to shoppers arriving by automobile rather than pedestrians, they clustered retail stores together around parking lots. Their modernity and convenience drew shoppers away from the aging buildings along Main Street. Most were outside of downtown, but "Sears Town" was an exception. Built in 1955 on Harden Street just north of Five Points, the land had previously been occupied by Lloyd Court, an African American residential street (Figure 3.29, heavily altered). Two national chain stores—Sears, Roebuck and Company and the Colonial Supermarket—anchored the shopping center in buildings of more than 10,000 square feet, connected by a line of stores shaded by a concrete awning. The International Style complex featured tilt-up wall panels set in an exposed reinforced concrete frame and faced onto a parking lot for 550 cars.

The main routes for commuters moving in and out of town also expanded with new office and retail buildings in the postwar period, including North Main Street, Two Notch Road, and Devine Street. City leaders struggled to find solutions to downtown's struggling commercial center by the late 1960s, but they were unaware they were fighting against a nation-wide move away from downtown. It would be almost half a century before significant investment and revitalization returned to Main Street in Columbia.<sup>149</sup>

Store owners on Main Street dramatically transformed their buildings to compete for customers. They employed Modern styles, materials, and scale to update buildings that in many cases dated to the nineteenth century (Figure 3.30). Many of the buildings in the 1400-1600 blocks gained false facades on

---

<sup>147</sup> Russell Maxey, "Employment Security Commission, Architectural Renderings," photograph (1950), RCPL, <https://localhistory.richlandlibrary.com/digital/collection/p16817coll17/id/1134/rec/38>; *SC AIA Review of Architecture* (1972): 28, <https://usmodernist.org/AIASC/AIASC-1972.pdf>; *SC AIA Review of Architecture* (Fall 1958).

<sup>148</sup> Russell Maxey, photograph of Tom Craig Company (1968), RCPL, <https://localhistory.richlandlibrary.com/digital/collection/p16817coll17/id/10/rec/12>; *SC AIA Review of Architecture* (1968-69): 27.

<sup>149</sup> Brandt, "Five Points Historic District."



Figure 3.29. Sears Town just before its grand opening in August 1955. Photograph by John Henry McGrail.  
*Russell Maxey Photograph Collection, RCPL.*



Figure 3.30. 1600 block of Main Street with its new Modernist facades, photograph by Russell Maxey, 1978.  
*Russell Maxey Photograph Collection, RCPL.*

their upper stories, and often new storefronts on their first floors. Some of the false facades were smooth and solid in appearance; the installation of new air-conditioning systems allowed for the covering of windows on upper floors, along with any historic ornament. Others used metal screens or stucco and brick applied to the façade. These new treatments created large canvases for the oversized signs that accompanied the transformation. Large enough for a driver to see in a passing car, the signs were often the most decorative element of the upper stories on the modernized buildings. The first floors sometimes gained a recessed entry with storefronts made of plate glass over spandrel glass panels or set on low bulkheads clad in stone, tile, or terrazzo. Glass made up most of the storefront in the Modern makeovers of Main Street.<sup>150</sup>

Main Street did see some new construction as well, thanks in part to city leaders' attempts to encourage development and to use planning—especially the Doxiadis plan—to instill confidence. While the plan's two-story sidewalks and pedestrian mall for Main Street did not come to fruition, it did inspire some businesses to invest in downtown. Clothier Arnold Levinson built a two-story building with a Tudor Revival-style storefront for his Britton's clothing store in 1955. By the mid-1960s, he had introduced a ribbon window, large neon sign, and slipcover façade over the second story. The building—and the entire 1100 block of Washington Street—was demolished for the new Standard Savings Bank building at 1337 Main Street in 1973 (Figure 3.31). The out-of-state owners and architect, based in St. Louis, Missouri, decided to build in the central business district because they believed in the intention to implement the Doxiadis plan and that financial institutions were among the businesses needed downtown to help Columbia progress. Embracing an expressive strand of Brutalism, its slender punched windows replicated the pattern of a computer punch card. As originally designed and built, its first floor was setback thirty feet to make way for a waterfall or fountain feature. The slanted walls were covered in “pre-stressed concrete inlaid with aggregate pebbles of white and light tan, which will give the effect of different shades of color as the sun reflects on it.”<sup>151</sup>

The density of Assembly Street changed far more dramatically than Main Street in this period, a fact heightened by the width of the street and its median. The 1200-1500 blocks were full of restaurants and retail-oriented buildings by the mid-1960s, but the 1800 and 1900 blocks to the north still featured a mix of hotels, offices, and old homes in 1969. Both sides of the 1600 blocks were emptied in 1965-66 for the new post office and municipal parking garage. Both designed by LBC&W in the International Style and Brutalism, respectively, the buildings were completely out of scale from the surrounding buildings. More buildings gave way to parking lots along the retail section by the early 1970s, but Assembly retained most of its commercial density until the early 1980s. Sumter Street's commercial corridor, which had expanded Main Street's retail along the intersecting Lady, Washington, Hampton, and Taylor Streets by the 1940s (especially the 1200 and 1300 blocks), suffered a similar fate. Demolition and parking lots replaced buildings, with the addition of some Modern buildings.<sup>152</sup>

African American commercial districts on Washington Street and Harden Street continued to develop from the 1940s through the 1960s. Smaller shops also opened up in residential areas, sometimes in a front yard of a house, like the shop at 2006 ½ Taylor Street. African Americans unable to stay in whites-only

<sup>150</sup> Russell Maxey Photograph Collection, RCPL.

<sup>151</sup> HC, “Former Site of Britton's,” accessed July 1, 2020, <https://www.historiccolumbia.org/online-tours/main-street/1337-main-street>; Russell Maxey, photograph of stores on Main Street (August 18, 1966), RCPL, <https://localhistory.richlandlibrary.com/digital/collection/p16817coll21/id/4691/rec/9>; *Columbia Record*, August 14, 1971, 8; *State* (Columbia), August 15, 1971, 26.

<sup>152</sup> Sanborn Map (1969); Moore, *Columbia and Richland County*, 445; Maxey, aerial photograph of Owen Steel Company and Downtown Columbia; Aerial Photo (1981); Russell Maxey, “View of Downtown Columbia,” aerial photograph (1969), RCPL; Russell Maxey, “View of Washington and Main Streets, with Security Federal and Palmetto Buildings,” Aerial photograph (1955), RCPL, <https://localhistory.richlandlibrary.com/digital/collection/p16817coll17/id/1823/rec/2>.

motels and hotels downtown while traveling through town relied on the Negro Traveler's Green Book to find out where black-owned businesses were located. The Harriet M. Cornwell Tourist Home, which advertised in the book, accommodated African Americans from around 1940 to 1960 in a residential block at 1713 Wayne Street on Arsenal Hill.<sup>153</sup>

The Civil Rights Movement that gripped the nation in the 1960s found a local voice in protests of Main Street businesses. Much of the racial violence of the period bypassed Columbia, however, thanks to regular meetings between Mayor Lester Bates, downtown merchants, and local black leaders. In 1960, several hundred students from Allen University and Benedict College marched to the Eckerd Drug Store at 1530 Main Street to push for the desegregation of restaurants. Columbia quietly integrated after Bates led negotiations between the white and black leadership in Columbia and a Main Street drug store served a black customer for the first time without cameras or picket lines on August 21, 1962. In 1963, segregationist governor Fritz Hollings encouraged peaceful integration throughout the state after a few violent episodes.

The process of ending segregation, bolstered by the Civil Rights Act of 1964, heralded a new era in racial equality and access to stores, movie theaters, and schools formerly restricted to whites. But urban renewal continued throughout the period to destroy African American neighborhoods. In 1968, black students at the University of South Carolina penned a letter to Mayor Bates complaining about law enforcement and residential segregation (UofSC desegregated in 1963). They noted a lack of enforcement of building codes and upkeep of a local park after the neighborhood changed to black residents, as well as the dislocation of blacks from Ward One for the new Carolina Coliseum. Their grievances recognized that the city and UofSC's urban renewal efforts had significantly impacted the black community.<sup>154</sup>

The hard-fought victory of integration had the unfortunate side effect of diminishing patronage in the exclusively black commercial areas of Columbia. Combined with the loss of customers due to the rampant demolition of black residential spaces in downtown Columbia, integration eroded the districts, leaving only a few surviving buildings or structures that are still vacant, such as on Harden Street. A few stand-alone businesses such as the A.P. Williams Funeral Home at 1808 Washington Street and Leevy's Funeral Home at 1831 Taylor Street survive and continue to thrive.

## **Warehouse and Industrial Resources**

Urban renewal also opened up land for industrial uses. The northeast quadrant of downtown Columbia gained a number of warehouse and commercial buildings in the 1950s and 1960s, particularly in the 1500 to 1900 blocks of Barnwell and Henderson Streets and along intersecting blocks of Blanding, Laurel, and Richland Streets. This area had previously been largely residential, with the exception of the 1800 block of Laurel consumed by the Southern Railway Repair Shops by 1919. The prevalence of small, frame railroad worker houses and shotguns in the 1920s suggests this neighborhood was probably a target of urban renewal efforts.

Other industrial districts expanded on the east side of downtown as well, especially around Taylor Street. Warehouses populated the few blocks west of the railroad on Taylor Street, and stretched along the track down to Hampton Street during the 1960s. On the west side of town, the warehouse district on Gervais and Lady Streets expanded up into the 1300 block of Gadsden Street in the 1950s. More warehouses lined

---

<sup>153</sup> SCDAH, "Harriet M. Cornwell Tourist Home," accessed July 2020, <http://schpr.sc.gov/index.php/Detail/properties/12910>.

<sup>154</sup> Richey, "Variations on a Theme," 14-15, 22-23.

Huger Street south of Gervais Street, making it a new industrial corridor by the late 1960s. More industry moved southeast of town to the plentiful flat, vacant land along Shop Road in the 1970s.<sup>155</sup>

## Religious Resources

Downtown churches remained important to congregants through the 1950s. As they built new fellowship halls and Sunday School buildings, some chose Modern styles while others used revival styles more sympathetic to the architecture of their historic buildings. Ebenezer Lutheran Church added a sympathetic Parish House in 1951 but eliminated the ornamental elements for simpler brick additions along Calhoun Street in 1969. Washington Street United Methodist Church in the 1400 block of Washington built an auditorium that attempted to blend a Modernism and the Gothic Revival-style historic fabric in 1959. The Holy Trinity Greek Church on Assembly Street gained a Modern addition with ribbon windows in 1957. First Baptist Church's ca. 1930s Sunday School building echoed some elements of the original ca. 1860 sanctuary. Its Educational Building of 1957 was unabashedly Modern, with a huge block of windows and colored spandrel glass in a frame of brick, with a flat roof and asymmetrical façade (Figure 3.32, since demolished).<sup>156</sup>

New sanctuaries were also built in both revival and Modern styles. The Centennial Associate Reformed Presbyterian Church employed the traditional Greek Revival style for its new sanctuary at 1413 Laurel Street in 1953. Multi-colored stone sheaths its temple-front façade, with a steeple and slate porch floor that extended down the front steps and into a small plaza. A-frames were popular for those churches that chose more Modern architecture. Calvary Baptist Church at 1516 Bull Street built an A-frame modern-styled sanctuary in 1964, while both the Methodists and the Episcopalians constructed A-frame student centers on Pickens Street in 1961 (726 and 602 Pickens, respectively).<sup>157</sup>

As congregants left downtown for the suburbs and the residential population decreased by the 1970s, congregations invested less often in new church buildings or additions. In some cases, churches were demolished in urban renewal. The stone-clad Union Baptist Church at 1016 Devine Street was demolished in 1966, for example, along with its surrounding African American Ward One neighborhood to make room for UofSC's Carolina Coliseum (Figure 3.33).<sup>158</sup>

## Residential Resources

Urban renewal dramatically changed the residential landscape in the city by demolishing thousands of residential structures. Some of the fabric of the residential neighborhoods in the northeast and northwest corners survived, but many of the houses were converted to office use during the 1970s. Unsympathetic Modern office buildings often infilled lots between historic houses. New residential construction of the period was largely infill, particularly in the southeast section of the original city limits. Wales Garden gained most of its single-family homes and rows of two-story duplexes on Saluda, Waccamaw, and Enoree Avenues between 1943 and 1955. The structures fit in with the various revival styles of houses

---

<sup>155</sup> Sanborn Maps (1919, 1969).

<sup>156</sup> Sanborn Map (1969); Meeks Candy and Tobacco Company, "First Baptist Church, Columbia, S.C.," postcard, RCPL, <https://localhistory.richlandlibrary.com/digital/collection/p16817coll6/id/166/rec/7>.

<sup>157</sup> Sanborn Map (1969); *State* (Columbia), December 25, 1963; *State* (Columbia), October 6, 1962.

<sup>158</sup> Maxie Roberts, "Union Baptist Church," photograph (1966), RCPL, <https://localhistory.richlandlibrary.com/digital/collection/p16817coll21/id/4742/rec/58>.



Figure 3.31. The Brutalist Standard Savings Bank Building, 1337 Main Street, photograph by Staci Richey, 2020.



Figure 3.32. Postcard of First Baptist Church and its Educational Building (since demolished), 1960.  
*Postcards of the Midlands Collection, RCPL.*

throughout the neighborhood, demonstrating the persistence of the Colonial Revival, especially, at the same time that Modernism offered new options.<sup>159</sup>

The most substantial new residential development in downtown Columbia was the construction of a number of high-rise apartment buildings. Heeding the modernists' calls for increased density, the buildings were far larger than the two- and three-story named apartment buildings of the 1930s, requiring the city's first residential elevators. Columbia saw its first high-rise apartment building, the eighteen-story Cornell Arms, constructed on the corner of Pendleton and Sumter Streets in 1948-49 (Figure 3.34). Designed by LBC&W according to requirements of Section 608 of the 1942 Housing Act and its funding from the Federal Housing Administration, the "luxury" building initially gave preference to veterans as potential tenants. The brick-veneered building's spare International Style design emphasized the building's height and the repetitive floor plan. LBC&W followed Cornell Arms with the Claire Tower apartments further east on Pendleton Street in 1950 (also built with FHA funds).<sup>160</sup>

Columbia's Housing Authority also took advantage of the increase in funding for public housing that coupled urban renewal projects nationwide under the Housing Act of 1949. These projects provided housing for some—but not all—of the residents of the largely African American neighborhoods demolished as "slums" in the 1960s. Residents of the neighborhood demolished to make way for Hendley Homes off of Rosewood Avenue in 1952, for example, were given preference for the new units built on the site of their former dwellings (since demolished). It therefore did not fully alleviate the severe shortage of affordable housing caused by large-scale demolition.

Columbia's midcentury public housing included both low-density, garden-style apartment homes and high-rise buildings. While most of the low-density complexes were constructed in the Colonial Revival style similar to Gonzales Gardens of the previous decade, the high-rises were International Style skyscrapers. The cruciform, sixteen-story Marion Street High Rise built on the corner of Marion and Calhoun Streets, for example, looked a lot like Cornell Arms constructed almost thirty years before. Other projects of the period included Saxon Homes (1953, demolished), Jagger's Terrace (1958), Oak Read (1967), and Latimer Manor (1970).

Regardless of the style, these projects often lacked the attention to site planning or programming such as employment or day care centers enjoyed by New Deal Era public housing. And yet the American public increasingly blamed architecture for the perceived failures of public housing, including crime, poor maintenance, segregation, and broken families (most dramatically realized by the demolition of the Pruitt-Igoe project in St. Louis, Missouri, in the early 1970s). In response, the federal government instituted new programs by the mid-1970s such as Section 8, which subsidized rents for those needing housing assistance in private housing. The Columbia Housing Authority began administering Section 8 and purchased seventy-five single-family homes throughout Richland County in 1976.<sup>161</sup>

---

<sup>159</sup> Aerial Photos (1943, 1955); Wells, et al., "Columbia Historic District II."

<sup>160</sup> Stephanie Gray, "Cornell Arms," NRHP nomination, 2019.

<sup>161</sup> Columbia Housing Authority, "The Housing Authority of the City of Columbia, S.C."



Figure 3.33. Union Baptist Church, demolished as part of urban renewal in Ward One. Photograph by Stan Schneidmiller, 1956. *The State Newspaper Photograph Archive, RCPL.*



Figure 3.34. Cornell Arms. *The State Newspaper Photograph Archive, RCPL.*



## Conclusion

Downtown Columbia looks very different today than it did sixty years ago—or 160 years ago. Its early patterns of growth defined districts for commercial, industrial and residential uses, but the rapid changes in the 1950s and 1960s forever altered those distributions. The identification and removal of older buildings as “blight” sanitized the building stock and unpacked much of the city’s tight density, while erasing backyard outbuildings, some of the fine antebellum and early twentieth-century houses, hundreds of shotgun houses, and entire African American neighborhoods. Commercial streetscapes along Assembly and Washington Street and many of the small gas stations that had popped up in the 1920s and 1930s disappeared with them. The historic preservation movement helped to save some of Columbia’s rich architectural diversity, but much of this historic fabric remains only in the photographs of Mabel Payne and Joseph Winter.

Modernism stepped in to fill the void and solve the perceived problems of the mid-century city, giving architects an outsized role in a vision that did not include or benefit all of the city’s citizens. City planning efforts attempted to stem white flight to the suburbs and to reorganize and control African American populations using urban renewal and the construction of new public housing. The International Style buildings and Brutalist complexes that infilled the newly empty blocks were of a completely different scale and concept. While many of these buildings might feel out-of-place in the historic built environment that preceded them, that was precisely their point: from the 1950s through the 1970s, they were meant to signal that Columbia was a city of the future.

## 4. Evaluation of Recorded Properties

### National Register of Historic Places Listings

There are 100 individual and district listings in the NRHP either within or immediately adjacent to the survey boundaries.

*Table 4.1. List of Existing Listings in the National Register of Historic Places*

<b>Resource Name</b>	<b>Address</b>
Allen University	1530 Harden St.
Alston House	1811 Gervais St.
Arcade Building	1332 Main St.
Arsenal Hill	1800 Lincoln St.
Babcock Building, South Carolina State Hospital	Bull St.
Bellevue Historic District	Roughly bounded by Sumter St., Anthony Ave., Bull St., and Elmwood Ave.
Benedict College Historic District	Roughly bounded by Laurel, Oak, Taylor and Harden Sts. on Benedict College campus
Bethel A.M.E. Church	1528 Sumter St.
Building at 1210-1214 Main Street	1210-1214 Main St.
Building at 1644 Main Street	1644 Main St.
Building at 1722-1724 Main Street	1722-1724 Main St.
Caldwell-Hampton-Boylston House	829 Richland St.
Canal Dime Savings Bank	1530 Main St.
Carver Theatre	1519 Harden St.
Chapelle Administration Building	1530 Harden St.
Chesnut Cottage	1718 Hampton St.
Claussen's Bakery	2001-2003 Green St.
Columbia Canal	E bank of the Broad and Congaree Rivers from the Diversion dam to the Southern RR Bridge
Columbia City Hall	Main and Laurel Sts.
Columbia Historic District I	Roughly bounded by Elmwood, Assembly, Laurel, and Wayne Sts.
Columbia Historic District II	Roughly bounded by Taylor, Richland, Pickens, and Barnwell Sts.
Columbia Historic District II (Boundary Increase)	Blanding, Laurel, Richland, Calhoun, Marion, Bull, Pickens, Henderson, and Barnwell Sts.
Columbia Mills Building	On the Congaree River
Confederate Printing Plant	501 Gervais St.
Consolidated Building	1326--1330 Main St.
Debruhl-Marshall House	1401 Laurel St.
Ebenezer Lutheran Chapel	1301 Richland St.

Resource Name	Address
Elmwood Cemetery	501 Elmwood Ave.
Elmwood Park Historic District	Roughly bounded by Elmwood Ave., Main St. and the SAL RR tracks
Elmwood Park Historic District (Boundary Increase)	2113 Park St.
Fair-Rutherford and Rutherford Houses	1326 and 1330 Gregg St.
First Baptist Church	1306 Hampton St.
First National Bank	1208 Washington St.
First Presbyterian Church	1324 Marion St.
Gervais Street Bridge	Spans Congaree River
Greyhound Bus Depot	1200 Blanding St.
Hale-Elmore-Seibels House	1601 Richland St.
Hall, Ainsley, House	1616 Blanding St.
Hampton-Preston House	1615 Blanding St.
Horry-Guignard House	1527 Senate St.
House of Peace Synagogue	Hampton and Park Sts.
Kirkland, B. B., Seed and Distributing Company	912 Lady St.
Kress Building	1508 Main St.
Lace House	803 Richland St.
Ladson Presbyterian Church	1720 Sumter St.
Lever Building	1613 Main St.
Logan School	815 Elmwood Ave.
Lorick, Preston C., House	1727 Hampton St.
Mann-Simons Cottage	1403 Richland St.
McCord House	1431 Pendleton St.
McMaster School	1106 Pickens St.
Moore-Mann House	1611 Hampton St.
National Loan and Exchange Bank Building	1338 Main St.
North Carolina Mutual Building	1001, 1001 1/2 and 1003 Washington St.
Old Campus District, University of South Carolina	Bounded by Pendleton, Sumter, Pickens, and Green Sts.
Palmetto Building	1400 Main St.
Palmetto Compress and Warehouse Company Building	617 Devine St.
Randolph Cemetery	Western terminus of Elmwood Ave.
Sidney Park Colored Methodist Episcopal Church	1114 Blanding St.
Simkins, Modjeska Monteith, House	2025 Marion St.
South Carolina Governor's Mansion	800 Richland St.
South Carolina State Armory	1219 Assembly St.
South Carolina State Hospital, Mills Building	2100 Bull St.

Resource Name	Address
South Carolina Statehouse	Main St.
St. Peter's Roman Catholic Church	1529 Assembly St.
Supreme Court of South Carolina Building	NW corner of Gervais and Sumter Sts.
Sylvan Building	1500 Main St.
Taylor House	1505 Senate St.
Town Theatre	1012 Sumter St.
Trinity Episcopal Church	1100 Sumter St.
US Courthouse	1100 Laurel St.
Wallace-McGee House	415 Harden St.
Wardlaw Junior High School	1003 Elmwood Ave.
Washington Street United Methodist Church	1401 Washington St.
Waverly Historic District	Roughly bounded by Hampton St., Heidt St., Gervais St., and Harden St.
West Gervais Street Historic District	Roughly bounded by Gadsden, Senate, Park, and Lady Sts.
Whaley, W. B. Smith, House	1527 Gervais St.
Wilson, Thomas Woodrow, Boyhood Home	1705 Hampton St.
Woodrow Memorial Presbyterian Church	2221 Washington St.
Columbia Township Auditorium	1703 Taylor St.
Harden St. Substation	1901 Harden St.
A.P. Williams Funeral Home	1808 Washington St.
Wade Hampton State Office Building	1015 Sumter St.
Harriet M. Cornwell Tourist Home	1713 Wayne St.
Wesley Methodist Church	1727 Gervais St.
Columbia Central Fire Station	1001 Senate St.
Columbia Electric Street Railway, Light & Power Substation	1337 Assembly St.
John C. Calhoun State Office Building	1015 Sumter St.
Efird's Department Store	1601 Main St.
S.C. Memorial Garden	1919 Lincoln St.
Owen Building	1321 Lady St.
Strom Thurmond Federal Building and U.S. Courthouse	SW Corner Richland and Assembly St.
Columbia Commercial District	Main Street, etc.
Federal Land Bank Building	1401 Hampton St.
Miller Brothers Cotton Warehouses	705 Gervais St.
Carolina Life Insurance Company	1501 Lady St.
Champion and Pearson Funeral Home	1325 Park St.
Dr. Matilda Evans House	2027 Taylor St.
Cornell Arms	1230 Pendleton St.

Resource Name	Address
Union National Bank Building	1200 Main St.
Five Points Historic District	Harden St., etc.

All of the individual properties listed above are still extant, except for the Fair-Rutherford House, which is already noted in the South Carolina Historic Properties Record maintained by SCDHAH (SCHPR), and the Consolidated Building, which is now just a façade attached to a new building.

### *Evaluation of National Register Districts*

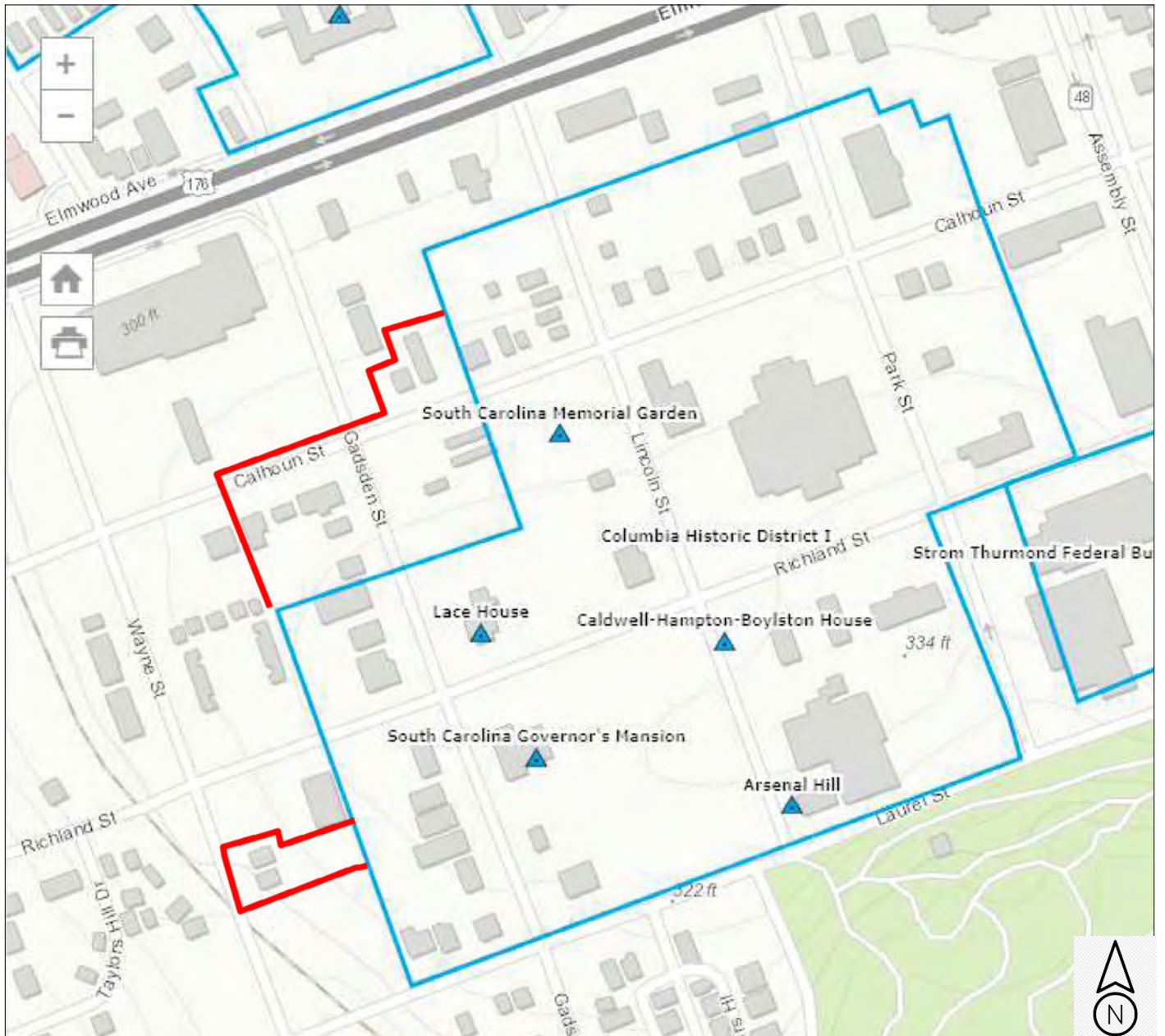
There are seven (7) historic districts located within the survey boundaries: Columbia District I, Columbia District II, Columbia Commercial Historic District, Five Points Historic District, West Gervais Street Historic District, Old Campus District (UofSC), and University Neighborhood Historic District. Of those districts, the oldest are the two Columbia Districts, which were listed in the NRHP in the 1970s.

#### 1. Columbia District I (Figures 4.1-2, Map 4.1)

Columbia District I was surveyed as part of this project due to the limited information in the nomination, except for individually listed resources (Governor's Mansion, Lace House, Caldwell-Boylston House, S.C. Memorial Garden, and Arsenal Hill). Even between the time of the 1967 canvas of the district and its written nomination in 1971, its author noted that there had been a number of demolitions. Given the prevalence of examples of Modern architecture in this district, it was deemed prudent to review the existing building stock and to provide updated recommendations regarding the district's period of significance, boundaries, and contributing vs. non-contributing resources.

The period of significance for the district ends by default in 1921, fifty years prior to the date of listing in 1971, although it concentrates on nineteenth-century resources. A good portion of buildings appear to date to the 1890s through 1910s. Most of these buildings have been converted from residential to commercial use. This change occurred in the 1960s through the 1980s, and a consequence of the change in uses was the demolition of some historic houses within this district and the construction of Modern-style office buildings. The district also gained a Modern church administration building in the late 1950s. The purpose of putting the district in the NRHP was to help stop the drastic changes occurring at the time. Those changes slowed down considerably by the early 1980s. The surviving character of the district is now a mix of buildings spanning almost two centuries with a variety of styles, sizes, materials, and details. Most of the buildings maintain a high degree of integrity.

It is recommended that the district's period of significance and count of contributing resources be expanded to include the Modern resources as a part of the district's history and its testimony to the rapidly changing character of downtown Columbia in the mid-1900s. A proposed new period of significance would be ca. 1790 (construction date of 2001 Park Street, site #8458) to 1975. The boundary should also expand west to include nineteenth- and early twentieth-century residential buildings that are well in line with the district's character. In particular, 1919 Gadsden Street (site #8372) has exceptionally rare trim work and is largely intact. This boundary should also extend through the 1800 block to its west side on Wayne Street, capturing small surviving cottages at 1820 and 1822 Wayne Street (sites #8378 and #8379). The proposed changes to the district are reflected in the following table. Anything built after 1921 is currently non-contributing, but the noted resources could become contributing if the period of significance was expanded to 1975.



Map 4.1. Columbia District I (outlined in blue) with recommended boundary expansion (in red). *SCDAH's SC ArchSite*.

Table 4.2. Columbia District I: Resources

Site #	TMS#	Address	Historic Use	Current Use	Date Built	Recommendation
8367	R09011-11-21	809 Calhoun St.	Religion	Religion	c.1965	Add to district, contributes to district if period of significance is expanded
8368	R09011-11-22	805 Calhoun St.	Domestic	Domestic	c.1880	add to district, contributing
8370	R09011-13-05	714 Calhoun St.	Domestic	Commercial	c.1870	add to district, contributing
8371	R09011-13-08	1925 Gadsden St.	Domestic	Commercial	c.1900	add to district, contributing
8372	R09011-13-10	1919 Gadsden St.	Domestic	Commercial	c.1880	add to district, contributing
8378	R09010-04-21	1822 Wayne St.	Domestic	Domestic	c.1900	add to district, contributing
8379	R09010-04-20	1820 Wayne St.	Domestic	Domestic	c.1910	add to district, contributing
8457	R09011-07-07	2009 Park St.	Commercial	Commercial	c.1971	contributes to district if period of significance is expanded
8458	R09011-07-08	2001 Park St.	Domestic	Commercial	c.1790	contributing to listed district
8459	R09015-16-02	1004 Calhoun St.	Domestic	Commercial	c.1905	contributing to listed district
8491	R09010-04-06	1825 Gadsden St.	Commercial	Commercial	1966	contributes to district if period of significance is expanded
8492	R09010-04-07	1823 Gadsden St.	Commercial	Commercial	c.1970	contributes to district if period of significance is expanded
8493	R09010-04-08	1821 Gadsden St.	Commercial	Commercial	1968	contributes to district if period of significance is expanded
8494	R09010-04-09	1817 Gadsden St.	Commercial	Commercial	1963	contributes to district if period of significance is expanded
7937	R09010-04-10	1809 Gadsden St.	Commercial	Commercial	1968	non-contributing (heavily altered)
7938	R09010-04-11	1801 Gadsden St.	Domestic	Commercial	c.1870	contributing to listed district
7939	R09010-04-02	723 Laurel St.	Domestic	Commercial	c.1930	contributes to district if period of significance is expanded
7943	R09015-16-01	1002 Calhoun St.	Commercial	Commercial	c.1971	contributes to district if period of significance is expanded
7954	R09011-07-18	2016 Lincoln St.	Domestic	Commercial	c.1900	contributing to listed district

Site #	TMS#	Address	Historic Use	Current Use	Date Built	Recommendation
7955	R09011-07-16	2008 Lincoln St.	Domestic	Commercial	c.1915	contributing to listed district
7956	R09011-11-17	2001 Lincoln St.	Domestic	Commercial	c.1900	contributing to listed district
7957	R09011-11-16	2003 Lincoln St.	Domestic	Commercial	c.1900	contributing to listed district
7958	R09011-11-15	2007 Lincoln St.	Domestic	Commercial	c.1910	contributing to listed district
7959	R09011-11-14	2009 Lincoln St.	Domestic	Commercial	c.1890	contributing to listed district
7959.01	R09011-11-14	2009 Lincoln St.	Domestic	Commercial	c.1930	contributes to district if period of significance is expanded
7960	R09011-08-01	900 Calhoun St.	Religion	Religion	1914	contributing to listed district
7961	R09011-07-15	903 Calhoun St.	Domestic	Commercial	c.1910	contributing to listed district
7962	R09011-07-14	907 Calhoun St.	Domestic	Commercial	c.1910	contributing to listed district
7963	R09011-07-11	917 Calhoun St.	Domestic	Commercial	c.1890	contributing to listed district
7964	R09011-07-10	923 Calhoun St.	Domestic	Commercial	c.1900	contributing to listed district
7965	R09011-07-09	925 Calhoun St.	Domestic	Commercial	c.1925	contributes to district if period of significance is expanded
7974	R09015-16-16	1003 Richland St.	Religion	Religion	1958	contributes to district if period of significance is expanded
7985	R09015-16-17	1914 Park St.	Commercial	Commercial	c.1975	non-contributing (altered)
7986	R09015-01-08	2000 Park St.	Commercial	Commercial	c.1973	contributes to district if period of significance is expanded
7987	R09011-09-02	930 Richland St.	Commercial	Commercial	c.1969	contributes to district if period of significance is expanded
8031	R09011-11-20	817 Calhoun St.	Domestic	Commercial	c.1860	contributing to listed district
8032	R09011-11-19	821 Calhoun St.	Domestic	Commercial	c.1890	contributing to listed district
8033	R09011-11-18	823 Calhoun St.	Domestic	Unknown	c.1910	contributing to listed district



The boundaries of the City of Columbia's local Governor's Mansion District do not match those of the NRHP district's boundaries for Columbia District I. They exclude much of the Modern resources to the east, but also some turn-of-the-century houses. The boundaries do include the resources to the west of the NRHP district, now proposed for inclusion. It would likely be difficult to update the district's period of significance to include Modern resources, as it would require a public process. But if the local district were to be updated, then its boundaries should more closely match those of the NRHP and the recommendations here.

## 2. Columbia District II (Figures 4.3-4, Map 4.2)

This district has a period of significance of 1818 to ca. 1935, as clarified by a boundary increase in 2018. The original nomination identified eight buildings; the boundary increase of 1982 significantly expanded the district with 113 properties. Part of the reason for the expanded district was the number of demolitions and introduction of modern buildings into the area since 1971, as well as the commercial growth on Bull Street. The changes that have occurred since these listings suggest that another re-evaluation of the boundaries is warranted. This district was nominated for its residential character. The area transitioned to largely commercial use in the 1970s and has remained so since that time, although there are still some residential sites. The modern buildings inserted into the district as older houses were demolished represent the commercial use of the area, but some are sympathetic to size and scale of the surrounding character, if not its design and materials.

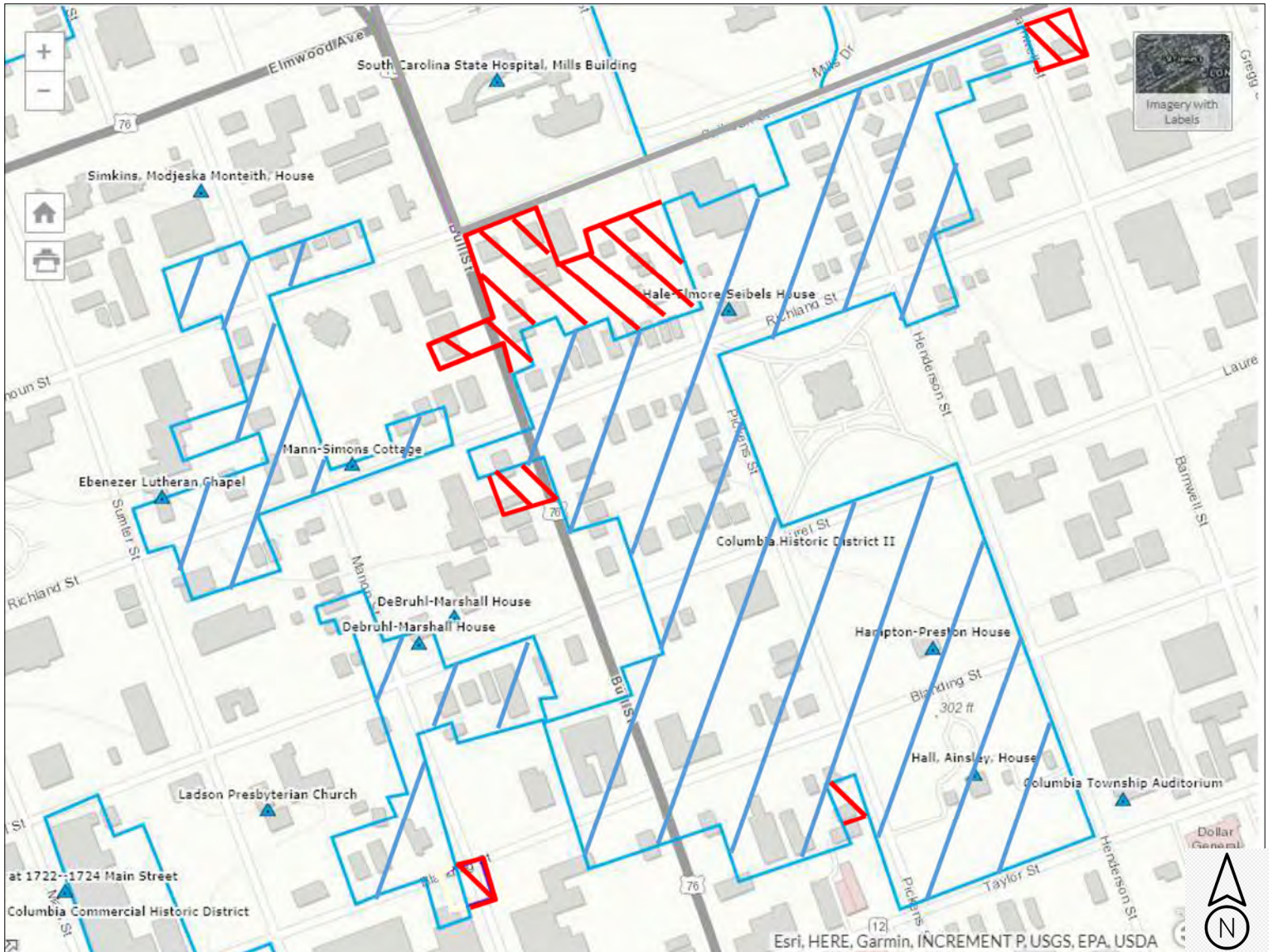
Due to the age of this nomination, this district was revisited during the survey lot by lot. These are the updates and recommendations for the Columbia District II. Of the buildings included in the original nomination and boundaries, 1413 Blanding Street (Swearingen House) and 1428 Laurel Street (Waring-McMaster House) have been demolished, and 1419 Blanding Street (Clarke-Shealy House) was moved out of the downtown area. The house at 1316 Blanding Street was moved to 1921 Pickens Street, outside of district, in 1984. It is now proposed as contributing as part of the proposed expanded boundaries.

Other demolitions include: 1327 Blanding Street, 1426 Blanding Street, 1622 Calhoun Street, 1624 Calhoun Street, 1918 Pickens Street, 1924 Pickens Street, 1926 Pickens Street, 1810-1812 Marion Street, 1304-06 Richland Street, 1917 Marion Street, 1319 Calhoun Street, 1321 Calhoun Street, 1329 Calhoun Street, and 1331 Calhoun Street.

### *Non-Contributing*

Some of the non-contributing buildings in this district are concentrated in the northeast corner in the 1900 block of Henderson Street and the 1700 block of Calhoun Street. The populations of these areas were historically majority black, with a few white residents. Some of this area's resources show a greater degree of alteration to the exteriors than most of the buildings in the district, while maintaining original form, location, and setting. Some of the alterations were undertaken many decades ago, such as the asphalt siding on 1700 Calhoun Street, which likely dates to the 1930s. It is recommended that the non-contributing list for Columbia District II be revised to allow for buildings that have had some degree of alteration in this area, and that an accompanying expansion of the nomination itself address the historically black residential areas of the district. This may entail adding Criterion A: Social History to discuss the segregated residential patterns. Some of the buildings also warrant further review in this area. For example, 1909 Henderson Street was likely built closer to 1935 than the 1950 date listed. The asphalt siding has been removed from 1915 and 1916 Henderson Street, which was a deciding factor in their non-contributing status.

Of the non-contributing resources, 1817 Marion Street has had its aluminum siding removed, which made it ineligible. For 1405 Calhoun, the nomination incorrectly listed it as an older building dramatically altered in the 1960s, but in fact it is generally intact from its 1930s construction.



Map 4.2. Columbia District II (outlined in blue) with recommended boundary expansion (in red). SCDAH's SC ArchSite.

*Table 4.3. Columbia District II: Recommendations on Non-Contributing Buildings*

<b>Address</b>	<b>Built Date per Nomination</b>	<b>Current Recommendation</b>
1305 Blanding St.	modern	demolished
1524 Laurel St.	modern	non-contributing to district
1815 Pickens St.	altered c.1914	non-contributing to district
1818-22 Bull St.	c.1940	non-contributing to district
1515 Richland St.	c.1970	non-contributing to district
1708 Calhoun St.	c.1900	contributing to district
1700 Calhoun St.	c.1900	contributing to district
1916 Henderson St.	c.1906	contributing to district
1909 Henderson St.	c.1915	contributing to district
1628 Calhoun St.	c.1910	demolished
1323-25 Blanding St.	c.1955	demolished
1416 Laurel St.	modern	non-contributing to district
1817 Marion St.	c.1930	contributing to district
1320 Richland St.	c.1915	non-contributing to district
1913 Marion St.	c.1975	non-contributing to district
1405 Calhoun St.	c.1965 (wrong, it is 1930s)	contributing to district
1407 Calhoun St.	c.1970	non-contributing to district
1413 Calhoun St.	c.1973	non-contributing to district

*Changes to Boundaries and Period of Significance*

There are some residential buildings along the fringes of this district that should have been included originally or should now be considered for inclusion with extended boundaries. The period of significance would not have to be extended much past its current 1935 date to capture the recommended additions and changes from “non-contributing” to “contributing.” The latest date of the recommended additions is c.1940.

Columbia District II includes at least two contributing buildings that were moved. The boundaries should be expanded to include a few other nearby buildings that were also moved. The City Landmarks Commission used the relocation of buildings as a tool in order to stave off demolition in the 1980s. In the areas recommended for inclusion in an expanded boundary, at least four of the buildings were moved to these sites during the 1980s, relocated from only a few blocks away. Two of them were moved from within the existing district boundaries. There are also four buildings not listed in the table below in the 1900 block of Barnwell Street (sites #8210, #8224, #8225, and #8226) that have potential for inclusion. At least two were moved to these sites and possibly all four. They have been altered and require further research. This movement of buildings faintly followed some of Mabel Payne’s ideas from the 1960s, when she envisioned a historic building “park” like Colonial Williamsburg (where she had previously worked). She thought that historic buildings could be moved to help create a dense collection in one of the historic districts.

The district’s boundaries should also be extended south on Bull Street to capture 1825 Bull Street (site #8249), which is a wood-sided Columbia Cottage; to the 1900 block of Bull Street to include 1913 Bull Street (site #8244), a fine ca. 1910 house moved here in the 1980s from 1426 Blanding Street, just a few

blocks away; a fairly intact 1928 Bungalow house at 1910 Bull Street (site #8245); and a 1938 brick apartment building at 1916 Bull Street (site #8246). The boundary should extend south to include 1328 Blanding Street (site #8002), which has already been determined eligible for inclusion in an expanded district by SCDAH. The following is a table of the sites recommended for inclusion in an expanded boundary. Most of these buildings retain a high degree of historic integrity, though some have been altered.

*Table 4.4. Columbia District II: Recommendations for Boundary Increase*

<b>Site #</b>	<b>Address</b>	<b>Name</b>	<b>Date Built</b>	<b>Recommendation</b>
8227	1928 Barnwell St.		c.1830	Eligible for adding to existing district
8235	1500 Calhoun St. (moved from State Hospital campus about one block)	Barton Wallace House (undetermined as to what name applies to each)	c.1840	Eligible for adding to existing district
8236	1510 Calhoun St. (moved from State Hospital campus about one block)	Barton Wallace House (undetermined as to what name applies to each)	c.1850	Eligible for adding to existing district
8237	1911 Pickens St.		c.1924	Eligible for adding to existing district
8238	1915 Pickens St.		c.1925	Eligible for adding to existing district
8239	1917 Pickens St.		c.1930	Eligible for adding to existing district
8240	1921 Pickens St. (moved from 1316 Blanding St., which was in the district)	Boozer-Davis Cottage	c.1880	Eligible for adding to existing district
8241	1925 Pickens St. (rear, likely moved here)		c.1900	Eligible for adding to existing district
8242	1925 Pickens St.		c.1890	Eligible for adding to existing district
8244	1913 Bull St. (moved from 1426 Blanding, which was in the district)		c.1910	Eligible for adding to existing district
8245	1910 Bull St.		1928	Eligible for adding to existing district
8246	1916 Bull St.	apartment	1938	Eligible for adding to existing district
8002	1328 Blanding St.	Heinitsch House	c.1870	already determined eligible as boundary increase
8270	1623 Pickens St.	apartment	c.1940	Eligible for adding to existing district

### 3. Columbia Commercial Historic District (Figures 4.5-6)

This is a nomination from 2014 with a boundary increase in 2017 that covers parts of the 1500 through 1700 blocks of Main Street and the adjacent blocks on the cross streets, namely Blanding and Taylor Streets, with some extension over to Sumter Street. The period of significance is from 1865 to 1963, but the nomination excludes many of the 1950s and 1960s alterations to buildings' upper floors by listing those resources as non-contributing. The history of Main Street as a commercial district extended well into the 1970s, including a large store built in the 1500 block in 1971 (Davison's, site #8355, now altered). The 1963 end-date for the period of significance was likely chosen as a fifty-year cutoff at the time of the nomination, but it is arbitrary in terms of the ongoing changes in Columbia's most historic commercial district throughout the 1960s. The nomination does not identify the mid-century slipcovers and streamlined storefronts as contributors yet acknowledges the significance of mid-century updates such as that of 1556 Main Street by architect Heyward Singley. This is an inconsistent treatment of the efforts to modernize Main Street during a period of significant change in retail and residential patterns for the city.

It is recommended that the period of significance be extended into the 1970s, that the contribution of mid-century alterations such as slipcovers be acknowledged, and that 1209 Blanding Street, a Modern building constructed in 1963 (within the current period of significance) be reconsidered as contributing. It retains original materials and design. The last few years has seen a trend of slipcover removal as Main Street has experienced renewed development, but this has diminished the integrity of a modern aesthetic that lasted for many decades through the late 1900s and early 2000s. However, mid-century changes have become historic in their own right and were part of the continued efforts to entice customers with updated architecture and signage. Perhaps the best surviving example of both is the pierced metal slipcover of King's Jewelers at 1611 Main Street, which likely dates to the 1970s.

If the period of significance were to extend into the 1970s, then the boundaries could also expand to capture some Modern architectural resources. It should be expanded north to include 1800 Main Street (site #7970), built in 1968, and Jefferson Square at 1801 Main Street (site #7971), built in 1970 and designed by Lyles, Bissett, Carlisle and Wolff. It could also extend one lot east on Taylor to 1545 Sumter Street, National Bank of S.C. (site #7995) built in 1969 and already determined in "need of further research" by SCDAH.

### 4. Five Points Historic District

This was listed in 2019 by one of the authors of this survey. There are no recommendations for changes.

### 5. West Gervais Street Historic District

Listed in 1983, this district includes properties built from 1846 to the 1930s. The boundary might expand to include 724 Lady Street (site #8415). This is a 1939 building that retains its original exterior details and generally fits within the period of significance. Of the buildings listed as non-contributing in the original nomination, 1225 Gadsden Street and 1201 Lincoln Street (which was a diner on the northeast corner of Lincoln and Gervais Streets) have been demolished. The contributing buildings appear to be extant, as this has also been a local historic district with protection against demolition for several decades. The City of Columbia's local historic district boundaries extend well to the west of the National Register district's boundaries, but those buildings lack too much historic integrity to recommend expansion of the NRHP district.

#### 6. Old Campus Historic District (UofSC, Figures 4.7-8, Map 4.3)

It is recommended that the period of significance and the boundaries for the University of South Carolina Old Campus District be expanded. Listed in the NRHP in November 1970, the district includes the Horseshoe as well as Gibbes Green, bounded by Sumter Street (west), Pendleton Street (north), Pickens Street (east), and Greene Street (south). The very brief nomination lists the period of significance as “19th century,” despite the fact that the majority of its buildings were built in the twentieth century, including all of the structures on Gibbes Green, the dormitories on the outside edges of the Horseshoe, and McKissick Museum. The nomination does not designate buildings within the boundary as either contributing or non-contributing, but the implication of the period of significance suggests that the twentieth-century buildings are non-contributing.

It is recommended that the Old Campus District’s period of significance be extended to 1962, which would allow for the explicit inclusion of the twentieth-century buildings already located within the district’s boundaries: Osborne Administration Building (built 1952), Maxcy College (1937), Thornwell College and Annex (1913), McKissick Museum (1940), Preston College (1939), Woodrow College (1914), Currell College (1919), Melton Observatory (1928), Davis College (1909), Petigru College (1950), Sloan College (1927), Barnwell College (1910), LeConte College (1952), World War Memorial (1935, individually listed in the NRHP), the School of Journalism and Mass Communications Building (1962, first called Coker College), and Hamilton College (1943). These buildings were constructed piecemeal over the early twentieth century and designed or overseen by the university architects J. Caroll Johnson or Charles Coker Wilson. They held fast to the nineteenth-century arrangement of the Horseshoe, either following its parallel rows to the north or south or forming the new quadrangle of Gibbes Green to the east. These structures testify to the incremental growth enjoyed by the university following the tumultuous decades following Reconstruction: white students abandoned the institution during integration of the school in the 1870s and it was unable to build new structures until the beginning of the twentieth century. When coffers and the student populations grew strong enough to allow for new construction, the university chose to maintain the conservative arrangement and revival styles of the nineteenth-century campus. The explicit inclusion of these buildings as contributing to the district would also recognize McKissick Museum and the World War Memorial Building (individually listed in the NRHP), the campus’s finest Classical Revival buildings.

It is also recommended that the boundaries of the district be extended one block to the west across Sumter Street and one block to the south across Greene Street to include four buildings: the Women’s Quadrangle across Greene Street—the Wade Hampton (1959, site #7889), McClintock (1955, #7891), and Sims (1939, site #7890) dormitories—and Wardlaw College (1930, site #7880) across Sumter Street. Both of these complexes were designed with the Horseshoe in mind: they correspond with the Horseshoe in their quadrangle arrangement, Colonial Revival style, and materials (stucco and wood details). The same architect, J. Carroll Johnson, also designed or oversaw these buildings as well as most of the twentieth-century buildings in the existing district. All of these buildings retain a high level of integrity.

*Table 4.5. Old Campus Historic District: Recommendations for Boundary Increase*

Site #	TMS #	Historic Name	Address	Contributing or Non-Contributing	Date	Architect(s)/Builder(s)
7880	R11304-06-01	University High School/Wardlaw College, College of Education, UofSC	820 Main St.	Contributing	1930	James Carroll Johnson (architect)
7890	R11303-07-01	Sims Hall, Women's Quad, UofSC	720 Bull St.	Contributing	1939	J. Carroll Johnson, Jessie W. Wessinger (architects)

Site #	TMS #	Historic Name	Address	Contributing or Non-Contributing	Date	Architect(s)/Builder(s)
7891	R11303-07-01	McClintock Hall, Women's Quad, UofSC	720 Bull St.	Contributing	1955	Lockwood, Greene (architects)
7889	R11303-07-01	Wade Hampton Hall, Women's Quad, UofSC	720 Bull St.	Contributing	1959	Lockwood Greene Engineers (architect); John C Heslep Construction Company (contractors)

### 7. University Neighborhood Historic District

Listed in 2004 with a period of significance between 1885 and 1950, this is a dense collection of single family and some apartment buildings located east of the UofSC campus. There are a handful of good examples of small Modern commercial buildings on the 1600 block of Greene Street and two A-frame religious buildings (including the student religious centers on Pickens Street, sites #7787 and #7792). Yet these buildings do not fit within the significance determined by the district. There are therefore no recommendations for changes to this district.

## Properties Previously Determined Eligible for Listing in the National Register of Historic Places

SCDAH makes determinations of eligibility for the NRHP through surveys and other inquiries. They maintain a website called Archsite, which maps these eligibility determinations. For older determinations, that predate the Archsite system, eligibility determinations are available in completed surveys, such as the 1993 city-wide survey for Columbia. There are ten (10) buildings and one (1) complex already determined eligible for listing in the NRHP located within the survey boundaries according to the SCDAH's Archsite. These are still extant:

*Table 4.6. Properties Previously Determined Eligible for the NRHP*

Address	Name	Date Built
1328 Blanding St.	Columbia Historic District II (Boundary Increase)	c.1800
Gervais, Sumter, Pendleton and Assembly St.	Capitol Complex Historic District	1851-1981
801 Washington St.	Zion Baptist Church	c.1916
1801 Assembly St.	Veterans Administration Regional Office	1951
901 Sumter St.	James F. Byrnes Building	c.1956
1322 Greene St.	Thomas Cooper Library, UofSC	c.1959
1520 Senate St.	Senate Plaza	1965
898 Barnwell St.	Capstone House	1967
915 Main St.	Forsyth Building (SC Dept. of General Services (site 7708))	1950
925-927 Main St.	Parking Services (site 7710)	1932
933-937 Main St.	Hibachi House/Immaculate Consumption (site 7711)	c.1940



Map 4.3 Proposed boundary changes (red) for the University of South Carolina's Old Campus District (original in blue). UofSC Map, 2007, www.sc.edu.



The 1993 city-wide survey determined the following buildings eligible for listing by the SCDAH. These are still extant:

*Table 4.7. Properties Determined Eligible in 1993 Survey*

<b>Address</b>	<b>Name</b>	<b>Criterion/Recommendation</b>
1532 Assembly St.	Oliver Gospel Mission	A: Social History
Blossom St.	Railroad Trestle	A: Transportation
1525 Bull St.	Beverly Apartments	C: Architecture
1600 block Gadsden	Hebrew Benevolent Society Cemetery	CC/D: Cemetery; A: Ethnic Heritage/Jewish, C: Architecture
1103 Laurel St.	Arsenal Hill Presbyterian Church	CC/A: Religious Property; C: Architecture
1018-1020 Marion St.	Wit-Mary Apartments	C: Architecture
1114 Pickens St.	First Church of Christ, Scientist	CC/A: Religious Property; C: Architecture
Corner Senate and Sumter St.	Gonzales Monument	CC/F: Commemorative Property; A: Politics/Government; B: N.G.Gonzales
1233-47 Sumter St.	Columbia Record Co. Building	C: Architecture
1619 Sumter St.	Glenwood Hotel	C: Architecture
1508 Washington St.		C: Architecture
Elmwood Ave.	St. Peter's Cemetery	C: Architecture; C: Landscape Architecture
1401 Washington St.	Sunday School building, Washington St. UMC	expand NRHP listing
1324 Marion St.	Smith Memorial Chapel, First Presbyterian Church	expand NRHP listing
1324 Marion St.	Cemetery, First Presbyterian Church	expand NRHP listing
1324 Marion St.	Thornwell Sunday School Building	expand NRHP listing
UofSC Campus	McKissick Museum	expand NRHP listing
UofSC Campus	Maxcy College	expand NRHP listing
UofSC Campus	Thornwell College	expand NRHP listing
UofSC Campus	Old Observatory	expand NRHP listing
UofSC Campus	Naval R.O.T.C. Building	expand NRHP listing
UofSC Campus	Hamilton College	expand NRHP listing
UofSC Campus	Barnwell College	expand NRHP listing
UofSC Campus	Sloan College	expand NRHP listing
UofSC Campus	Davis College	expand NRHP listing
UofSC Campus	Currell College	expand NRHP listing
UofSC Campus	Steam Plant	expand NRHP listing
UofSC Campus	Melton Observatory	expand NRHP listing
UofSC Campus	Woodrow College	expand NRHP listing
UofSC Campus	Preston College	expand NRHP listing
UofSC Campus	J. Marion Sims Dormitory	expand NRHP listing

*Properties Previously Determined Not Eligible or Requiring Further Research for Listing in the National Register of Historic Places*

These sites were surveyed previously and have been determined either not eligible for the NRHP or they require further research. The “PIF” is a Preliminary Information Form that is used by SHPO.

*Table 4.8. Properties Requiring Research or Not Eligible, per SCDAH’s ArchSite*

<b>Site #</b>	<b>Address</b>	<b>Name</b>	<b>Determination</b>
6303	617 Devine St.		Not Eligible
6304	adjacent to parking area at 617 Devine St.		Not Eligible
6305	724 Pulaski St.		Not Eligible
6306	790 Pulaski St.		Not Eligible
6307	914-930 Pulaski St.		Not Eligible
6308	RR @ Greene St. Intersection		Not Eligible
6351	1106 Greene St.	Greene St. United Methodist Church	Not Eligible
6352	1111 Greene St.		Not Eligible
6353	801 Main St.		Not Eligible
6378	850 Pulaski St.		Not Eligible
6379	903 Huger St., complex		Not Eligible
6380	919 Huger St., complex		Not Eligible
6381	930 Huger St.	New Macedonia Baptist Church	Not Eligible
PIF	1420 Henderson St.	Southern Teachers Agency	Not Eligible
PIF	1310 Lady/1230 Sumter St.	Palmetto State Life Building	Not Eligible
502-4655	1416 Park St.	Nathaniel Jerome Frederick House	Not Eligible
PIF	1233 Washington St.	Security Federal Savings and Loan Association	Not Eligible
	Wayne, Blanding, Gadsden, Pulaski, Richland Sts.	Arsenal Hill Neighborhood	Not Eligible
7691	1545 Sumter St.	National Bank of S.C.	Requires Additional Research

These are the properties determined “worthy of further investigation” by SCDAH at the time of the 1993 city-wide survey that are still extant:

*Table 4.9. Properties from 1993 Survey Worthy of Investigation*

<b>Address</b>	<b>Name</b>	<b>Survey Update</b>
1426 Hampton St.	Heise-Tunander House	Recommended as eligible
1731 Harden St.	Seastrunk Electric Co.	Recommended as eligible
1200 Henderson St.	Gracelynn Apartments	Recommended as eligible
1415 Lincoln St.	Columbia City Police and City Jail	Altered with large addition
Saluda Ave. planted median		worthy of further investigation
Senate St. planted median		part is recommended eligible with Capital Historic District

In reviewing the information from the 1993 city-wide survey, it is evident that a large number of the recommendations for NRHP listings have been followed. There are also a number of buildings that have been demolished since the survey that had either been determined eligible for listing or worthy of further investigation.



4.1



4.2



4.3



4.4



4.5



4.6

Figure 4.1. Columbia District I should expand to include #8372, 1919 Gadsden Street.  
 Figure 4.2. Columbia District I should include Modern resources as contributing, including #7943, 1002 Calhoun Street.  
 Figure 4.3. #8235, 1500 Calhoun Street should be included in expanded Columbia District II boundaries.  
 Figure 4.4. #8002, 1328 Blanding Street should be included in expanded Columbia District II boundaries.  
 Figure 4.5. The 1970s slipcover on King's Jewelers at 1611 Main St. could be contributing to an expanded period of significance for the Columbia Commercial Historic District.  
 Figure 4.6. The Columbia Commercial Historic District could expand its period of significance and its boundary to include #7995, the 1969 National Bank of SC, 1545 Sumter Street.



Figure 4.7. #7890, Sims Hall should be included in an expansion of the Old Campus Historic District boundaries.

Figure 4.8. #7880, Wardlaw College should be included in an expansion of the Old Campus Historic District boundaries.

## Surveyed Resources

This survey recorded a total of 721 resources within the survey boundary, with construction dates from ca. 1790 up to and including 1975, and a handful past this date that were related to the survey period. The survey included 2.8 square miles of the original town limits, now known as downtown Columbia. Survey boundaries were Congaree River to the west, Elmwood Avenue and Calhoun Street to the north, Harden Street to the east, and Blossom Street to the south (Figures 4.9-4.14, see Map 1.1).

Most of the buildings in the survey were commercial, as the downtown area has lost most of its residential building stock and the most intact residential groups of buildings are already listed in the National Register, such as Columbia District II and the University Neighborhood Historic District. The survey form provided by SCDAH records both the “original use” of a resource, or the purpose for which it was built, and its “current use,” or how it is being used today. This captures important information about the changing uses of historic buildings within the survey area and shows the pattern of adaptive reuse of older historic houses into commercial spaces. The following table shows the number of buildings per use category, both historically and currently:

*Table 4.10. Survey Results*

Type	# of Resources, Original Use	# of Resources, Current Use	Change
Commercial	349	400	51
Domestic	240	135	-105
Education	40	47	7
Religion	26	48	22
Government	23	40	17
Health Care/Office	8	5	-3
Parking Garage	9	9	0
Industry	8	1	-7
Social	7	6	-1
Transportation	2	1	-1
Funerary	2	2	0
Recreation/Culture	2	2	0
unknown/other	5	5	0
vacant		20	n/a

As anticipated, the majority of surveyed resources are now used for commercial purposes. This group is largely composed of office and retail buildings. Of the 240 historic domestic (residential) buildings surveyed, 105 are now used for different purposes than that which they were originally built—and the majority have been switched to commercial use. This adaptive use has allowed these buildings to survive in many areas. Elmwood Avenue was once packed with historic houses, for example, but continues to retain a few extant despite intense development pressure on this busy road. Historic houses sometimes featured into UofSC’s expansion and churches and the state government have expanded into buildings formerly used for commercial and residential purposes. There were very few intact residential blocks left in the survey area and some of the surviving historic houses have experienced changes in materials such as siding and windows. There were some surprising examples of older houses that were updated around the 1930s with brick veneer, Craftsman windows, and porches while retaining older forms and interior

chimneys as clues to their origins. This finding tied into the trend of updating homes rather than building new to save money during the Great Depression of the 1930s.

### *Residential*

While the urban renewal program was effective at eliminating entire streetscapes and blocks of residential buildings, it was surprising to find only about five (5) surviving shotgun style homes considering that this form was once ubiquitous in the survey area. The side-gabled, simple cottage type that also populated many blocks has more surviving examples but there is also a distinct loss of context with the number of vacant lots, parking lots, and modern infill. Italianate, Folk Victorian, Colonial Revival, Foursquare, and Craftsman-style residential buildings were found in limited numbers, with many vernacular buildings in between. Porches were present on a vast majority of residential buildings, which most often had either weatherboard, brick, or vinyl siding. Apartment buildings emerged as an important residential resource, and dozens of examples were identified, ranging from two stories to high rises.

### *Educational and Institutional*

Educational resources related to public schools were very limited, as the majority of historic schools have been demolished in downtown Columbia. As expected, UofSC expanded its footprint significantly during the 1960s, especially as it filled in newly opened lots created by urban renewal. Government buildings likewise expanded into formerly residential and commercial areas, transforming entire blocks like those along Senate Street's 1300 and 1400 blocks.

### *Commercial*

Historic commercial resources concentrated in anticipated locations, although Taylor Street emerged as an older commercial corridor than expected. Surviving commercial buildings from the early 1900s were rare. Only a few buildings survive on Assembly Street, which once rivaled Main Street's commercial corridor for several blocks. The black business district on Washington Street is almost non-existent. The only surviving industrial complex in the survey area is the concrete plant in the 2000 block of Taylor Street (site #8184). A surprising number of parking garages (nine) date to the survey period, while distinctly mid-century, Modern structures like pedestrian bridges were found in several locations.

*Table 4.11. Eras of Buildings Surveyed*

<b>Era</b>	<b># of Resources</b>
1796-1860s	7
1870-1900	66
1901-1920	93
1921-1944	127
1945-1975	424
1976-1981	6

### Modern Influence

A vast majority of the surveyed resources date to the 1945-1975 period, which was an expected outcome of the survey given the development changes during these years. Modern architecture dominates this era, with a large number of quality examples of Modern university, government, commercial, and religious buildings, as well as other types. Religious buildings included educational or recreational buildings as additions to older sanctuaries, as well as brand new Modern sanctuaries. Health care facilities ranged

from small doctor's offices to massive, multi-story, brick medical office and hospital buildings that consume much of a city block. Alongside the parking garages and other large-scale buildings on the UofSC campus, these Modern buildings introduced scales, heights, and footprints unlike anything found among older resources. This in turn disrupted the historic rhythm of buildings found within more intact streetscapes, like a few blocks of Main Street, or an undisturbed residential block. Even small Modern buildings disrupted the character of old residential neighborhoods due to their introduction of flat roofs, all-brick facades, lack of porches, and minimal fenestration. To their credit, a number of these retained a similar setback on the lot as their neighbors.

### *Parking*

The need for parking impacted even small buildings, and mid-century retail business owners in particular pushed their buildings back from front lot lines to make room for cars. This is a distinct feature of mid-century architecture found in the survey; older buildings were built closer to the street. Large-scale Modern buildings were also setback, sometimes to accommodate brief plazas. A few creative solutions included parking underneath the building or driving through the building to a parking lot.

### *Office Buildings*

Survey results for commercial buildings proved that the office building was a dominant type during the mid-century era and was an effective vehicle for inserting Modern architectural influence on lots throughout the survey area. They ranged in size and scale from a single story to skyscrapers. Typical trends among Modern commercial buildings were a use of durable exterior materials such as brick, exposed aggregate panels, cast stone, and stucco, often in contrasting colors or texture schemes. Flat roofs dominated, with prominent entrances, single-lite windows, minimal ornamentation, and accommodations for convenient parking on lots. There are very few examples of any exaggerated building shapes, but three religious buildings and one office displayed A-frame roof shapes to great effect.

### *Materials*

Material differences evident in the Modern resources are important to their character. The survey revealed the use of metal screens, pierced and crimped sheet-metal cornices, veil block, pierced brick walls, courtyards shielding facades, planter beds, a variety of brick colors and textures, subtle use of brick patterns as ornamentation, and exposed aggregate on cast stone as well as smooth cast stone. A few Modern resources also displayed art as part of their exterior, especially in abstract tile murals or original signage that displayed mid-century typography.

### *Site Design*

An important site feature of many of the large-scale Modern buildings was a masonry plaza, often in brick, stone, or exposed aggregate concrete, and sometimes with geometric patterns. In some locations the material extended past the property line and replaced the public sidewalk, essentially extending the building's materials all the way to the street. The typical concrete sidewalk was often interrupted in front of these buildings with its preferred material, which often also related to a material on the building. These spaces are important to the settings and intended experience of the buildings and often tie them to other buildings constructed at the same time and as part of the same plan.

The Modern era and its designs dominated the entire character of the survey area. The Columbia of today is vastly different than the Columbia of a century ago. It has lost much of its density; the rhythm and scale of residential and small, two-story commercial buildings; and the prevalence of wood-sided houses on



many blocks. The asphalt parking lots; concrete garages; and brick, concrete, and stone Modern buildings have generated a new city, one that is now historic in its own right.

### *Integrity*

A theme of the surveyed resources was the lack of historic integrity of materials and design, which applied to everything from houses to banks to parking garages. As this is the historic core of the city's downtown, many of the intact historic resources have been identified and listed in the NRHP. This survey captured buildings that had not yet been surveyed from the mid-century era, which represent the vast majority of the buildings, as well as older buildings that have never been listed in the NRHP or locally with the City of Columbia. The following recommendations are fairly limited in terms of new individual listing recommendations; this is due in part to the loss of integrity, the loss of context, or the fact that many historic resources have already been identified in the survey area. Surprisingly, the mid-century resources were not immune to the updates and alterations applied to older buildings. Despite this, the survey identified a number of excellent resources still intact or largely intact and worthy of listing in the NRHP.



4.9



4.10



4.11



4.12



4.13



4.14

**Figure 4.9.** North side of the 1800 block of Hampton Street (recommended as a district) has an intact streetscape of historic houses. **Figure 4.10.** A c.1900 shotgun-form house at 1823 Pulaski (#8342), this is the last surviving example within a few blocks that once held many of these types. It has been altered with new siding but retains its form and porch columns. **Figure 4.11.** A New Formalism office building from 1968 at 1710 Gervais St. (#8334) provided for parking underneath due to limited lot size. **Figure 4.12.** A c.1965 Modern church at 809 Calhoun St. is one of four surviving A-frame buildings in the survey area, three of which are religious structures (#8367, recommended for expanded Columbia District I boundary). **Figure 4.13.** A concrete plant at 2001 Taylor (#8184) is the last surviving industry in the survey area. **Figure 4.14.** Although altered with a large side addition, this Modern 1963 building retains its original sign typography and size (#8202, 1216 Pickens St.)

## Special Considerations and Challenges When Evaluating Modern Resources

The survey identified a series of challenges that pertain to mid-century Modern buildings in particular. These are some conclusions and recommendations for the resources documented as well as others like it in South Carolina.

The scale of Modern buildings (and their commissions) often forced longer-than-usual construction periods. Because of the tremendous scale and cost of many mid-century building projects, as well as the strong belief in master planning among the period's architects and their clients, they could sometimes take decades to complete. This potentially pushes periods of significance beyond well accepted limits of what could be defined as "historic" and forces historians to question the relationship between built and unbuilt components of a building or landscape. For example: Lyles, Bissett, Carlisle and Wolff planned the Capitol Complex in 1969, but its final building was not completed until 1981—and by then a different architecture firm was executing its design (the renovation of the Rembert C. Dennis Building, 1000 Assembly Street, site #7879). And yet the Dennis Building clearly matches the other buildings in the complex, including the Edgar A. Brown Building completed in 1973 (1207 Pendleton Street, site #7875). Any district that would include the Brown Building should also include the Dennis Building, even though they are separated by more than a decade and the latter's completion date is far beyond what is generally considered "historic" in 2020.

When evaluating the significance of a Modern complex, research should always consider what was planned as well as what was built/executed. Many Modern master plans were ambitious by design: architects, planners, and their clients knew that their grand visions exceeded their budgets but saw potential for publicity, public discussion, or assertions of power in making them anyway. In the case of the Capitol Complex, an elaborate pedestrian mall with matching buildings, museums, and plazas was part of LBC&W's plan for Senate Street as a center for state government (Figure 4.15). This plan was never realized, but state agencies and others did construct buildings in response to it (including the SC State Library, 1500 Senate Street, site #7767). While the NRHP doesn't recognize unbuilt projects, listings for Modern complexes should take them into account when determining boundaries and areas of significance. Even when left incomplete, projects like the pedestrian mall for Senate Street are partially fulfilled and existing resources can tell stories of the grand plans that never happened. They attest to the intersections of the period's optimism (or hedonism), budget constraints, and public interventions that shaped so many of the period's construction projects.

Modern buildings infilling older neighborhoods can be an important part of a neighborhood's history. The majority of the Modern-style buildings surveyed north of Gervais Street were constructed as in-fill on lots that once featured older buildings—quite a different story than what was built on the cleared land south of Gervais Street. In some cases, these are outstanding examples of certain building types or styles. These buildings also demonstrate the change over time in these neighborhoods. Although most of Columbia's northeast quadrant had been residential since the nineteenth century, for example, the expansion of the city's suburbs and other factors led many to abandon it in the early twentieth century. The resulting transition to commercial use not only led to the renovation of former homes for businesses, but also the construction of new, purpose-built commercial structures. Although these new structures might have looked very different than their neighbors in terms of scale or aesthetic, their uses could have been identical. This is an important part of a neighborhood's story and should be considered when evaluating periods and areas of significance.

Just because a Modern building looks like a much more famous/high-style building doesn't mean it is an insignificant knock-off. Many Modern buildings look the same. In many ways, this is by design: architects imagined Modernism as a universal approach to architecture that privileged expression of

structure and frank reciprocity between form and function over arbitrary historical styles. Building types such as office towers presented identical programs that demanded the same design solutions, prompting structures that seemed to copy one another. This would seem to contradict the overwhelming, long-held preference among historians and preservationists for buildings that are “unique” or that offer supreme examples. Yet this approach overlooks the circumstances of buildings’ design and context, potentially prejudicing Modern buildings unfairly in evaluations of significance.

LBC&W’s twenty-one-story Bankers Trust Tower of 1974 (1301 Gervais Street, site #8035), for example, is seemingly a poor-man’s version of the iconic Seagram Tower, designed by Mies van der Rohe and Philip Johnson in New York City in 1958 (Figure 4.16). Both buildings are clear expressions of the International Style: their curtain walls are glass with solid bands of spandrel glass separating floors. Bronze-toned, gridded exteriors express the towers’ steel structures. Both buildings clearly communicate their structure and the repetitive, open floor plans of the stories of offices. Each also features matching “bustles” attached to the rear: at Seagram, this is a ten-story building, while LBC&W designed an eight-story parking garage.

While the Seagram is undoubtedly one of the most famous Modern buildings in the world, the Bankers Trust Tower is seemingly just one of many similar office buildings in America. Modern masters designed the Seagram to be a landmark with luxurious materials (including travertine and oiled bronze), a world-class restaurant (the Four Seasons), and a generous plaza. The building boasts a precision and maintenance record of which LBC&W could only dream. It’s potentially just as easy to argue for the significance of the Seagram as an icon of Modernism as it is to argue for the Bankers Trust Tower’s lack of originality.

And yet, it is precisely this close connection that defines the Bankers Trust Tower’s significance at the local level for Columbia. It is one of the best examples of the International Style in the city and it heralded the era’s optimism and faith in architecture and business. Advertisements for the building’s office spaces boasted “21 floors of prestige and personality” and “The Number 1 Business Address in South Carolina.” The Summit Club restaurant on the building’s top floor spoke to its exclusivity. LBC&W moved its own offices into the building’s 9–11 and 18th floors, confirming its sophistication. The fact that the tower looked much like other International Style buildings—especially the Seagram—did not diminish the firm or its audiences’ interest or pride in the building; if anything, it only confirmed them.

Determining integrity can be different for Modern buildings. Modern buildings were built of new—and sometimes experimental—materials that age differently than traditional materials like brick, stone, and wood. Many were proprietary and are difficult to even identify without the help of original architectural drawings or specifications. Institutions also built many Modern buildings quickly and on tight budgets, leading to cut corners and non-existent maintenance plans. The novel and often experimental nature of materials of Modern buildings has also led people to alter them in ways that diverge from the manner in which people repair or amend older buildings, resulting in a particular set of integrity issues. Some materials were no longer available by the time someone wanted to change or replace them, while others aged at radically different rates than the rest of the building. Others failed to stay in vogue or were too ambitious due to their weight. The cast stone (concrete) forms that cantilevered out from the building at 1711 Gervais Street (site #8336) have been removed and may have been such an example.

And yet, without the applied decoration of earlier revival-style buildings, materials often *are* the decoration of most Modern buildings. When they age badly, there can be little to find endearing about a Modern building. In fact, the differences and transitions between surface treatment/materials and the alternation of solids and voids are essential to the design of a building and must be retained in order for a building to maintain its integrity. Finding a balance between the survival of these features can help to

make arguments for their preservation. There may also need to be room in this discussion for the introduction of materials that replicate missing features only in appearance (and not fabric), when such an original material is either no longer manufactured, proved too stressful for the building, or is exceedingly rare or expensive, such as some types of spandrel glass. This type of flexibility is not necessarily a strict adherence to the Secretary of the Interior's Standards for Rehabilitation, which in turn begs the question of whether that foundational document of historic preservation is in need of an update; it was not written with Modern buildings in mind.

Assumptions for evaluating integrity—especially design, materials, and feeling as defined by the NRHP—that one might make for a ca. 1880s house, should therefore be very different than a ca. 1950s office building. It is recommended that research and close, in-person formal analysis are the most effective means of tackling the challenges of identifying and evaluating the materials and integrity of Modern buildings.

As with a building of any age, historical research (including on architects and construction firms, addressed in the next section) can yield a tremendous amount of information on what a building is made of and why it looks the way it does. Some resources found to be most helpful for this survey include:

- National and regional architectural publications such as *Architectural Record* and the *AIA SC Review of Architecture* (digitized volumes of both are available at [usmodernist.org](http://usmodernist.org)). These can be helpful when looking for comparable buildings, contemporary descriptions of materials, and especially advertisements for proprietary materials like steel windows, glass, and surface treatments.
- Newspaper articles often describe the construction of buildings, especially their structural systems.
- Original architectural drawings (or even those devised for a renovation) specify materials and the location of structural members and mechanical systems.
- Photograph collections, especially those digitized by RCPL.
- Sanborn Fire Insurance Maps from the 1950s and 1960s, which often describe constructions materials such as concrete floor, steel joists, and concrete block walls for a brick-veneered Modern building

### *Evaluating Integrity in Different Styles of Modernism*

In-person observation and formal analysis can be just as important as historical research. Researchers must first consider the composition and design intent of the building as the various interpretations of Modernism present their own challenges and opportunities for evaluating the integrity of its design, feeling, and association.

The International Style and New Formalist approaches to Modernism can be identified by their clean lines, limited material palettes, and planar treatment of walls. Walls of solid brick or glass seem to slide on top of one another, either arranged symmetrically or balanced proportionately on elevations.

In order to possess integrity of feeling, design, and materials, International Style/New Formalist/Modern buildings should maintain:

- symmetry or balance between bays or divided sections of the facade
- rhythm/pattern of solids and voids (e.g. glass vs. blank wall)
- proportion and rhythms of apertures, vertical elements (e.g. columns and pilasters), and horizontal elements (e.g. string courses, cornices, roofs)
- differentiation between materials, especially slight differences in texture (e.g. brick wall abutting a stuccoed water table)

- legibility of structure and differentiation between supporting (e.g. steel frame) and non-supporting elements (e.g. brick veneer or glass curtain walls)
- if appropriate, formal axes of views and approaches (or lack thereof) that reinforce the composition of the facade

Examples of International Style/New Formalist buildings that are altered and retain integrity:

- *1019 Assembly Street (site #7868)*: The glass on this 1959 office building has been replaced or tinted, but it retains its sophisticated, balanced composition and relationship between solids and voids. The interior stair is still visible in the northern bay, maintaining the legible relationship between form and function important to many Modern buildings. The drive-through passage on the southern bay is also retained (revealing that the building has a steel frame rather than load-bearing walls), along with the textured tile covering the walls beneath the windows in the southern bay (Figures 4.17-18).
- *1514 Pickens Street (site #8281)*: This ca. 1964 office building features a brick exterior with a central block of stamped, glazed tile in a distinct contrast of color and texture to the flanking brick bays. It has a flat roof and no other ornamentation; the blocks of materials are the dominant feature. The single door and glass surround and row of windows that extends to its right are the only openings. Their glass has been replaced, but they are not a dominant character of this Modern façade, so it retains integrity. (Figure 4.19)

Examples of International Style/New Formalist buildings that are altered and do not retain integrity:

- *Home Federal Savings and Loan Association, 1430 Bull Street (site #8125)*: Built in 1964, the original portion of this building facing onto Bull Street featured solid brick curtain walls between marble pilasters on a symmetrical facade. Columns of windows on either side of the curtain walls with Greek key grills echoed the detail found in the belt course and emphasized that the brick walls were non-load-bearing. Dark tinted glass with metal frames now replaces these walls, severing the sophisticated relationship between solid, void, and screen so important to the original building's design (Figure 4.20-21).
- *Downtown Medical Center, 1410 Blanding Street (site #8010)*: A medical office building designed by Maynard Pearlstine, this structure has suffered substantial changes that make it almost unrecognizable today. Applied pilasters interrupt the continuity of the wall plane and take the place of the protruding beams that originally emphasized the building's structure. The windows have been enlarged, further eroding the effect of the second-story wall plane and undermining the linear effect of the windows that originally sat high on the wall (appropriate for a medical office building requiring both natural light and privacy on its interiors) (Figures 4.22-23).

Brutalist approaches to Modernism can be identified by their scale (they are usually big), sense of weight and massiveness, limited and often contrasting material palettes, and clear relationship between interior and exterior and form and function/program. The treatment of wall surfaces is less refined than in International Style/New Formalist buildings. Whereas an International Style building might use the differences between glass, brick, tile, stucco, and veil block to enliven a facade, for example, a Brutalist building will more simply use glass and solid concrete/stone to differentiate between spaces occupied by people ("served" spaces) and those by mechanical or circulation spaces ("served" spaces). Brutalist buildings usually express their structural systems and interior functions more forcefully on their exteriors than International Style ones, often resulting in varied footprints and massing that are essential to their character. In other words, it is easier to add onto an International Style building without affecting its integrity than it is a Brutalist one.

In order to possess integrity of feeling, design, and materials, Brutalist buildings should maintain:

- legibility of structure (usually a concrete frame revealed on elevations like grids)
- original massing

- rhythm/pattern of solids and voids (e.g. glass vs. blank wall)
- proportion and rhythms of apertures, vertical elements (e.g. columns and pilasters), and horizontal elements (e.g. string courses, cornices, roofs)
- differentiation between materials (usually just concrete/stone sheathing and glass)
- if appropriate, relationship to plazas or other buildings built as part of the same complex

Examples of a Brutalist building that is altered and retains integrity:

- *SC Department of Agriculture Laboratory, 1101 Williams Street (site #7848)*: This building has been painted recently and its window glass apparently replaced. Its pattern of solids and voids remain the same, however: the only places where there are apertures are on the entrances and at the top of the walls on the third story, differentiating these spaces from those on the second story (presumably these were originally laboratories). The pilasters that create rhythm on the wall plane are still differentiated in color from the blank brick curtain walls, emphasizing the structure of the building (Figure 4.24).

Example of a Brutalist building that is altered and does not retain integrity:

- *Patterson Hall, UofSC, 1520 Devine Street (site #7887)*: Designed by LBC&W in 1962, this dormitory received a major renovation in 2011 that compromised the relationships between solids and voids as well as the repetitive rhythm of the elevations' grids. The work introduced a new vertical element in the center of the north elevation, interrupting the pattern of the concrete grid that divided the windows and disrupting the impact of the long elevation. A new glass lobby was also inserted on the building's west elevation, further disrupting its rhythm and enclosing the formerly open first floor. The new facade also differentiates the building from South Tower (1965, also by LBC&W), which it originally matched (Figures 4.25-26).

Finally, Modern buildings were built at a time when fossil fuels were assumed to be limitless and air-conditioning was novel and not yet identified as a significant factor for global warming. The replacement of plate glass is one of the most common ways in which contemporary property owners have sought to make their Modern buildings more efficient. Preservationists must weigh the costs of denying a building's integrity because of the replacement of a material that was originally installed under completely different circumstances and which may decide the fate of a building's survival. In terms of an architect's original design intent, the play between solid and void or the communication of the interior with the exterior was often more important than the thickness of the glass or the material of its surround and, in many cases, even the glass's opacity or color.

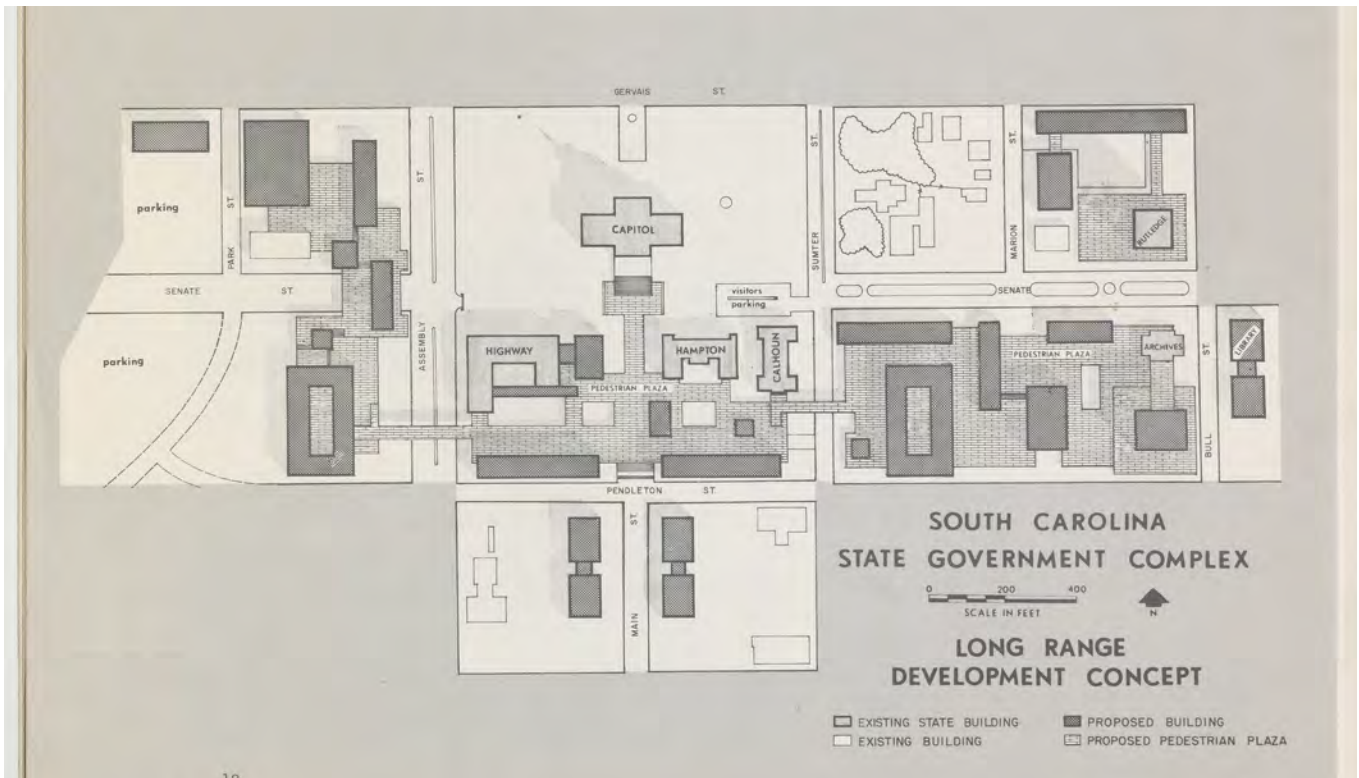


Figure 4.15. LBC&W and WS&A, Capitol Complex Master Plan, 1969. *SoCar*.



Figure 4.16. LBC&W's Bankers Trust Tower in Columbia (#8593, 1974) and Mies van der Rohe and Philip Johnson's Seagram Building in New York City (1958). *Seagram photograph from Wikipedia*.





Figure 4.17. #7868: 1019 Assembly Street in 2004.

Figure 4.18. #7868: 1019 Assembly Street in May 2020.

Figure 4.19. #8281: 1514 Pickens Street.

Figure 4.20. #8125, 1430 Bull Street in 1965. *Russell Maxey Photograph Collection, RCPL.*

Figure 4.21. #8125, 1430 Bull Street in May 2020.



Figure 4.22. #8010: Downtown Medical Center, 1410 Blanding Street, in 1965.  
Figure 4.23. #8010: Downtown Medical Center, 1410 Blanding Street, in May 2020.  
Figure 4.24. #7848: SC Department of Agriculture Laboratory, 1101 Williams Street.  
Figure 4.25. #7887: Patterson Hall, UofSC in 1962. *SoCar*.  
Figure 4.26. #7887: Patterson Hall, UofSC in July 2020.

## Architects and Contractors

The survey identified architects and/or contractors for 103 of the resources surveyed, most of which are Modern in style. Most of these architects were South Carolina-based, although a handful hailed from Charlotte or Atlanta. More research is recommended on these architects' biographies and oeuvres, as well as research that would further identify the architects of other resources surveyed (Figure 4.27).

Membership files for deceased architects can be found (or requested) on the online archives of the American Institute of Architects via its Historical Dictionary of American Architects. These can be a terrific starting point for understanding an architect's education, career trajectory, or their associations with others. Archival files on particular buildings, however, can be much harder to find. While the office files of at least one of these firms is located in a publicly accessible collection (Lafaye and Lafaye and its various successor firms), other collections may still exist in private hands. Yet the sheer volume of paper produced by these firms meant that few have kept these records or donated them to institutional repositories. Many matters would also have been handled over the telephone, making the paper trail held so precious by researchers of earlier buildings difficult to trace. Yet because of the expansion of institutions in this period, many of firms' most prestigious executed commissions are well-documented in institutional or government archives.

There is virtually no existing secondary research on the buildings produced by contractors in the 1950s-70s in Columbia, despite the fact that contractors played key roles in the construction, engineering, and design of its mid-century buildings. Because of the prefabricated, standardized nature of many modern building types, contractors built many without the direct contributions of architects. Original construction drawings, the cornerstones or dedicatory plaques on institutional buildings, advertisements or listings of bids in newspapers, and discussions of buildings in regional architecture publications (e.g. such as those published by the SC AIA) usually cite contractors. This allows the researcher to identify the principals involved in a building's construction as well as the firm and/or lead architect of a project. Like architecture firms of the same period, contractors' records are often difficult to find. The Richland County Public Library recently acquired a notable exception: the papers of the McCrory Construction Companies, one of the contractors that was identified in this survey.

Oral histories with descendants, family members, or associates of architects or contractors, as well as investigation into their successor firms (e.g. McNair, Gordon, Johnson & Karasiewicz or Carlisle and Associates, firms that branched off from LBC&W) could yield substantial historical information as well as important allies for these buildings' preservation. Because of the especially close-knit (and often small) circle of building professionals in South Carolina from this period, the SC AIA and Clemson Architecture Foundation could be excellent partners in this research. The Clemson Special Collections and Archives are an untapped resource for information on the many architects who graduated from the university's architecture school over the twentieth century, as well as information on the history of the architectural profession and education in South Carolina. Many of the same firms working on institutional buildings in Columbia also worked on Clemson's campus as it expanded in the 1960s and 70s.

The table below identifies the buildings that were surveyed whose designers or builders were identified, along with their styles, building types, and construction dates. Note that this does not include all buildings within the survey area. More research is recommended on the architects of individual buildings.

Table 4.12. Buildings with Identified Architects

Architect(s)/ Contractor(s)	Name	Address	Site #	Style/Building Type	Date
A.G. O'Dell (architect, Charlotte)		1122 Lady St.	8318	Modern, office building	1970
Alex A. Dickson (architect), Mechanics Contracting Co. (contractor)	Episcopal Student Center	602 Pickens St	7787	Modern, religious	1961
Arthur W. Hamby (architect)	Zion Baptist Church	1408 Gadsden St./801 Washington St.	7942	Romanesque Revival, religious	1917
Baker, Gill and Wilkins (architects)	Jones Physical Sciences Building, UofSC	745 Main St	7929	Brutalist, education	1967
Baker, Gill and Wilkins (architects)	Law Center, UofSC	1112 Greene St	7928	Brutalist, education	1973
Blume, Cannon and Ott (architects)		1213 Lady St.	8317	Modern, office building	1964
Blume, Cannon and Ott (architects), McCrory Construction Co. (contractors)		1710 Gervais St.	8334	New Formalist, office building	1968
Charles J. Craig Construction Co.		705 Saluda Ave	7826	Modern, bank	1965
David Baker, Lee Baker (builders)	Motors Insurance Corporation	1712 Hampton St.	8128	Modern, office building	1954
Dennis Construction Company (contractor)	Pendleton Building	1321 Pendleton St	7761	Modern/Internationa l Style, office building	1953
Dial and Thomas (architect), Southern States Construction (contractor)		1812 Hampton St.	8134	Modern, office building	1961
Dial and Thomas (architects for 1960 addition)	The Hobbs Group	1704 Laurel St.	8219	Modern, office building	c.195 0
G. Thomas Harmon and William J. Keenan (architects)	SC State Archives	1430 Senate St	7766	Stripped Classicist, government	1960
G. Thomas Harmon and William J. Keenan (architects)	Capstone House, UofSC	898 Barnwell St	7895	New Formalist, education	1967
G. Thomas Harmon and William J. Keenan (architects)	Cliffs Apartments, UofSC	1321 Whaley St	8017	Brutalist, education	1974
Geiger, McElveen, Kennedy; Curtis Davis;	Close-Hipp Buildings, UofSC	1705 College St	7894	Brutalist, education	1973

<b>Architect(s)/ Contractor(s)</b>	<b>Name</b>	<b>Address</b>	<b>Site #</b>	<b>Style/Building Type</b>	<b>Date</b>
Hipp Architect GMK Inc. (architects)					
General Construction Company	Stier Supply Co.	2021 Blanding St.	8438	Modern, office and showroom	1953
Gill, Wilkins and Wood (architects)	Biological Sciences Center, UofSC / Coker Life Sciences Building	715 Sumter St	7930	Brutalist, education	1973
H.L. Coble Construction (contractor, Greensboro) and Grant Construction Co. (contractor, Charlotte)	Marion Street Heights	1930 Calhoun St	7748	International Style, apartment building	1975
Hallman-Weems and Associates (architects), Congaree Construction (contractor)	Columbia Hall, UofSC	918 Barnwell St	7896	New Formalist, education	1971
Hallman-Weems and Associates (architects), McDevitt and Street Company (contractor)	Williams-Brice Nursing Building/Auditorium , UofSC	1601 Greene St	7898	Brutalist, education	1974
Henry A. Rippelmeyer (architect), John C. Hesley (contractor)		1924 Blossom St	7821	Modern, bank	1954
Heyward S. Singley (architect), J.C. Heslep (contractor)	Doughty and Talbert Doctor Offices	1427 Pickens	8123	Stripped Classicist, office building	c.193 9
Hopkins, Baker and Gill (architects for original building); McNair, Gordon, Johnson and Karasiewicz (architects for 1970s renovation)	Rembert C. Dennis Building	1000 Assembly St	7879	International Style, government (original building); Brutalist, government (renovation)	1952
Hopkins, Baker and Gill	School of Business Administration, UofSC (now Callcott Social Sciences Center)	709 Bull St	7886	International Style, education	1955
Innocenti and Webel (landscape architects)	Thomas Cooper Library Reflecting Pool, UofSC	1401 Devine St	8020	Modern (landscape), education	1966
J. Carroll Johnson (architect)	University High School (now Wardlaw College, College of Education, UofSC)	820 Main St	7880	Classical Revival, education	1930

Architect(s)/ Contractor(s)	Name	Address	Site #	Style/Building Type	Date
J. Carroll Johnson, Jessie W. Wessinger (architects)	Sims Hall, Women's Quad, UofSC	720 Bull St	7890	Colonial Revival, education	1939
J. Carroll Johnson (architect), G.O. and G.W. Wilson (contractors)		1531 Hampton St	7720	Modern, office building	1959
J. E. Sitrine Company (architects)	Gambrell Hall, UofSC	817 Henderson St	7893	Brutalist, education	1975
Jackson and Miller (architects)	Thompson Student Health Center, UofSC	1300 Pickens St	7885	Brutalist, education	1973
Jackson, Miller and Assoc. (architects and engineers)	Baptist Hospital Professional Building	1611 Marion St./1333 Taylor St.	7990	Modern, office building	1974
James Burwell Urquhart (architect)	Gracelynn Apartments	1200 Henderson St.	8332	apartment building	1926
James Burwell Urquhart (architect), W.S. Hogan (builder)	Medical Arts Building	1508 Washington St.	8298	Streamline Moderne, office building	1938
James Burwell Urquhart (architect); H. J. Bassler Company, W. B. Summersett (general contractors)	Wit-Mary (now Senate Club)	1018 Marion St	7859	Colonial Revival/Art Deco, apartment building	1923
James Tupper (architect), John C. Heslep (builder)		1417 Barnwell St.	8156	Modern, office building	1956
James Tupper, architect, Heslep Company, contractor	Southern Teachers Agency of Columbia	1420 Henderson St.	8126	Modern, office building	1956
Lafaye, Fair, and Lafaye (architects); George A. Creed (contractor)	McBryde Quadrangle, UofSC	1311 Blossom St	7936	Modern, education	1955
Lafaye, Fair and Lafaye (architects)	Wesley Foundation, Methodist Student Center	726 Pickens St	7792	Modern, religious	1961
Lafaye, Fair, Lafaye and Associates (architects); Atlantic Building Corporation (contractor)	County Health Center (SC Dept of Probation)	1221 Gregg St.	8201	International Style, government	1960
Lafaye, Fair, Lafaye and Associates (architect), Congaree Construction Co. (contractor)		1813 Main St.	7969	Modern, office building	1961
Lafaye, Lafaye and Associates with Maynard Pearlstine (architects),	Southern Bell	1600 Hampton	8121	New Formalist, office building	1967

Architect(s)/ Contractor(s)	Name	Address	Site #	Style/Building Type	Date
McCrary Construction (contractor)					
presume Lafaye, Lafaye and Associates and Maynard Pearlstine		1626 Hampton	8122	Modern, office building	c.196 7
Lafaye, Lafaye and Associates (architect), McCrary-Sumwalt Construction Co. (contractors)	Finlay House	2100 Blossom St	7815	Modern, apartment building	1971
Lafaye, Lafaye and Associates (architects)	Marion Street Pedestrian Bridge, UofSC	Marion St	8021	Brutalist (landscape), education	1970
Lafaye, Lafaye and Associates (architects)	Blatt Physical Education Center, UofSC	1300 Wheat St	8022	Brutalist, education	1971
Langley Construction Company		1719 Taylor St.	8179	Modern, office building	1957
Lockwood, Greene Engineers (architect)	McClintock Hall, Women's Quad, UofSC	720 Bull St	7891	Colonial Revival, education	1955
Lockwood, Greene Engineers (architect); John C Heslep Construction Company (contractor)	Wade Hampton Hall, Women's Quad, UofSC	720 Bull St	7889	Colonial Revival, education	1959
Lyles, Bissett, Carlisle and Wolff (architects); M. B. Kahn Construction Company (contractor)	Clare Towers	1041 Marion St	7763	International Style, apartment building	1950
Lyles, Bissett, Carlisle and Wolff (architects)		1225 Laurel St.	7980	Modern, office building	1951
Lyles, Bissett, Carlisle and Wolff (architects)	Ebenezer Lutheran Church Parish House	1301 Richland St.	8040	Modern, religious	1951
Lyles, Bissett, Carlisle and Wolff (architects)	James Francis Byrnes Building, UofSC	901 Sumter St	7881	International Style, government	1953
Lyles, Bissett, Carlisle and Wolff (architects)	Russell House Student Union, UofSC	1400 Greene St	7884	International Style/Brutalist, education	1955
Lyles, Bissett, Carlisle and Wolff (architects)	Thomas Cooper Library, UofSC	1322 Greene St	7883	New Formalist, education	1959
Lyles, Bissett, Carlisle and Wolff (architects)	Sumwalt College, UofSC	1212 Greene St	7882	International Style, education	1961
Lyles, Bissett, Carlisle and Wolff (architects); Congaree Construction Company (contractor)	Patterson Hall, UofSC	1520 Devine St	7887	Brutalist, education	1962

<b>Architect(s)/ Contractor(s)</b>	<b>Name</b>	<b>Address</b>	<b>Site #</b>	<b>Style/Building Type</b>	<b>Date</b>
Lyles, Bissett, Carlisle and Wolff (architects)	Rutledge Building	1429 Senate St	7765	International Style, government	1965
Lyles, Bissett, Carlisle and Wolff (architects); MB Kahn (contractor)	South Tower, UofSC	614 Bull St	7888	Brutalist, education	1965
Lyles, Bissett, Carlisle and Wolff and Lafaye, Fair and Lafaye (architects), McCrory Construction (contractor)	U.S. Post Office	1601 Assembly St.	8038	International Style, government	1965
Lyles, Bissett, Carlisle and Wolff (architects), Wilbur Smith and Associates (engineers)	Municipal Parking Garage	1101 Taylor St.	7951	Brutalist, parking garage	1966
Lyles, Bissett, Carlisle and Wolff (architects); Congaree Construction Co. (contractor)	Richland School District Administration Building	1607 Laurel St.	8234	Modern, education	1966
Lyles, Bissett, Carlisle and Wolff (architects)	Welsh Humanities Complex	1620 College St	7892	Brutalist, education	1968
Lyles, Bissett, Carlisle and Wolff (architects)	Carolina Coliseum, UofSC	701 Assembly St	7932	Brutalist, education	1968
Lyles, Bissett, Carlisle and Wolff (architects)	Capitol Complex Power Station	1110 Pendleton St	7874	Brutalist, government	c.1970
Lyles, Bissett, Carlisle and Wolff (architects)	Jefferson Square	1801 Main St.	7971	Modern, office building	1970
Lyles, Bissett, Carlisle and Wolff (architects)	Davison's (now Columbia Museum of Art)	1515 Main St.	7997	Commercial	1971
Lyles, Bissett, Carlisle and Wolff (architects)	Edgar A. Brown Building	1207 Pendleton St	7875	Brutalist, government	1973
Lyles, Bissett, Carlisle and Wolff (architects); Wilbur Smith and Associates (engineers); Kahn Construction (contractor)		1301 Gervais St.	8035	Modern, parking garage	1974
Lyles, Bissett, Carlisle and Wolff (architects); Wilbur Smith and Associates (engineers); Kahn Construction (contractor)	Bankers Trust Tower	1301 Gervais St.	8035	International Style, office building	1974
Lyles, Bissett, Carlisle and Wolff (architects and developer)	Heritage Apartment Building	1829 Senate St	7769	New Formalist, apartment building	1975
Lyles, Bissett, Carlisle and Wolff (architects)	L. Marion Gressette Building	1101 Pendleton St	7878	Brutalist, government	1978



Architect(s)/ Contractor(s)	Name	Address	Site #	Style/Building Type	Date
Lyles, Bissett, Carlisle and Wolff (architects); Wilbur Smith and Associates (engineers)	Furman McEachern Jr. Parking Garage	Pendleton St	7877	Brutalist, parking garage	1978
Lyles, Bissett, Carlisle and Wolff (architects)	Solomon Blatt Building	1105 Pendleton St	7876	Brutalist, government	1979
M.B. Kahn Construction		610 Assembly St	7871	Modern, office building	1966
M.I. Whittle (contractor)		1124 Devine St	7873	Modern, office building	1956
Maynard Pearlstine (architect)	Chamber of Commerce	1308 Laurel St.	8327	Modern, government	1959
Maynard Pearlstine (architect)	Downtown Medical Center	1410 Blanding St.	8010	Modern, office building	1963
Maynard Pearlstine (architect)	Senate Plaza	1520 Senate St	7768	International Style, apartment building	1965
Maynard Pearlstine and Upshur, Riley and Bultman (architects); Congaree Construction Co. (contractor)	Bates Hall/Bates West, UofSC	1423 Whaley St	8024	Brutalist, education	1969
Maynard Pearlstine, William Anderson (architects)	Blossom Street Parking Garage, UofSC	1300 Blossom St	7935	Brutalist, parking garage	1971
McPherson Company (architects and engineers)	South Energy Facility, UofSC	1311 Whaley St	8018	Brutalist, education	1969
Oliver and Dixon (architects)		1226 Pickens St.	8205	office building	1949
P.B. Harrison Jr. (architect), J.R. Holcombe (builder)	Barnwell Street Medical Building	1802 Hampton St./1444 Barnwell St.	8132	Modern, office building	1955
Reed, Flemming and Associates (architects)	East Energy Facility, UofSC	Henderson St	7897	Brutalist, education	1967
Reed, Flemming and Associates with Blume, Cannon, and Ott (architects); Midland Construction Company (contractor)	West Energy Facility, UofSC	Main St	7933	Brutalist, education	1973
Register and Register (architects), Spong Construction Co. (builders)		1513-1515 Gregg St.	8138	Modern, office building	1957
Rev. O. B. Graham (architect)	Elmwood Avenue Church of God	1427 Elmwood Ave.	7944	Gothic Revival/Modern, religious	1952

<b>Architect(s)/ Contractor(s)</b>	<b>Name</b>	<b>Address</b>	<b>Site #</b>	<b>Style/Building Type</b>	<b>Date</b>
Richard Rich and Associates (architects, Detroit)	Jefferson Square Parking Garage	1801 Main St./facing Assembly St.	7971.01	Modern, parking garage	1970
Robert Upshur (architect), J.C. Heslep (contractor)	James R. Clark Memorial Sickie Cell Foudation	1420 Gregg St.	8195	Modern, office building	1949
Roebuck Building Co. (contractor)		1516 Barnwell St	7754	Modern, office building and warehouse	1963
Simmons, Lapham and Mitchel and G. Thomas Harmon and William J. Kennan (architects)	Grand Lodge of Ancient Free Masons of SC	1401 Senate St	7764	New Formalist, social	1962
Southern States Contracting (builder)		1840 Hampton St.	8136	Modern, office building	1955
Upshur and Riley (architects)		1400 Barnwell St	7739	Modern, office building	1957
Upshur and Riley (architects), James Rice (contractor)		1404 Gregg St.	8197	Modern, office building	1958
Upshur, Riley and Bultman (architects); John Chick (contractor)	Neutron Generator Building, UofSC	1229 Devine St	8019	Modern, education	1961
William M. Latimer (architect), J.C. Heslep (builder)		1415 Barnwell St.	8155	Modern, office building	c.1952
William M. Latimer (architect)		1920 Bull St.	8247	Colonial Revival, office building	1954
Wilbur Smith and Associates Design/Columbia Architectural Group	Pendleton Street Parking Garage, UofSC	1501 Pendleton St	7899	Brutalist, parking garage	1975
Wilkins, Wood and Associates (architects)	Earth and Water Sciences Building, UofSC	701 Sumter St	7931	New Formalist, education	1979
William F. Cann (architect), Bank Building and Equipment Company (contractor)		1940 Blossom St	7827	International Style, bank	1963
William N. Geiger Jr., Geiger-Califf-Player (architects)	SC State Library	1500 Senate St	7767	Brutalist, government	1969



4.27. LBC&W in their offices in the Bankers Trust Tower, 1974. From left to right: Bill Lyles, T J. Bissett, Bill Carlisle, and Louis Wolff. The photograph behind them is of the Flatiron Building in New York City.

## 5. Recommendations

### Individual Properties Proposed for Eligibility for the National Register of Historic Places

#### *Commercial Resources*

Eleven (11) commercial buildings are recommended for individual listing in the National Register of Historic Places.

*Table 5.1. Commercial Resources Recommended for Individual Listing*

Site #	Name	Address	Date	Criteria
8160	Smith's Service Station	2032 Sumter St	1928	A: Commerce C: Architecture
8172	Leevy's Funeral Home	1831 Taylor St	1952	A: Ethnic Heritage: Black; Social History: Politics/Government; B: I. S. Leevy
8188	Richtex Shale Products Company	2000 Taylor St	1928	A: Commerce C: Architecture
8200	M. H. Baxley's Groceries	1309 Gregg St	1941	A: Commerce, Social History C: Architecture
8278	W. M. Kirby Grocery	1518 Taylor St	1936	A: Commerce; C: Architecture
8279	Richland Tire Auto Sales	1514 Taylor St	c.1942	A: Commerce C: Architecture
8347	Star Music	1320 Assembly St	c.1900	A: Commerce
8348	People's Pawn Shop	1326 Assembly St	c.1900	A: Commerce
8433	Seastruck Electric Company	1731 Harden St	1941	C: Architecture
8465	LBC&W Office Building	1810 Gervais St	c.1960	C: Architecture
8001	Standard Oil Company Headquarters	300 Gervais St	1930	C: Architecture

#### 1. Site #8160: Smith's Service Station, 2032 Sumter Street (Figure 5.1)

Smith's Service Station is eligible at the local level of significance under Criteria A: Commerce and C: Architecture, as it represents a new commercial trend and type of architecture for Columbia's built environment thanks to the automobile. As the automobile changed Columbia in the 1920s, the city's older homes on prominent corner lots gave way to filling stations. There were about twenty-five gas stations peppered throughout the survey area in 1927. Ten years earlier, the city directory of 1917 did not even have a "filling station" or gasoline category in the business directory. Main thoroughfares such as Harden, Sumter, Main, Taylor and Gervais Streets hosted the bulk of these new buildings. A. M. Smith built Smith's Service Station at 2032 Sumter Street in 1928. It is oriented at an angle to the corner of Elmwood Avenue and Sumter Street, giving it maximum visibility from both streets and providing easy access for vehicles to pull under the prominent canopy. Built with brick columns and featuring a stamped metal molding and ceiling panels, the canopy extends from a small brick building with a central door and

flanking windows. The basketweave brick pattern on the columns repeats on the façade. The building has been altered with paint on the brick, new windows, and a new door. Multi-bay metal garages were built along the southern and eastern borders around 1978.

Although somewhat altered, this is the most intact historic gas station in the survey area and represents the first growth of the new filling station industry in the city during the 1920s. It retains integrity of location, setting, design, feeling, and association, as it is still used as a vehicle repair shop (Clark's Auto Clinic) in an area that remains a mix of commercial and residential buildings. The integrity of the materials and workmanship is slightly diminished due to the loss of original windows, the door, and the application of paint to the brick.<sup>1</sup>

## 2. Site #8172: Leevy's Funeral Home, 1831 Taylor Street (Figure 5.2)

Leevy's Funeral Home is eligible under at the local level with a period of significance of 1932-70. It is an excellent example of a funeral home built by a family of African American mortuary professionals for a primarily African American clientele. This building retains integrity of setting, location, design, materials, feeling, and association, as the surround area is still commercial, the building is largely intact, and it remains Leevy's Funeral Home almost 70 years after its construction. This building is eligible under Criterion A: Ethnic Heritage, Black, and Social History: Politics/Government and under Criterion B (for I. S. Leevy and I. S. Leevy Johnson). It could also be nominated under the "Resources Associated with Segregation in Columbia, South Carolina: 1880-1960" multiple property listing.<sup>2</sup>

Although Jim Crow segregation laws did not usually legislate the separation of black and white mortuary activities, African American businesspeople began funeral homes to serve their communities. While most opened funeral businesses in their own or renovated homes in the early twentieth century (along with many white funeral directors), purpose-built funeral homes increasingly became expected within the industry by the 1950s. Educated, well-connected, and financially successful, black funeral directors were often heavily involved and well respected in their communities. Many became leaders and organizers within the civil rights movement.<sup>3</sup>

A son of a former slave and a graduate of the Hampton Institute in Virginia, Isaac Samuel (I.S.) Leevy and his wife, Mary, founded Leevy Funeral Home in 1932. The couple came to Columbia in 1907, opening a tailor shop that became Leevy Department Store on Washington Street and then the state's first black-owned gas station (on what is now Farrow Road). Leevy was also involved in local and state politics, professional organizations, and social clubs, and as an advocate for education and voting-rights for African Americans. Leevy's son, I. S. Leevy Johnson, was among the first African Americans elected to the SC state legislature since Reconstruction in 1970-71.

In 1932, Leevy opened a funeral home north of the city in Ridgewood with Revered H. M. Holloway, and P. M. Bowling. He soon left the partnership and began Leevy's Funeral Home, which he initially ran from his Esso gas station on the northwest corner of Gregg and Taylor Streets before replacing it with a

---

<sup>1</sup> City Directory (1927); *Columbia Record*, May 13, 1928, 9.

<sup>2</sup> Two black funeral homes in Columbia are already individually listed in the NRHP. See Ham, "A. P. Williams Funeral Home;" and Andrew W. Chandler and Katharine Allen, "Champion and Pearson Funeral Home," NRHP nomination, 2017.

<sup>3</sup> See Suzanne E. Smith, *To Serve the Living: Funeral Directors and the African American Way of Death* (Cambridge, Mass.: The Belknap Press of Harvard University Press, 2010); Dean George Lampros, "Like a Real Home: The Residential Funeral Home and America's Changing Vernacular Landscape, 1910-1960" (PhD diss., Boston University, 2013); Gary Laderman, *Rest in Peace: A Cultural History of Death and the Funeral Home in Twentieth-Century America* (Oxford: Oxford University Press, 2003), 1-33.

Modern, two-story building with blond brick veneer in 1952. Leevy's descendants continue to operate the business at this location.<sup>4</sup>

Located on Taylor Street toward the east side of the survey area, this new construction was part of the transition towards commercial and warehouse buildings on this road, which saw an increase in new construction in the 1950s and 1960s. This is an excellent example of an adaptation of the International Style. Located on a street corner, it features a prominent dark stone-clad tower on the southeast corner which contrasts with the light-colored brick used on the rest of the exterior. The right bays of the façade recess under a thick, cantilevered, flat canopy with sloped fascia, to cover a gas pump tucked into a corner of the façade (likely the last vestige of the service station Leevy operated here). Paired ribbon, aluminum windows punctuate the tower and much of the east side. Another canopy extends from the east elevation. The canopies have gained some stucco on the fascia and the brick exterior has likely been painted, diminishing its integrity of workmanship, but the current light color retains the strong contrast with the stone on the corner.

### 3. Site #8188: Richtex Shale Products Company, 2000 Taylor Street (Figure 5.3)

The Richtex Shale Products Company, a face brick manufacturer, built this Beaux Arts-style office building on the railroad-track-covered corner of Taylor and Laurens Streets in 1928. This building is recommended for listing in the NRHP at the local level of significance under Criteria A: Commerce and C: Architecture for its association with the industrial district along the railroad and with a prominent local company, and for its excellent representation of a one-story, Beaux-Arts style building. This office features a low-sloped hip roof and wide eaves adorned by scroll-sawn brackets, a beadboard soffit, and decorative molding. The symmetrical, five-bay façade is faced with variegated brick with limestone trim, including around the arched door and metal casement windows and their arched metal transoms. Arched windows continue along the sides of the building. A rear section of the structure is stuccoed with rectangular windows.

Richtex has been a long-standing brick company in the Columbia area. This office was part of a plant, which likely operated out of the building behind the office. Its presence here is part of a small industrial grouping along the axis of the railroad. The building retains a very high degree of integrity of location, setting, design, materials, workmanship, and feeling, as the surrounding area retains much of its historic character and the building itself retains original materials. As it is no longer in use for the Richtex company, it has lost integrity of association.

### 4. Site #8200: M. H. Baxley's Groceries, 1309 Gregg Street (Figure 5.4)

M. H. Baxley's Groceries is eligible at the local level of significance under Criteria A: Commerce and Social History and C: Architecture as an example of a small, independent, neighborhood commercial building. Located in a formerly dense residential neighborhood with a mix of white and African American residents, this is a 1941 store built by black grocer Manny Baxley. Baxley first opened a grocery store on this site in the mid-1920s and ran it until the 1970s. He originally used a ca. 1905 wood-sided store on this site but demolished and rebuilt the store in the fall of 1941. Baxley offered grocery staples as well as meat and his family sometimes helped out in the store.

This is a surviving remnant of the dispersion of small commercial entities into residential areas away from the central business district of Main Street, which offered convenience for residents without vehicles and

---

<sup>4</sup> Christopher Leevy Johnson, "Undertakings: The Politics of African-American Funeral Directing" (PhD diss., University of South Carolina, 2004), 158-84; Sanborn Maps (1956, 1969). A gas pump is located in the planter underneath the building's awning as a vestige of the business and site's history.

as an alternative to white-owned establishments that did not serve black patrons. Baxley served mostly the black community but also white residents, as the blocks were generally segregated by race and divided only by a street or side of the street. This area was known locally as “the bottom” as it was in a slight depression. There was at least one other similar grocery store in the neighborhood. Small commercial buildings like this intermixed with residential buildings in the lower-income and black neighborhoods. As this store served both black and white patrons, it provides a counterpoint to the common perception of segregated places of business during Jim Crow segregation, which were not always exclusive.

This is also a good example of the architecture of small retail buildings which used a common residential form like a gable roof hiding behind a front parapet roof to provide the impression of a flat-roofed commercial building more common in retail corridors like Main Street. Similar to the “country store” type, the small, rectangular store is compact and served a local community. But this is an urban version: it has a brick exterior and served a more immediate customer base (located within a few city blocks). It retains integrity of location, design, materials, workmanship, and feeling, but the loss of residential character nearby and the vacancy of the building diminish its integrity of setting and association.<sup>5</sup>

#### 5. Site #8278: W. M. Kirby Grocery, 1518 Taylor Street (Figure 5.5)

The W. M. Kirby Grocery is eligible at the local level of significance under Criterion A: Commerce and Criterion C: Architecture. While most of the commercial growth of the early 1900s radiated from Main Street into surrounding blocks, Taylor Street emerged independently as a commercial corridor. Retail establishments dotted the residential blocks east of Main Street by 1919. By 1927, the 1200-1300 blocks closest to Main Street were largely commercial, but the 1400 block was residential. The 1500 block was a mix of commercial and residential. Frank Seegers was among those who established commercial buildings on Taylor Street along the 1500 block in the 1910s. He lived in a house facing Bull Street within the same city block but used his backyard to build wood-framed stores. As the Taylor Street commercial corridor grew, brick buildings replaced the older wood structures.

The W. M. Kirby Grocery Store was built at 1518 Taylor Street in 1936. It was part of the retail development in this block that crowded out residential buildings on both the north and south sides of the street between the 1930s and 1950s. The store is a single-story, one-part commercial block brick building with Art Deco motifs executed with angled brick set in recessed pilasters and forming a cornice. Aluminum frames a large glass storefront atop a glazed tile bulkhead, angled to a central double door with transom; a clerestory sits above. It retains integrity of location, setting, design, materials, and feeling. Its painted brick diminishes the integrity of the building’s workmanship. Because it no longer a retail building, it has lost some integrity of association.

Development slowed as commercial growth concentrated more in the suburbs. The same economic shifts that affected Main Street impacted other commercial corridors like Taylor Street. In the late 1990s through early 2000s, renewed commercial and other growth impacted the surviving buildings along Taylor Street as many were altered with new exterior treatments, windows, and doors. The oldest intact historic buildings along this street in the survey area are located here at 1518 Taylor Street (site #8278) and the adjacent building at 1514 Taylor Street (site #8279). They are excellent examples of early twentieth-century retail buildings.

---

<sup>5</sup> *State* (Columbia), November 26, 1941, 13; Staci Richey, interview with Cecily Johnson, daughter of Manny Baxley, June 25, 2020.

6. Site #8279: Richland Auto Sales, 1514 Taylor Street (Figure 5.6)

The Richland Auto Sales building is eligible at the local level of significance under Criterion A: Commerce and Criterion C: Architecture, for its association with the Taylor Street commercial corridor. Immediately adjacent to site #8278, this is a ca. 1942 one-part commercial block, brick building that was also part of the 1500 block's transition from residential to retail between 1930 and the 1950s. It has minimal detailing, with a simple cornice line of angled brick set in rows inside a flat upper façade. The symmetrical façade features two central doors with transoms and two storefront windows on glazed tile bulkheads. The building retains integrity of setting, design, location, materials, association, and feeling, although the painted brick diminishes its workmanship. It appears to still be in use as a service establishment (barber shop). Along with the building to the east (site #8278), 1514 Taylor Street represents the most intact commercial buildings on this corridor in the survey area.

7. Site #8347: Star Music, 1320 Assembly Street (Figure 5.7)

Built ca. 1900, this brick, two-part commercial block is one of the last survivors of the once densely built commercial corridor on Assembly Street, along with sites #8348 and #8349 immediately adjacent to the north. It is recommended as eligible at the local level of significance under Criterion A: Commerce. This corridor emerged during the early 1900s around the farmer's market sheds in the center of Assembly Street (demolished). It competed with Main Street's commercial district one block east, but at times had a mix of black and white business owners, a number of whom were Jewish. This building is one of the Jewish-owned commercial buildings during the mid-1900s and later. This corridor was decimated during the 1980s and 1990s after the demolition of the market sheds and the introduction of more surface parking, as well as Assembly Street's use as a major traffic route for commuters. The first floor has had some alterations with new storefronts, but the second floor and stepped parapet retain a great deal of detail, including the corbeled brick cornice and granite windowsills. It retains integrity of location, materials, workmanship, feeling, and association, although the setting and design integrity are diminished.

8. Site #8348: People's Pawn Shop, 1326 Assembly Street (Figure 5.8)

Built ca. 1900, this brick, two-part commercial block is one of the last survivors of the Assembly Street commercial district. It is recommended as eligible for the NRHP at the local level under Criterion A: Commerce. The first floor has been altered, but retains its original cast iron columns, a metal cornice on the first floor, brick detailing of the upper story, and a stepped parapet. The upper metal cornice was replicated in the 2010s. The building has arched window openings and brick corbeling details. It retains integrity of location, materials, workmanship, feeling, and association, although the integrity of setting and design are diminished.

9. Site #8433: Seastrunk Electric Company, 1731 Harden Street (Figure 5.9)

The Seastrunk Electric Company building is eligible at the local level of significance under Criterion C: Architecture for being a rare example of Art Deco architecture among Columbia's office buildings. Built in 1941 for the Seastrunk Electric Company, this is one of several commercial buildings along the west side of Harden Street that appeared during the mid-1900s. Because these blocks served as a terminus for several spur lines that came off the railroad tracks along Laurens Street, this block has remained largely vacant and semi-industrial. The railroad's dominance ended on this block by the early 1940s, opening up lots along Harden Street for development.

This is one of the few office buildings in the survey area built in the Art Deco style. It has a stucco finish, applied cast stone cornice in a simplified swag motif, and a recessed door with a single round-lite and transom windows above in a stepped surround, with small graduated steps inching outward to rounded pilasters under a cast stone, cantilevered canopy. The symmetrical façade has triple-lite windows flanking



the entry. The individual lettered sign for the company is mounted on the upper façade. The site also features a ca. 1950 garage. The office appears to be intact, retaining integrity of location, design, setting, materials, workmanship, association, and feeling. This is one of only a few offices in the survey area to retain its original business. It was listed as “worthy of further investigation” by the SCDAH as part of the 1993 city-wide survey.

10. Site #8465: Lyles, Bissett, Carlisle and Wolff Office Building, 1810 Gervais Street (Figures 5.10-11)  
 Architecture firm Lyles, Bissett, Carlisle and Wolff’s Office Building at 1810 Gervais Street is eligible at the local level of significance under Criterion C: Architecture. Its original association is with LBC&W during their tenure as influential architects for the Modernism in Columbia. It is an excellent example of an International Style office building. LBC&W was the city—and state’s—most prominent architecture firm practicing exclusively in Modernism from the late 1940s through the late 1970s. The company designed and constructed this purpose-built office in 1960. On a corner lot along the prominent Gervais Street corridor, the International Style building symbolized the company’s growth and design philosophy. LBC&W had first occupied space above McGregor’s Drug Store, then built its first office building at 1321 Bull Street in 1948. The success of the firm by the early 1960s prompted the construction of this new building. LBC&W occupied the building until moving into new offices in the Bankers Trust tower at 1301 Gervais Street (which they designed) in 1974.<sup>6</sup>

The first floor, accessed from Barnwell Street, featured spaces for meeting clients (including a large corner conference room) and executive offices for each of the firm’s four principals. Its brick-faced façade is scaled and detailed to orient to the otherwise residential street: it is recessed behind a courtyard and porch with brick panel supports, and a porte cochere on its southern elevation. Taking advantage of the sloping topography of the site, the lower story is well-lit and largely open to accommodate the rows of drafting tables for the firm’s associates. The building retains integrity of location, setting, design, materials, workmanship, and feeling, but it is no longer associated with LBC&W.

11. Site #8001: Standard Oil Company Headquarters, 300 Gervais Street (Figure 5.12)

Built in 1930 as the district headquarters for Standard Oil Company, this structure is eligible at the local level of significance under Criterion C: Architecture, as a rare surviving example of a Beaux Arts office building in the survey area. The company moved its district headquarters from Columbia to Charleston in 1930 and built this structure as the largest and most prominent part of a complex that included a garage, a gas station, and a warehouse. This building has a Flemish bond brick exterior with limestone trim that includes an elaborate surround of pilasters, cornice, and balconet for the central double door entry surmounted by an arched window in a projecting bay. Limestone quoins, lintels and sills, and granite facing on the raised basement complement the limestone cornice and central cartouche in the arched roof parapet. The windows have likely been replaced. The building is now at the front of and part of a condominium complex with new structures built in the 2000s. It retains integrity of location, design, materials, workmanship, and feeling, but the altered surrounding and adaptive reuse challenges its integrity of association.

---

<sup>6</sup> William F. Watson, “LBC&W Moves to Bankers Trust Tower This Weekend,” *Columbia Record*, April 25, 1974.

### *Institutional Resources*

Three (3) institutional resource are recommended for individual listing in the National Register of Historic Places.

*Table 5.2. Institutional Resources Recommended for Individual Listing*

Site #	Name	Address	Date	Criteria
7766	SC State Archives	1430 Senate St	1960	A: Government C: Architecture
7767	SC State Library	1500 Senate St	1969	C: Architecture
8038	US Post Office	1601 Assembly St	1966	C: Architecture

#### 1. Site #7766: South Carolina State Archives, 1430 Senate Street (Figure 5.13)

The former South Carolina State Archives building is eligible at the state level of significance under Criteria A: Government and C: Architecture. G. Thomas Harmon and William J. Keenan designed the Stripped Classical building, one of the first institutional structures constructed on the formerly residential Senate Street in the early 1960s. The Rutledge Building, South Carolina State Library, and plans for a pedestrian mall of state office buildings along Senate Street from the state capitol followed over the next decade. The building replaced the World War Memorial Building (built 1935, 920 Sumter Street) as the home for the state's historical records and commission, now the South Carolina Department of Archives and History. Its restrained style and stone sheathing harken to the Classical Revival War Memorial and the John C. Calhoun and Wade Hampton State Office Buildings just blocks west along Senate Street. See the local district proposed for Senate Street in this document for more information.

#### 2. Site #7767: South Carolina State Library, 1500 Senate Street (Figure 5.14)

The South Carolina State Library is eligible at the state level of significance under Criterion C: Architecture. Designed by William N. Geiger Jr. of Geiger-Califf-Player Architects in 1969, the Brutalist building prefigured the more restrained Brutalism of LBC&W's state office buildings planned for the south side of the state house grounds just a few blocks west on Senate Street (completed over the 1970s). The building is an outstanding example of Brutalism: its bold concrete frame stands proud of the recessed, floating curtain walls of the building's public spaces. See the local district proposed for Senate Street in this document for more information.

#### 3. Site #8038: United States Post Office, 1601 Assembly Street (Figure 5.15)

The United States Post Office on Assembly Street is eligible at the local level of significance under Criterion C: Architecture. Designed by Lyles, Bissett, Carlisle and Wolff and Lafaye, Fair, Lafaye & Associates with contractor McCrory Construction Company in 1966, the facility replaced the Classical Revival post office at 1231 Gervais Street. The post office is an excellent example of the International Style and the federal government's commitment to Modernism as stated in the Guiding Principles for Federal Architecture adopted by the General Services Administration in 1962. The pavilion at street level resembles the work of Mies van der Rohe, especially his Neue Nationalgalerie (1968, Berlin) and the federal post office he designed for Chicago's Loop (1960-74).<sup>7</sup>

<sup>7</sup> GSA, "U.S. Post Office -- Loop Station, Chicago, IL," accessed August 2020, <https://www.gsa.gov/historic-buildings/us-post-office-loop-station-chicago-il#overview>.

The various functions of the building are sorted into distinct forms that are “visually isolated” from each other. Constructed up against the dramatically sloping eastern edge of Finlay Park (then called Seaboard Park), the post office consists of three main elements: a three-story reinforced concrete sorting facility built into the hill, a steel and glass pavilion for offices and public-facing services that sits atop it, and the plaza/parking lot formed by the roof of the sorting facility and the elevated driveways that connect it to Assembly Street. The aggregated precast panels of the lower floors (invisible from Assembly Street) contrast with the transparency of the pavilion, which is sheathed with bronze and bronze-tinted glass. The building maintains a high level of integrity in its location, setting, design, materials, workmanship, and feeling.

The \$5 million project received the SC AIA’s Honor Award in 1968, the highest commendation presented by the organization. The jury recognized it as “a handsome and distinguished civic structure” and praised its “clear and well-articulated expression of complex functions.” Although the building was a triumph for the two Columbia-based firms that designed it, its construction was also marred by tragedy. Seven men died when the side of the hill collapsed on top of them in March 1965.<sup>8</sup>

### *Parking/Transportation Resources*

One (1) parking structure is recommended for individual listing in the National Register of Historic Places.

*Table 5.3. Parking/Transportation Resource Recommended for Individual Listing*

Site #	Name	Address	Date	Criteria
7951	Municipal Parking Garage	1101 Taylor St	1965	A: Commerce, Transportation C: Architecture

#### 1. Site #7951: Municipal Parking Garage, 1101 Taylor Street (see Figure 3.27)

The municipal parking garage at 1101 Taylor Street is eligible at the local level of significance under Criteria A: Commerce and Transportation and C: Architecture. This is the best surviving example of the use of Modern architecture for large parking garages in the survey area and retains integrity of location, setting, design, materials, workmanship, feeling, and association, as it both functions as it did originally and is still owned by the city.<sup>9</sup>

Built in 1965, this was the city’s first parking garage and it is an excellent example of the commitment of public money to infrastructure and Brutalist architecture in the 1960s. It is evidence of the city’s interest in facilitating the experience of downtown shoppers, a serious concern during the midcentury exodus of many businesses and residents to the suburbs. Its epoxy-covered posts and beams; tall, blank stair-tower;

<sup>8</sup> “Thunderous Landslide Sweeps 7 Men to Death at P. O. Construction Site,” *State* (Columbia), March 14, 1965; “Honor Award,” *SC AIA Review of Architecture* 1 (1968): 14; “Win Architectural Awards,” *State* (Columbia), February 26, 1965. Thank you to Katharine Allen and Lois Carlisle of Historic Columbia for sharing research on this site. For a photo essay of the building’s construction, see Margaret Dunlap, “A Look Back at the Assembly Street Post Office,” *RCPL* (blog), May 9, 2019, <https://www.richlandlibrary.com/blog/2019-05-09/look-back-assembly-street-post-office>.

<sup>9</sup> An excellent example of a 1949 parking garage in Wichita, Kansas, nominated to the NRHP criteria may be found in Brenda R. Spencer and Michelle L. Spencer, “Knightley’s Parking Garage,” NRHP nomination, August 2016.

and open levels frankly speak to the building's structure and function, a hallmark of Modernism. The "grips" of upturned girders along the outside of the horizontal bands of cast concrete on each floor create regular bays. The fieldstone on the first floor's screen and the beds for the palmetto trees that mark each of the building's Assembly Street-bays are special details that enliven the building and provide texture to the otherwise hulking, block-long structure. The contrasting colors of the materials, as well as the contrast with the field stone, are true to the Modern aesthetic of using colors and textures rather than ornamentation to enliven the architecture.

Originally designed to be part of a complex with parking for city hall one block north with a pedestrian bridge to connect the two, this structure was the first to be completed. A parking garage to the north was built and later demolished to make way for the Richland County Courthouse in the late 1970s. A small office on Taylor Street and an original "Park" sign above it provide a pedestrian scale to the south elevation, but the remainder of the nearly block-long, four-story structure was larger than any nearby buildings or garages when it was built. The use of planters is typical of Modern design as landscape planning became integral to large-scale projects; they maintained some sense of proportion with pedestrians and buffered the building from the public right of way, offering a transition between the two.

The building was designed by Lyles, Bissett, Carlisle and Wolff with Wilbur Smith and Associates, two firms deeply involved in the modernization and urban renewal of Columbia. An international transportation and planning firm based in Columbia, WS&A conducted parking studies for the city and state government in the period and were key partners with LBC&W on the Capitol Complex and Doxiadis master plans that followed the construction of the municipal parking garage. Four of the twelve parking garages surveyed were designed by Lyles, Bissett, Carlisle and Wolff.

### *Residential Resources*

With the loss of thousands of residential buildings in the survey area over the past half century, it is important that any surviving residential building with integrity in the downtown Columbia area be considered for preservation. As survivors, they testify to the residential character of neighborhoods that have changed dramatically since the nineteenth century. The modest cottages on Pulaski and Wayne Street and the high-style houses just a few blocks away in the city's northwest quadrant (including the Lace House at 800 Richland Street) demonstrate a contrast of social and racial realities from Columbia's past. If their value is not recognized and they are not granted protection, future Columbians will have little understanding of the true history of the city's built environment. The loss of integrity throughout the residential neighborhoods make it necessary to recommend either individual buildings or very small districts for the NRHP and for local listing with the City of Columbia.

Three (3) residential buildings are recommended for individual listing in the National Register of Historic Places.

*Table 5.4. Residential Resources Recommended for Individual Listing*

Site #	Name	Address	Date	Criteria
8257	Heise-Tunander House	1426 Hampton St	c.1870	C: Architecture
7952	Parsonage for Sidney Park M.E. Church	1108 Blanding St	c.1903	A: Ethnic Heritage: Black; C: Architecture
8357	Nathaniel J. Frederick House	1416 Park St	c.1903	A: Ethnic Heritage: Black; B: Nathaniel J. Frederick

1. Site #8257: Heise-Tunander House, 1426 Hampton Street (Figure 5.16)

The Heise-Tunander House is eligible at the local level of significance under Criterion C: Architecture as one of the few surviving single-story Italianate houses surviving in the survey area. The ca. 1870, Italianate, wood-sided house received a small house added to the rear in the 1920s. It retains its original siding, wood windows, brackets in the eaves, and original form. The front door with its transom and sidelight glass have likely been replaced, but overall it retains a high degree of integrity. It is a good example and rare survivor of the types of rear additions and small homes often constructed at the back of downtown residential lots, most of which have been demolished. It retains its integrity of design, location, materials, workmanship, and feeling. The setting around it has become more commercialized and it is no longer a residence, so it lacks association. This site was determined “worthy of further investigation” by the SCDHAH in the 1993 city-wide survey.<sup>10</sup>

2. Site #7952: Parsonage for Sidney Park M.E. Church, 1108 Blanding Street (Figure 5.17)

The house at 1108 Blanding Street is eligible at the local level of significance under Criterion A: Ethnic History, Black and C: Architecture for its connection to the adjacent church and to the residential character that once surrounded the commercial center of the city. This is the last surviving residence adjacent to the central business district on Main Street. Historically, the fringes of the blocks that backed up against Main Street’s commercial corridor featured quite a few houses. They were sometimes the homes of the owners of businesses on Main Street. Most were wood-sided. The house at 1108 Blanding Street is unusual in its brick exterior and in its surviving two-story porch (although the columns were replaced with iron ca. 1960s). It was built around 1903 as the parsonage for the black Sidney Park M.E. Church (1893), and it served in that capacity at least until the late 1920s. The brick exterior was likely designed to help associate the building to the adjacent brick church. The house features a two-story bay window on the façade and keystones in the lintels, along with original windows. The double front door has a transom and the brick has been painted. It retains a fair degree of integrity of location, setting, design, and feeling. The workmanship is diminished due to the paint and the columns and it appears to be vacant, diminishing its integrity of association. It may also be considered for inclusion in an expansion of the Sidney Park Colored Methodist Episcopal Church listing in the NRHP or the NRHP listing of the nearby Columbia Commercial Historic District.<sup>11</sup>

<sup>10</sup> The small house addition on the rear may be the reason it was listed as a duplex in the 1927 City Directory.

<sup>11</sup> City Directory (1903); City Directory (1927).

### 3. Site #8357: Nathaniel J. Frederick House, 1416 Park Street (Figure 5.18)

Built for prominent black barber Captain J. C. Carroll, and home to his son-in-law, Nathaniel J. Frederick, from 1904-1938 (his death), the house at 1416 Park Street is a local landmark with the city and boasts a historical marker. It is eligible at the local level of significance under Criteria A: Ethnic Heritage, Black and B for its use as Frederick's residence during his time of influence.

This was one of only two black residences in this white-owned block in 1910. By 1917, blacks lived on this east side of the block and whites were on the west side (likely including some Jewish residents). By 1927, a black family had moved to the west side, where five of the eight homes were vacant, and most of the east side remained African American. This is a microcosm of the increasing success of the black business district on the south side of this block, the 1000 block of Washington Street, and the shifting demographics between races as blacks moved into formerly white residences and whites left for the suburbs restricted for their use.

Nathaniel J. Frederick maintained a law office in this district. He was an important figure in the local community and gained a national reputation for his efforts in the courtroom. He founded the *Palmetto Leader* newspaper and was a principal of Howard School. Because his office in the 1100 block of Washington Street has been demolished, this house is the only surviving building associated with Frederick in Columbia. It retains a fair degree of integrity, including its location, design, materials, workmanship, and feeling. The setting has been diminished significantly due to the loss of nearby houses, and the association is diminished due to its current use as an office. It retains wood siding and 2/2-wood windows, though some windows on the façade's first floor were likely replaced around the 1930s.<sup>12</sup>

### Recreational Resources

One (1) recreational building is recommended for individual listing in the National Register of Historic Places.

Table 5.5. Recreational Resource Recommended for Individual Listing

Site #	Name	Address	Date	Criteria
8323	Young Men's Christian Association	1420 Sumter St	1911	A: Entertainment/Recreation C: Architecture

### 1. Site #8323: Young Men's Christian Association, 1420 Sumter Street (Figure 5.19)

Built in 1911, the YMCA is recommended for listing in the NRHP at the local level under Criteria A: Entertainment/Recreation and C: Architecture. Designed by Shand and Lafaye of Columbia, the seven-story brick building featured a pool and gymnasium as well as dormitory space. New Jersey governor (and later president) Woodrow Wilson laid the cornerstone in the summer of 1911. The building was for white men and represents a period of segregation among recreational and social services. It was still in use as the YMCA until the 2010s, distinguishing it as the longest operating recreational/social building within the survey area. Its limestone temple-front details are limited to the first story, which is set above a raised basement. It features four pilasters supporting an inscribed entablature, with arched window openings between. Limestone trim creates a cornice above the first floor and frames openings in the left and right bays, which are slightly projecting along the full height of the façade. Doubled windows on each floor are symmetrically aligned and have brick frames between. The top cornice is missing and the

<sup>12</sup> City Directory (1927); historic marker located on site at 1416 Park Street.

windows and doors have been replaced, but a great deal of the exterior detail is intact. The building retains integrity of location, setting, design, workmanship, and feeling. The integrity of materials and association is diminished.



Figure 5.1. Site #8160: Smith's Service Station, 2032 Sumter Street  
Figure 5.2. Site #8172: Leevy's Funeral Home, 1831 Taylor Street  
Figure 5.3. Site #8188: Richtex Shale Products Company, 2000 Taylor Street  
Figure 5.4. Site #8200: M. H. Baxley's Groceries, 1309 Gregg Street  
Figure 5.5. Site #8278: W. M. Kirby Grocery, 1518 Taylor Street  
Figure 5.6. Site #8279: Richland Auto Sales, 1514 Taylor Street





Figure 5.7. Site #8347: Star Music, 1320 Assembly Street

Figure 5.8. Site #8348: People's Pawn Shop, 1326 Assembly Street

Figure 5.9. Site #8433: Seastrunk Electric Company, 1731 Harden Street

Figures 5.10-11. Site #8465: Lyles, Bissett, Carlisle and Wolff Office Building, 1810 Gervais Street

Figures 5.12. Site #8001: Standard Oil Company Headquarters, 300 Gervais Street



Figure 5.13. Site #7766: South Carolina State Archives, 1430 Senate Street  
Figure 5.14. Site #7767: South Carolina State Library, 1500 Senate Street  
Figures 5.15. Site #8038: United States Post Office, 1601 Assembly Street  
Figure 5.16. Site #8257: Heise-Tunander House, 1426 Hampton Street  
Figure 5.17. Site #7952: Parsonage for Sidney Park M.E. Church, 1108 Blanding Street  
Figure 5.18. Site #8357: Nathaniel J. Frederick House, 1416 Park Street



Figure 5.19. Site #8323: Young Men's Christian Association, 1420 Sumter Street

## Districts Recommended for Listing in the National Register of Historic Places

Four (4) districts are recommended for listing in the National Register of Historic Places.

*Table 5.6. Districts Recommended for Listing*

<b>Name of District</b>	<b># of Resources</b>	<b>Period of Significance</b>
Hampton Street Medical Corridor Historic District	32	1949-74
Harden Street Black Commercial Historic District	5	c.1940-1970
New Campus Historic District (UofSC)	27	1952-81
East Campus Historic District (UofSC)	9	1965-1983

### 1. Hampton Street Medical Corridor Historic District (Figures 5.20-22, Map 5.1)

The Hampton Street Medical Corridor Historic District is recommended for listing in the National Register of Historic Places. This district includes excellent examples of building types that proliferated in midcentury America: professional office buildings purpose-built for physicians. This district includes 32 buildings, with 25 contributing and 7 non-contributing built within a period of significance of 1949 to 1974. The district is eligible for the NRHP under Criteria A: Health/Medicine and C: Architecture. It stretches along the 1800-2000 blocks of Hampton Street, the 1400-1500 blocks of Gregg Street, and the west side of the 1400 block of Barnwell Street. With medical tenants still occupying most of its buildings, it maintains a high level of integrity. Some offices' window glass has been replaced, but envelopes and apertures overwhelmingly remain the same, as does the feeling of the street.<sup>13</sup>

The Hampton Street Medical Corridor Historic District is locally significant as an example of national trends in healthcare design. With economic prosperity, the baby boom's population expansion, the rise of the pharmaceutical industry and chronic care, rapid technological advancement, and increased trust in science, medical consumerism expanded dramatically after World War II. Just as the federal government incentivized new construction in other industries (e.g. higher education), it encouraged the growth and standardization of hospitals. The continued developments in medical technology and specializations for physicians begun in the early twentieth century, meanwhile, encouraged doctors to develop independent practices that offered greater financial and professional gains than general medicine. Specializations like dentistry, ophthalmology, gynecology, dermatology, and pediatrics became more commonplace in the postwar decades and Americans became more willing, able, and expectant to choose and pay for these services.<sup>14</sup>

---

<sup>13</sup> For a comparable example, see University Plaza in Jackson, Mississippi (Elmalvaney, "Mid-Century Medical: Jackson's University Plaza," *Preservation in Mississippi* (blog), November 13, 2014, <https://misspreservation.com/2014/11/13/mid-century-medical-jacksons-university-plaza/>. Thanks to Jennifer Baughn for this reference.

<sup>14</sup> Consider, for example, the widespread acceptance of the polio vaccine, developed by Jonas Salk in 1952, the X-ray, and ultrasounds. For a discussion of the popular image of medicine in the midcentury, see Bert Hansen, *Picturing Medical Progress from Pasteur to Polio: A History of Mass Media Images and Popular Attitudes in America* (Rutgers University Press, 2009). See also Kisacky, *Rise of the Modern Hospital*, 338-40; *Oxford Encyclopedia of the History of American Science, Medicine, and Technology*, s.v. "Medical Specialization," George Weisz, 2014; David Theodore, "The Decline of the Hospital as Healing Machine," in *Healing Spaces, Modern Architecture, and the Body*, ed. Sarah Schrank and Didem Ekici (New York: Routledge, 2017), 186-202.

Architecture met the demands of medical specialists with new building types. Similar to other commercial types of the period such as shopping centers and department stores, medical office buildings (usually housing a number of physicians) and professional office buildings (or “POBs,” usually for a solo or handful of practitioners) were overwhelmingly Modern in style to project a progressive image to the potential customer. POBs were usually suburban in scale and setting: one- or two-stories and facing onto parking lots, they were convenient and private to access by car and did not require parking and walking along city streets. A 1953 article in *Architectural Record*, for example, presented an International Style ophthalmology and dental clinic as well as a dermatologist’s office alongside an office for a plumbing and heating contractor and a shopping mall.<sup>15</sup>

While many general practitioners had operated offices out of their homes well into the 1930s, specialists desired these purpose-built, standalone buildings that allowed them to generate income by leasing space to other physicians and reduce overhead by sharing spaces such as record storage rooms, bathrooms, laboratories and supporting equipment, and reception areas (and their receptionists), as well as the costs of construction, maintenance, and heating and cooling the building. Architects, meanwhile, marketed the buildings to doctors looking for individual expression and independence in similar ways that they sold single-family housing to the middle-class. Trade publications like *Modern Hospital* as well as architectural journals like *Architectural Record* offered standardized layouts that maximized efficiency and allowed architects without healthcare experience to provide multiple, proven options to their clients.<sup>16</sup>

Columbia’s corridor of medical office buildings emerged along Hampton Street in the early 1950s because the avenue then connected the city’s two primary hospitals: City General Hospital at Harden and Laurens Streets (demolished in the 1970s) and Baptist Hospital at Marion and Hampton Streets (now Prisma Health Baptist Hospital). Doctors took advantage of many midcentury, white Columbians’ flight to the suburbs, purchasing single lots with early twentieth-century houses along Hampton and Gregg Streets and constructing new, purpose-built facilities for their practices in their places. By locating themselves along Hampton Street, they were close to the city’s hospitals (and its patients), while remaining independent from these larger institutions.<sup>17</sup>

The district is composed of POBs that are one-story, flat-roofed, and Modern in style. A driveway divides the two buildings of the medical complex at 1840 Hampton Street (site #8136). A pharmacy at the corner presented store windows on the north and east elevations and a canted entrance, differentiating its public services from the doctor’s offices lit by 1/1 metal windows arranged in high bands in the adjoining building. 1516 Gregg Street (site #7730), meanwhile, contains multiple suites within a single office. A

---

<sup>15</sup> “Building Types Study No. 198: Commercial Buildings,” *Architectural Record* 113, no. 5 (May 1953): 162-186. For a discussion of the POB and its larger counterpart--the medical office building (MOB), see Richard L. Miller and Earl S. Swennsson, *Hospital and Healthcare Facility Design* (New York: W. W. Norton & Company, 2002), 236.

<sup>16</sup> See Annmarie Adams and Stacie Burke, “A Doctor in the House: The Architecture of Home-offices for Physicians in Toronto, 1885-1930,” *Medical History* 52 (2008): 163-94; Anna Vemer Andrzejewski, “Selling Suburbia: Marshall Erdman’s Marketing Strategies for Prefabricated Buildings in the Postwar United States,” in *Making Suburbia: New Histories of Everyday America*, ed. John Archer, Paul J. P. Sandul, Katherine Solomonson (University of Minnesota Press, 2015), 296-301; and “Physicians’ Offices,” *Architectural Record* 108, no. 6 (December 1950), 118-45; James R. Diaz, “The Medical Office Building,” *ALA Journal* (August 1973), 28-35. An outstanding, high-style example of the type is Richard Neutra’s Mariners’ Medical Arts Building in Newport Beach, California of 1963. See Chattel Architecture, Planning & Preservation, Inc., “Historical Resource Assessment of the Mariners’ Medical Arts Building” (prepared for the City of Newport Beach, January 6, 2009), <https://esotericsurvey.blogspot.com/2013/10/neutra-mariners-medical-arts.html>.

<sup>17</sup> The conversion of Hampton Street from residential to commercial use is seen in “In Step with Tomorrow.” An additional example of a MOB outside of this proposed district is the Downtown Medical Center at 1410 Blanding Street designed by Maynard Pearlstine.

recessed facade and cantilevered, flat roof allows for a decorative grill that differentiates the building from others on the street and offers privacy for the large windows that open onto the building's reception area. Like other physicians' offices of the period, each was designed to be "complete in itself," containing "all necessary features for the particular specialty involved." Each building has its own parking lot, enhancing the suburban feel.<sup>18</sup>

With further research (especially in city directories of the 1950s-70s to which were not accessible during the survey period), more buildings could be identified and the boundaries and contributing/non-contributing count and descriptions of the original building uses could change. Another recommendation is research into local professional medical associations and relationships between physicians and local hospitals during the period of significance. Such investigation could reveal important partnerships between doctors, institutions, and architects. Domestic (residential) buildings located within the proposed district are recommended as non-contributing as they do not represent the mid-century medical office architecture that is central to the character of the proposed district.

*Table 5.7. Hampton Street Medical Corridor Historic District*

Site #	TMS #	Address	Original Use	Date	Eligibility
7728	R11407-11-15/16	1506 Gregg St 1901 Hampton St 1903 Hampton St	Commercial	c.1953	Contributing
7729	R11407-11-17	1510 Gregg St	Commercial	c.1960	Contributing
7730	R11407-11-19	1516 Gregg St	Commercial	c.1960	Contributing
7731	R11407-11-14	1905 Hampton St	Commercial	c.1953	Contributing
7732	R11407-11-12	1911 Hampton St	Commercial	c.1974	Contributing
7733	R11407-11-11	1919 Hampton St	Commercial	c.1960	Contributing
7734	R11407-11-11	1929 Hampton St	Commercial	c.1953	Non-Contributing (warehouse)
7739	R1146-01-12	1400 Barnwell St	Commercial	1957	Contributing
7741	R11406-01-14	1410 Barnwell St	Commercial	c.1960	Contributing
8132	R11402-07-01	1802 Hampton St./1444 Barnwell St.	Commercial	1955	Contributing
8134	R11406-01-01	1812 Hampton St	Commercial	1961	Contributing
8135	R11406-01-03	1818 Hampton St	Commercial	c.1974	Contributing
8136	R11406-01-04	1840 Hampton St	Commercial	1955	Contributing
8136.01	R11406-01-04	1840 Hampton St	Commercial	1955	Contributing
8138	R11403-10-06	1513-1515 Gregg St	Commercial	1957	Contributing
8140	R11406-02-01	1900 Hampton St	Commercial	c.1950	Contributing
8141	R11406-02-02	1908 Hampton St	Commercial	1963	Contributing
8142	R11406-02-05	1922-1928 Hampton St	Commercial	c.1950	Non-Contributing (integrity)
8155	R11402-08-09	1415 Barnwell St	Commercial	c.1952	Contributing
8156	R11402-08-07	1417 Barnwell St	Commercial	1956	Contributing

<sup>18</sup> "Physicians' Offices."

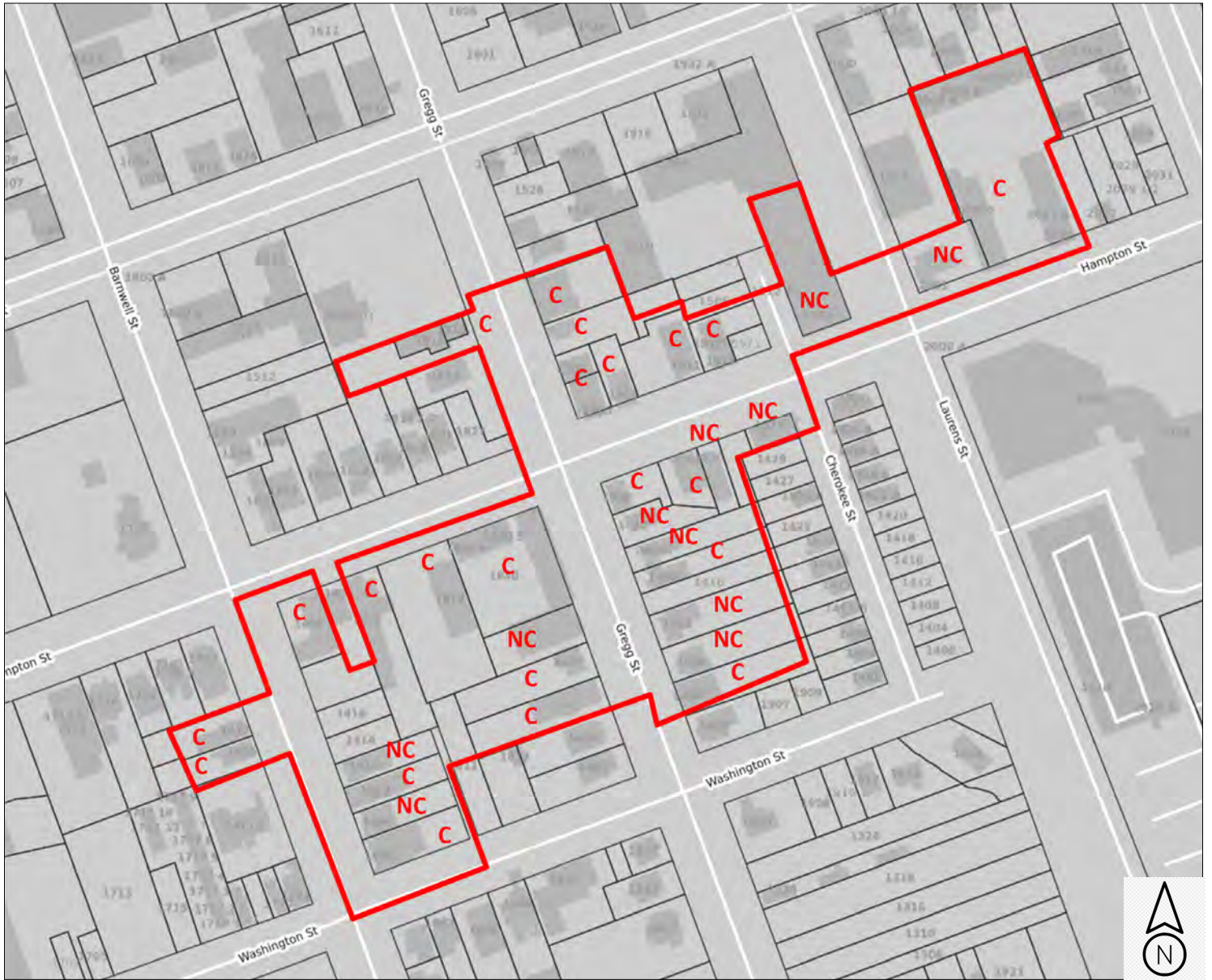
Site #	TMS #	Address	Original Use	Date	Eligibility
8191	R11406-01-07	1417 Gregg St	Commercial	c.1955	Contributing
8192	R11406-01-06	1427 Gregg St	Commercial	c.1951	Contributing
8193	R11406-02-26	1430 Gregg St	Domestic (Residential)	c.1910	Non-Contributing (use)
8194	R11406-02-25	1422 Gregg St	Domestic (Residential)	c.1950	Non-Contributing (use)
8195	R11406-02-24	1420 Gregg St	Commercial	1949	Contributing
8196	R11406-02-21	1408 Gregg St	Domestic (Residential)	c.1900	Non-Contributing (use)
8197	R11406-02-20	1404 Gregg St	Commercial	1958	Contributing
8490	R11406-02-22	1414 Gregg St	Domestic (Residential)	c.1896	Non-Contributing (use)
8014	R11407-10-19	2001 Hampton St	Commercial	c.1940	Non-Contributing (integrity)
8015	R11407-10-18	2005 Hampton St	Commercial	1957	Contributing
8015.01	R11407-10-18	2005 Hampton St	Commercial	1958	Contributing
8015.02	R11407-10-18	2005 Hampton St	Commercial	1961	Contributing

## 2. Harden Street Black Commercial Historic District (Figures 5.23-24, Map 5.2)

Located on the west side of Harden Street's 1500 block, this small district consists of only five (5) buildings but represents a fairly intact grouping of what existed here by the late 1960s. Eligible at the local level under Criteria A: Commerce and A: Ethnic Heritage, Black with a period of significance from ca. 1940-1970, each of the five buildings are contributing. This includes an octagonal ca. 1962 former Victory Savings Bank at 1505 Harden Street (site #8428), the 1940s Carver Theater (already listed in the NRHP), a former house turned into a store, and a motel with a rear building that reportedly served as the headquarters for the *Lighthouse and Informer*, a local black newspaper in the early 1950s.

This small district served the black community to the west and to the east (the Waverly neighborhood), as well as Allen University and Benedict College, which are across Harden Street. It was built as a segregated black business and entertainment district, with a store, restaurant, motel, and theater all operating well into the late 1960s and early 1970s. This is an example of duplicative businesses for blacks who were segregated from white establishments. It is also an example of black business ownership and the type of small commercial developments that served local neighborhoods. Carver Theater had live entertainment as well as movies, making this a fairly diverse grouping for such a small district.

Integration likely played a role in the loss of customers for this district. It fell into disrepair and has been essentially vacant for several decades. An older brick commercial building that faced south onto Hampton Street was demolished in the early 2000s, but otherwise the surviving buildings are a good representation of the area as it appeared during the segregated business practices under Jim Crow in the late 1960s.



Map 5.1. Hampton Street Medical Corridor Historic District. Richland County GIS.



Table 5.8. Harden Street Black Commercial District

Site #	TMS #	Name	Address	Date	Eligibility
8428	R11407-10-13	Victory Savings Bank	1505 Harden St	c.1962	Contributing
8429	R11407-10-12		1509 Harden St	c.1920	Contributing
8430	R11407-10-10	Royal Motel	1507 Harden St	c.1963	Contributing
8430.01	R11407-10-10	Lighthouse and Informer	1507 Harden St, rear	c.1952	Contributing
n/a	R11407-10-09	Carver Theater	1519 Harden St	c.1941	Listed in the NRHP

### 3-4. University of South Carolina Historic Districts

Two new districts are recommended for nomination to the National Register of Historic Places on the University of South Carolina campus: “East Campus” and “New Campus.” Because UofSC is the state’s flagship public university, both districts are eligible at the state level of significance.

Both districts are eligible for the NRHP under Criterion C: Architecture. Each features outstanding examples of Modern architecture, including some of the city’s finest examples of the International Style, Brutalism, and New Formalism. Each district features architecture that was intended to be dramatically different than the neoclassical- and Colonial Revival-style buildings of the historic Horseshoe/Gibbes Green (listed in the NRHP as the “Old Campus Historic District”). University officials and their architects chose Modernism to signal the university’s advancement and efficiency in a new age, while their architects used the commissions as high-profile opportunities to advertise their prowess in various interpretations of Modernism. These structures exemplified the trend for government-funded buildings to embrace Modernism following the encouragement of the General Service Administration beginning in the early 1960s. Modernism also allowed for the university to build large-scale structures on tight budgets. In both districts, buildings were organized according to master plans that exemplified new ideas for urban planning. They include plazas and pedestrian malls meant to coordinate their Modern buildings with formal axes, modern materials like concrete, and large scales that differentiated them from the enclosed quadrangles of the nineteenth-century campus. Surface lots and parking garages accommodated students’ expectations for automobiles and further projected the school’s modern image.

Both districts are also eligible for the NRHP under Criterion A: Education. With bold architecture and confident landscapes, these new areas of campuses exemplified the national trend for mid-century American institutions to expand from provincial, local institutions into “multi-universities” with national and international significance and reach. The GI Bill, urban renewal, and new avenues of state and federal funding incentivized universities like UofSC to grow their student populations, academic programs, and physical campuses in the three decades following World War II. UofSC exploded from 5,661 undergraduate students in 1961 to 18,969 in 1980 and enlarged the campus to the east, west, and south. High-rise dormitories like Capstone House and Bates House housed hundreds of students, while academic buildings like the Humanities Complex offered space for growing programs and faculty bodies.

### University of South Carolina East Campus Historic District (Figures 5.25-26, Map 5.3)

The Modern style and master-planned landscape that unite East Campus form a district that is eligible for the National Register of Historic Places. Accessed from Gibbes Green via a pedestrian bridge built in 1974, arranged on either side of a pedestrian mall that serves as a strong strong axis, and culminating in the iconic Capstone House, East Campus demonstrates the principles of Modern architecture both in its



Map 5.2. Harden Street Black Commercial Historic District proposed boundaries, with all five (5) sites contributing to the district. Richland County GIS.

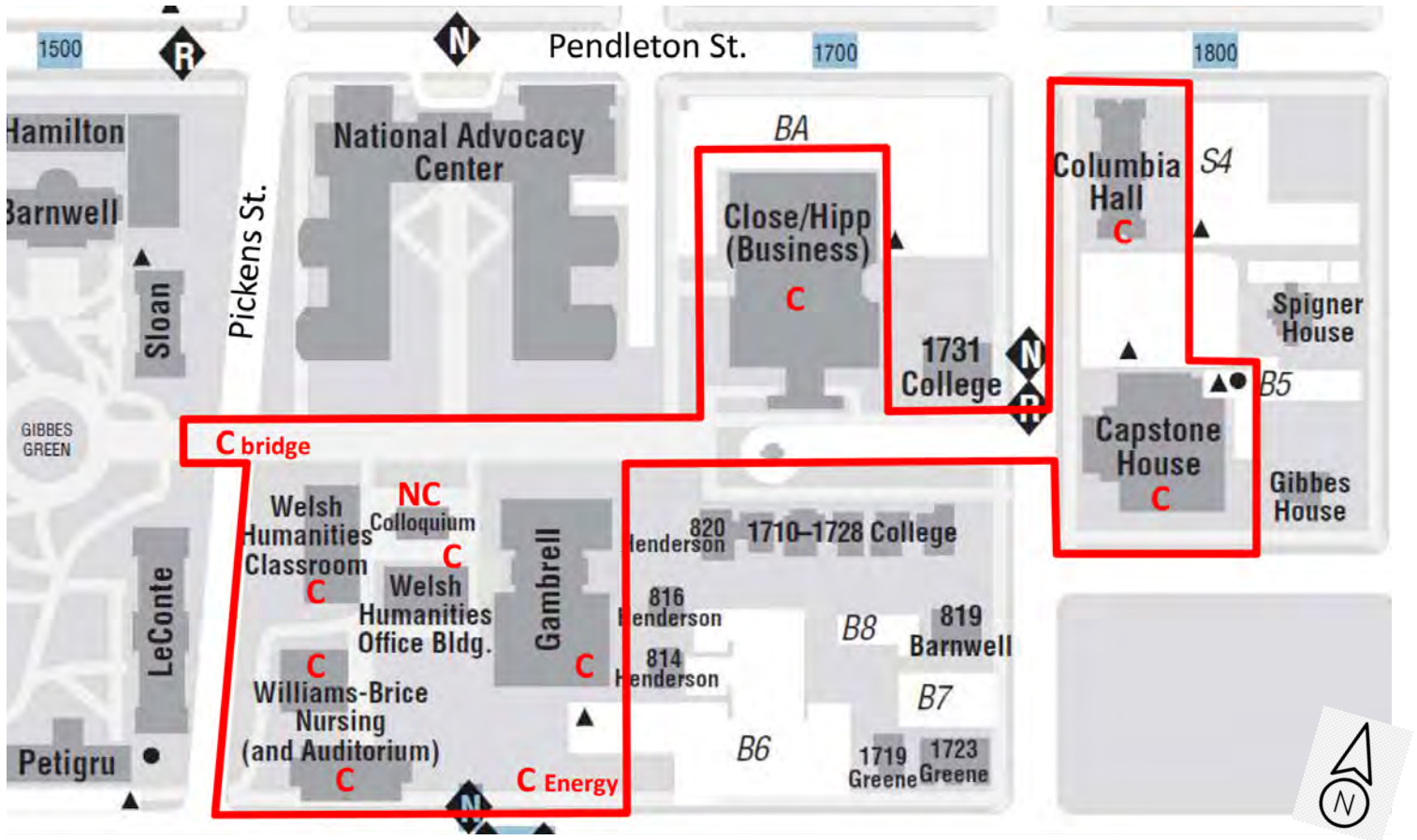
individual buildings and in its formal organization. Separate from the university's nineteenth-century core and possessing all of the components of a campus—dormitories, classrooms, and administrative spaces—it is also an excellent example of the tremendous physical and social investments of American higher education institutions in the mid-twentieth century.

The proposed district would include nine resources (eight buildings and one structure), with eight contributing and one non-contributing. The district's period of significance would span from the university's initial acquisition of land in 1965 through the completion of its last building in 1983 (the north half of Close-Hipp, planned in 1973). The district's boundaries would include the Pickens Street bridge and the pedestrian mall that supplanted College Street between Pickens and Gregg Streets, south of Pendleton and north of Greene Street. It would not include buildings listed in the University Neighborhood Historic District or the Ernest F. Hollings National Advocacy Center, added to the complex in 1998 (but facing north rather than towards the promenade). The district includes one building already determined eligible for the NRHP: Capstone House. These buildings retain a high level of integrity.

East Campus was the most coordinated effort of the university's midcentury expansion. Masterminded by Vice President of Operations Harold "Hal" Bruton, the campus fully embraced the large scale and commitment to planning attractive to by many American institutions of higher education in the 1960s. It includes Gambrell Hall, which is one of Columbia's best examples of Brutalism: its clear and bold external expression of interior spaces and program embodies the relationship between function and form so important to Brutalism (see Figure 3.26). It also includes Capstone House, one of the city's finest examples of New Formalism. The dormitory's thin pilasters, symmetry, corner reveals, and gold accents (especially the round, rotating restaurant on the roof) demonstrate the linear elegance and decorative refinement that are hallmarks of New Formalism's interpretation of Modernism.

*Table 5.9. University of South Carolina East Campus Historic District*

Site #	TMS #	Name	Address	Date	Eligibility
7895	R11405-16-01	Capstone House	898 Barnwell St	1967	Contributing
7897	R11304-04-06	East Energy Facility	Henderson St	1967	Contributing
7892	R11304-04-06	Welsh Humanities Complex	1620 College St	1968	Contributing
7896	R11405-16-01	Columbia Hall	918 Barnwell St	1971	Contributing
7894	R11308-01-01	Close-Hipp Buildings	1705 College St	1973	Contributing
7898	R11304-04-06	Williams-Brice Nursing Building/Auditorium	1601 Greene St	1974	Contributing
8023	R11304-04-05	East Campus Bridge/Promenade	College St	1974	Contributing
7893	R11304-04-06	Gambrell Hall	817 Henderson St	1975	Contributing
N/A	R11304-04-06	Colloquium Café	College St	2006	Non-Contributing (date)



Map 5.3. University of South Carolina East Campus Historic District, including the Pickens Street pedestrian bridge. UofSC Map, 2007, www.sc.edu.

### University of South Carolina New Campus Historic District (Figures 5.27-28, Map 5.4)

The Modern structures to the south and east of the Old Campus Historic District form a district that is eligible for the National Register of Historic Places. In addition to Criteria C: Architecture and A: Education for the reasons outlined above, this district is also eligible for A: Community Planning and Development because of its history urban renewal. Like many urban state universities, UofSC used its political and economic clout to take advantage of federal funding for urban renewal, demolishing or encroaching upon adjacent African American neighborhoods Ward One (to the west) and Wheeler Hill (to the south). This provided large quantities of cleared land for campus expansion, including large buildings as well as complexes organized by new infrastructure and master planning.

The proposed district would include 27 resources (22 buildings, 4 structures, and 1 site), with 21 contributing and 6 non-contributing. The district's period of significance would span from the construction of Sumwalt College (first phase) in 1952 to the completion of the Brutalist 1244 Blossom Street in 1981. The district's boundaries run roughly along Greene Street from Park Street on the west to Pickens Street on the east, south along Pickens Street, west along Devine Street and then south along the Marion Street Bridge and west to Main Street. The district includes one building already determined eligible for the NRHP: Thomas Cooper Library.

Because the proposed dates of significance for this district span a longer period of time (and not all of these buildings were part of a single master plan), it includes a wider variety of interpretation of Modern styles of architecture and approaches to scale and the surrounding city than the proposed East Campus Historic District. The International Style and New Formalist buildings of the early 1950s and 1960s along Greene Street, including Sumwalt College, Thomas Cooper Library, Russell House, and McBryde Quadrangle were constructed on land already owned by the university before additional property became available via urban renewal. They relate directly to Greene Street—presenting as standalone buildings along an urban street—in ways that are very different from those constructed later on cleared land to the east and south. Yet they still provide a very different scale, style, and materials than the older buildings on the Horseshoe, Gibbes Green, and even the 1950s-era Women's Quadrangle to the immediate east. Each was a signature building that pronounced the university's modernity.

The later Law School, Carolina Coliseum, and science complex (Jones Physical Sciences Building, Earth and Water Sciences Building, and Coker Life Sciences Building), meanwhile, were inward-looking campuses in themselves. These largely windowless, Brutalist buildings confidently expressed their interior functions through their exterior forms without addressing the rest of the campus or the city.

South Campus (including the Blatt Physical Education Building, Bates Hall and Cliffs dormitories, 1244 Blossom Street, and the Blossom Street Parking Garage) were organized along the Marion Street pedestrian bridge (see Figure 3.25). This allowed students to access the campus's historic core and navigate the varying topography and railroad tracks south of Blossom Street. The university's choice of high-rises for its South Campus dormitories—Cliffs and Bates Hall—ensured that they would house hundreds of students *and* be seen from the campus's core centered on the higher ground to the north around Greene Street.

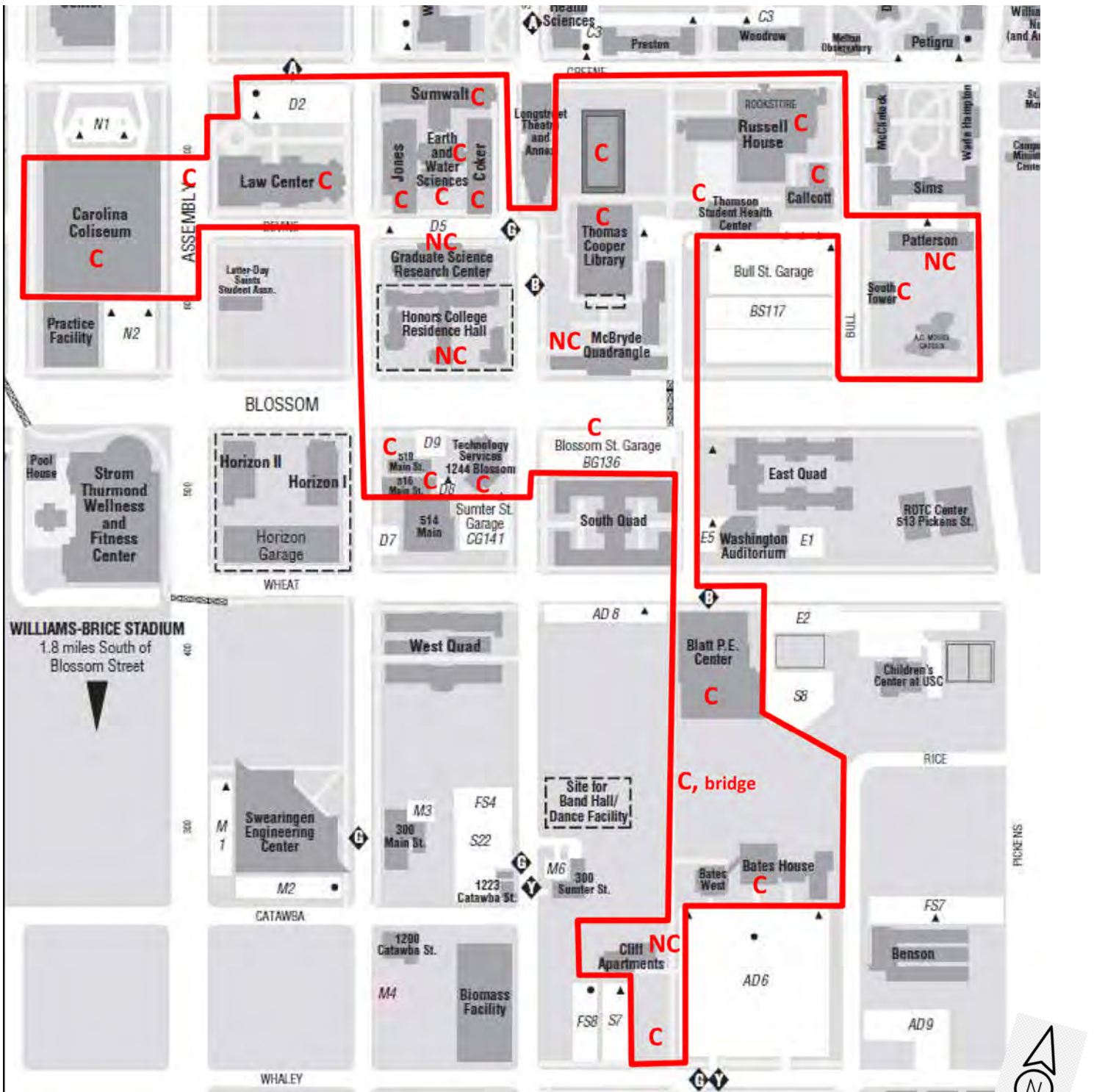
These buildings and structures generally retain a high level of integrity. Notable exceptions include a handful of changes made to accommodate new buildings. The Marion Street pedestrian bridge was partially demolished in the 1990s to make way for the South Quadrangle and Bull Street Parking Garage, while two buildings on the west side of the McBryde Quadrangle were demolished in 2009 for the Ernest F. Hollings Special Collections Library. Patterson Hall's 2011 renovation replaced the buildings and sheathing to lighten the feel of the building, permanently marring its Brutalist exterior. Two contemporary additions to existing buildings—the Thompson Student Health Center and Thomas Cooper Library—are connected to the original structures via only narrow hyphens, leaving the midcentury building almost

entirely untouched and allowing them to retain their integrity. Cliffs Apartments is currently in the process of being demolished.

*Table 5.10. University of South Carolina New Campus Historic District*

<b>Site #</b>	<b>TMS #</b>	<b>Name</b>	<b>Address</b>	<b>Date</b>	<b>Eligibility</b>
7934	R11303-10-01	Bursar's Office, UofSC	516 Main St 518 Main St	c.1940 (received new facade treatment c.1955)	Contributing
7884	R11303-05-01A	Russell House Student Union, UofSC	1400 Greene St	1955	Contributing
7886	R11303-05-01A	School of Business Administration, UofSC	709 Bull St	1955	Contributing
7936	R11303-05-01A	McBryde Quadrangle, UofSC	1311 Blossom St	1955	Non-Contributing (integrity)
7883	R11303-05-01A	Thomas Cooper Library, UofSC	1322 Greene St	1959	Contributing
7882	R11303-03-01	Sumwalt College, UofSC	1212 Greene St	1961	Contributing
8019	R11303-03-01	Neutron Generator Building, UofSC	1229 Devine St	1961	Contributing
7887	R11303-07-01	Patterson Hall, UofSC	1520 Devine St	1962	Non-Contributing (integrity)
7888	R11303-07-01	South Tower, UofSC	614 Bull St	1965	Contributing
8020	R11303-05-01A	Thomas Cooper Library Reflecting Pool, UofSC	1401 Devine St	1966	Contributing
7929	R11303-03-01	Jones Physical Sciences Building, UofSC	745 Main St	1967	Contributing
7932	R08915-08-01	Carolina Coliseum, UofSC	701 Assembly St	1968	Contributing
8018	R11302-09-02	South Energy Facility, UofSC	1311 Whaley St	1969	Contributing
8024	R11306-13-01	Bates Hall/Bates West, UofSC	1423 Whaley St	1969	Contributing
8021	R11303-08-02	Marion Street Pedestrian Bridge, UofSC	Marion St	1970	Non-Contributing (integrity)
8022	R11303-09-01	Blatt Physical Education Center, UofSC	1300 Wheat St	1971	Contributing
7935	R11303-08-01	Blossom Street Parking Garage, UofSC	1300 Blossom St	1971	Contributing
7885	R11303-05-01A	Thompson Student Health Center, UofSC	1300 Pickens St	1973	Contributing
7928	R11303-02-02	Law Center, UofSC	1112 Greene St	1973	Contributing
7930	R11303-03-01	Biological Sciences Center, UofSC	715 Sumter St	1973	Contributing
7933	R11303-10-01	West Energy Facility, UofSC	Main St	1973	Contributing

<b>Site #</b>	<b>TMS #</b>	<b>Name</b>	<b>Address</b>	<b>Date</b>	<b>Eligibility</b>
8017	R11302-09-02	Cliffs Apartments, UofSC	1321 Whaley St	1974	Non-Contributing (integrity)
7931	R11303-03-01	Earth and Water Sciences Building, UofSC	701 Sumter St	1979	Contributing
8250	R08915-08-01	Law Center Fountain, UofSC	Devine and Assembly St	1979	Contributing
8486	R11303-10-01		1244 Blossom St	1981	Contributing
N/A	R11303-12-01	Honors Residence Hall	1215 Blossom St	2009	Non-Contributing (date)
N/A	R11303-11-04	Horizon Building	541 Main St	2010	Non-Contributing (date)



Map 5.4. University of South Carolina New Campus Historic District, including the Marion Street pedestrian bridge. UofSC Map, 2007, www.sc.edu.





Figure 5.20. Hampton Street Medical Corridor Historic District, Site #8136, 1840 Hampton Street  
Figure 5.21. Hampton Street Medical Corridor Historic District, Site #7730, 1516 Gregg Street  
Figure 5.22. Hampton Street Medical Corridor Historic District, 1500 block Gregg Street, east side  
Figure 5.23. Harden Street Black Commercial District, 1500 block Harden Street, west side  
Figure 5.24. Harden Street Black Commercial District, Site #8428, 1505 Harden Street  
Figure 5.25. University of South Carolina East Campus Historic District, College Street promenade



Figure 5.26. University of South Carolina East Campus Historic District, Site #7895, Capstone House

Figure 5.27. University of South Carolina New Campus Historic District, Site #7884, Russell House

Figure 5.28. University of South Carolina New Campus Historic District, Site #7929/7930/7931, Jones Physical Sciences Building, Biological Sciences Center, and Earth and Water Sciences Building

## Multiple Property Submissions Recommended for Listing in the National Register of Historic Places

Multiple property submissions are recommended for two (2) building types: the office building and the multi-family, residential apartment building. Conceived to be stand-alone structures scattered throughout dense urban fabric, these purpose-built types are rarely found in clusters that could be designated as historic districts. Multiple property submissions that include representative examples from different periods and styles with high integrity would effectively demonstrate the development of the types over the course of the twentieth century in Columbia. The breadth and density of examples of each type signified the growth of Columbia into a modern city over the course of the twentieth century. Both are eligible at the local level of significance.<sup>19</sup>

*Table 5.11. Multiple Property Submissions Recommended*

<b>Name of Multiple Property Submission</b>	<b># of Resources Identified</b>	<b>Number of Resources Eligible</b>	<b>Period of Significance</b>
Apartment Buildings	34	7	1913-1975
Mid-Century Office Buildings	76	9	c.1939-1975

### 1. Apartment Buildings (Figures 5.29-30, see Appendix for full list of resources)

The survey identified thirty-four (34) multi-storied, purpose-built apartment buildings within the survey area. Seven (7) of these retain significant levels of integrity, are not already listed in the National Register of Historic Places or included within an existing NRHP district or within another district recommended as part of this report, and are recommended as eligible for individual listing on the NRHP.

Paralleling the development of suburbs of single-family houses over the twentieth-century, apartment buildings offered a new method for housing multiple families separately under the same roof. Beginning with two- to four-story, masonry buildings at the turn of the century, the type graduated to concrete-and-steel structures offering new amenities such as air-conditioning by the postwar decades. These buildings are eligible under Criterion C: Architecture as examples of a distinct, urban building type that signaled Columbia as a modern city, with one also eligible under Criterion A: Social History. The period of significance would span from 1913-75, including the city's earliest apartment buildings through its Modern-style high-rises.

Much like skyscraper office buildings, multi-storied apartment buildings offered "evidence of Columbia's being on the progressive highway" at the beginning of the twentieth century. As a new, specifically urban form, they heralded the capital as a modern city of the New South and as an attractive market for speculative real estate. The city saw its first purpose-built apartment buildings at the very end of the nineteenth century. These early adaptations of the type, such as the 1896 Kendall Building (Main and Washington, demolished) featured retail space on the first story and apartments for lease on upper stories and were largely indistinguishable from commercial buildings. Standalone apartment houses such as the Marlboro Building of 1911 (1116 Blanding Street) and the Gracelynn (1200 Henderson Street) adapted the "French flat" form developed in Paris, New York, and other metropolitan centers at the end of the nineteenth century. Brick, symmetrical, flat-roofed, multi-story, H- or U-shaped, and with a single, shared entrance (sometimes opening on brief courtyards), they used stepped facades and balconies to break up their large facades and distinguish between various units. Architect James Urquhart was especially active

<sup>19</sup> Public housing, especially the high-density construction of the midcentury, is a notable exception.

designing this type, including the Marlboro, the Glenwood (1619 Sumter), and Wit-Mary (1018 Marion Street).<sup>20</sup>

The growth of institutional and business bureaucracies beginning in the 1920s and the baby boom and housing shortage following World War II brought more white, middle-class professionals and their families to southern cities, encouraging the expansion of standalone apartment buildings. Twenty-six of the apartment buildings surveyed were built in this 1920-1950 period. Some, especially those located on the edges of neighborhoods of single-family houses, mimicked the massing and detailing of single-family dwellings (such as those on the 1800 block of Devine Street). Others continued the French Flat type unabashedly built for multiple-families (1923 Wit-Mary Apartments, 1018 Marion Street). Most are brick or brick-veneer and have large wooden windows, two or three stories, and minimal Art Deco or Colonial Revival details.

Federal funding incentivized the growth of two new avenues for the multi-family dwelling in the postwar decades: off-campus apartments for college students and subsidized high-rises. Like many public universities that benefited from federal investment in higher education and urban renewal in the 1960s, the University of South Carolina expanded its physical campus and academic offerings faster than its capacity for on-campus housing. The more than tripling of the undergraduate student population between 1960 and 1980 encouraged private developers to offer apartment buildings near campus. Examples include the Park View Apartments (1954, 637-39 Henderson Street) and Park Lane Apartments (1963, 701 Barnwell Street). Both are Modern in style, masonry, two-storied, and include multiple apartments accessed via exterior stairs and balconies. Federal investments in public housing (including increases in subsidized housing) in the 1970s resulted in a handful of outstanding examples of International Style and Brutalist high-rises, including Finlay House (2100 Blossom Street), Christopher Towers (1805 Devine Street), and Marion Street Heights (1930 Marion Street).

Most of these resources were built exclusively for white residents. Before the passage of the Fair Housing Act of 1968, multi-family housing for African Americans was largely limited to boarding houses, many of which were in single-family houses converted into multiple units or in which families took in lodgers to supplement income. None of these buildings survive within the survey area—victims of either urban renewal or the widening of housing options available to black Columbians over the second half of the twentieth century.<sup>21</sup>

Many of these buildings retain a high level of integrity and either continue to be used for the purposes for which they were designed or as office buildings. The most common alteration is window replacement, although some of their brick exteriors have been painted and facades or roofs replaced. The survey area already features one apartment building listed individually in the NRHP (Cornell Arms), a handful of outstanding examples contribute to existing districts (especially in the University Hill neighborhood), and two are included in another recommended district (Senate Plaza at 1520 Senate Street and Claire Towers at 1041 Marion Street). Not included are the one-story, concrete block apartment buildings that were surveyed (e.g. 2120 Senate Street, 714 Washington Street) as they did not fit the building type identified as significant for this multiple property form. Also not included are duplexes or most single-family homes

---

<sup>20</sup> “Columbia’s March,” *State* (Columbia), April 19, 1896; Staci Richey, unpublished research on Unprotected Historic Apartments in Downtown Columbia, CPO, October 2014. There is little secondary scholarship on the development of the apartment building as a building type before World War II outside of New York City – especially in the South. A rare exception is Elizabeth Paige Meszaros, “ ‘All Modern Conveniences’: Multi-Family Housing Choice, the Apartment, and the Modernization of Raleigh, North Carolina, 1918-1929” (PhD diss., University of North Carolina at Greensboro, 2012).

<sup>21</sup> City Directory (1930); Staci Richey, unpublished research on African American boarding houses, CPO, 2012.

converted into apartments, which are especially prevalent on the southern half of the survey area near the university and Wales Garden.

*Table 5.12. Apartment Buildings Considered for Multiple Property Submission*

Site #	TMS#	Historic Name	Address	Date	Criteria
7763	R11304-02-05	Claire Tower apartment building	1041 Marion St	1950	C: Architecture
7768	R11488-05-01	Senate Plaza apartment building	1520 Senate St	1965	C: Architecture
7796	R11308-15-11, 12	Park View Apartments	637 Henderson St 639 Henderson St 641 Henderson St	1954	C: Architecture
7859	R11401-13-01	Wit-Mary (Senate Club)	1018 Marion St	1923	C: Architecture
8256	R11402-03-07	Beverly Apartments	1525 Bull St	1913	A: Social History C: Architecture
8332	R11401-07-03	Gracelynn Apartments	1200 Henderson St	1926	C: Architecture
8455	R09016-12-11	Hyland Apartments	1215 Elmwood Ave	1936 (converted into apartments)	C: Architecture

## 2. Mid-century Office Buildings (Figures 5.31-32, see also 4.11, 4.14, 4.16, see Appendix for full list of resources)

The survey identified 76 purpose-built office buildings constructed between the 1940s and 1970s. Nine (9) of these retain significant levels of integrity, are not already listed in the National Register of Historic Places or included within an existing NRHP district or within another district recommended as part of this report, and are recommended as eligible for individual listing on the NRHP. A multiple resource property submission would include both high-rise towers and smaller, professional office buildings (POBs). These buildings are eligible for the NRHP under Criterion C: Architecture and are significant at the local level with a period of significance from the 1940s to 1975.

The office building emerged as a new building type in the early twentieth century with the perfection of the reinforced-concrete frame and advancements in modern business models. The percentage of Americans working in white-collar jobs rose from 750,000 in 1860 to 2.1 million in 1890 and then to 4.4 million just twenty years later. This included great numbers of women working in clerical positions, their labor tied closely to the new technologies that developed to make business and its communications more efficient (e.g. the telephone, typewriter, mimeograph). Architects (e.g. Louis Sullivan) responded to this shift in American work and commerce by developing steel frame construction and its expression to allow for floor after floor of customizable interiors in tall buildings constructed in tight urban contexts. The decoration of these buildings allowed businesses to convey their personality and values.

The postwar expansion of American corporations and commerce encouraged the proliferation of the office building. It prompted Modern architects to seek landmark office buildings as prominent commissions (e.g. Mies's Seagram Building being among the most famous), while increasingly

marketing-oriented businesspeople desired to project images of success and individualism through notable structures. This trend spanned from skyscrapers in dense downtowns to small, personal office buildings in the expanding suburban landscape. Improvements in fluorescent lighting and air conditioning allowed for sealed building envelopes that provided opportunities for Modernism's sleek and uninterrupted (even windowless) planes. By the 1970s, however, many businesses eschewed flashy or architecturally distinct buildings for more anonymous structures that minimized cost and maximized square footage, generic appeal, and potential profits through leasing.<sup>22</sup>

Columbia's explosion of office buildings at mid-century spanned the expected gamut of the type, from high-rise International Style towers to small, one-story, suburban-scaled POBs. Businesses attempted to differentiate themselves from one another using the subtleties of Modernism: differences in materials, unusual details (e.g. veil block or screens), and canopies or cantilevers. These buildings were distributed throughout the survey area, but the tallest were usually located closest to the center of the downtown commercial corridors of Gervais and Main Streets, while smaller-scaled buildings nestled into residential neighborhoods.

The proliferation of the office building type is the single-most impactful architectural trend of Modern architecture in the survey area, making up more than 10 percent of the historic resources surveyed. They infiltrated residential and commercial districts and ultimately changed the skyline of Columbia. They are also ripe for contemporary updates, as they are young enough to be structurally sound and to have air conditioning but old enough to be considered "dated" by today's aesthetics. A number of the buildings fell victim to a modern stucco system called EIFS (Exterior Insulation Finishing System), which is the application of a layer of insulation panels and can include additional panels as extraneous trim or other details unrelated in any way to the original architecture. It is all then coated with a textured stucco. EIFS is to blame for the exaggerated detail on the small ca. 1965 building at 1703 Gervais Street (site #8335), for example, which includes oversized scored "blocks," unusual dentil molding, and a blind panel parapet. Other updates include the removal of decorative features, applying stucco over brick veneer of facades only, painting brick to diminish its contrast with another prominent material, removing original signage, and replacing glass.

For some buildings, the materials, textures, and glass color and opacity make up the entire character of the Modern exterior. The best example of this is the 1953 building at 1300 Pickens Street (site #8206), whose entire facade was originally glass and spandrel glass. Although the renovation during the 2010s retained the original grid pattern, it ignored the use of spandrel glass and window glass, and the contrast between them. The monolithic appearance of the all-glass facade after the renovation has eliminated the historic integrity of this early Modern office building, which sits between blocks and holds a commanding view as it terminates the continuation of Lady Street.

Fortunately, a number of good examples of Modern office buildings survive. They often retain their materials and many include planters built into the facade or immediately adjacent, as well as parking lots to the side or rear that re-orient the main entrance from the facade. A few include screening of the facade through pierced brick walls and/or courtyards, while most have low-sloped and often flat roofs, aluminum windows; boxed, wide eaves; and minimal to no ornamentation. Many are sympathetic to the scale of surrounding buildings if not the materials or design, while others have bullied their way onto multiple lots, dwarfing the historic buildings that survive nearby.

---

<sup>22</sup> See Donald Albrecht and Chrysanthe B. Broikos, eds., *On the Job: Design and the American Office* (New York: Princeton Architectural Press and the National Building Museum, 2000).

*Table 5.13. Office Buildings Considered for Multiple Property Submission*

<b>Site #</b>	<b>TMS#</b>	<b>Historic Name</b>	<b>Address</b>	<b>Date</b>	<b>Criteria</b>
7765	R11401-11-08	Rutledge Building	1429 Senate St	1965	C: Architecture
8121	R11402-11-01	Southern Bell	1600 Hampton St	1967	C: Architecture
8264	R11401-04-01	SCE&G Building	1400 Lady St	1972	C: Architecture
8268	R11403-14-01	Colonial Life Building	1612 Marion St	1962	C: Architecture
8317	R09013-06-08		1213 Lady St	1964	C: Architecture
8334	R11405-02-01		1710 Gervais St	1968	C: Architecture
8446	R09011-03-12		715 Elmwood Ave	c.1967	C: Architecture
8448	R09011-05-12	Palmetto State Life Insurance Co.	901 Elmwood Ave	1963	C: Architecture
7971	R09015-14-06	Jefferson Square	1801 Main St	1970	C: Architecture



Figure 5.29. Apartments Multiple Property Submission, Beverly Apartments, Site #8256, 1525 Bull Street

Figure 5.30. Apartments Multiple Property Submission, Claire Tower, Site #7763, 1041 Marion Street

Figure 5.31. Mid-Century Office Buildings Multiple Property Submission, Jefferson Square, Site #7971, 1801 Main Street

Figure 5.32. Mid-Century Office Buildings Multiple Property Submission, Palmetto State Life Insurance Building, Site #8448, 901 Elmwood Avenue



## Resources to Recommend for Listing at the Local/City Level

There are some historic resources within the survey area that are lacking in some areas of integrity, making them good candidates for local designation rather than the NRHP. The City should review the boundaries of its historic districts as compared to those of the NRHP to see where they are incompatible, and if it is reasonable to do so, consider expanding their local districts to the NRHP boundaries. In some locations the City districts' boundaries are larger than the NRHP's. Anything listed individually on the NRHP should also be considered for inclusion as a local landmark, and all recommendations above for the NRHP are recommended as local landmarks or districts.

Recommendations for the three levels of landmark designation (type I, II, and III) follow the most recent language offered by the City. They depend on evaluations of a resource's i) distinctiveness of architectural design ii) association with architects, families, or genres of buildings iii) representation of a particular building type or site associated with person of distinction. Type I landmarks "strongly contribute to the City's visual and cultural history," Type II landmarks "significantly contribute," and Type III landmarks "generally contribute."<sup>23</sup>

Thirteen (13) individual listings and three (3) districts are recommended at the local/city level.

*Table 5.14. Listings at the Local Level*

Site #	Name	Address	Date	Landmark Level
7743	Burns Auto Parts	1315 Calhoun St	c.1960	II
7953	New South Life Insurance Company	1900 Assembly St	1964	II
7976	clock	next to 1339 Main St	1908	I
8124	Masonic Temple	1518 Hampton St	c.1870	II
8143		1430 Cherokee St	c.1906	III
8187		2006 Taylor St	c.1900	III
8294		1417 Pickens St	c.1900	II
8303		1518 Lady St	c.1905	II
8312	Palmetto Parking Deck	1305 Lady St	1962	II
8438	Stier Supply Company	2021 Blanding St	1953	I
8439		1000 Taylor St	1968	II
8442	Little Red Schoolhouse	next to 1700 Gist St	c.1883	II
8471	Constan Car Wash	1940 Gervais St	1967	I
	Hampton Street Historic District		late 1880s-1970s	Conservation District
	Senate Street Historic District		1926-1981	Conservation District
	Wayne Street Historic District		c.1870-1940	Protection Area

<sup>23</sup> Landmark Language offered by the City of Columbia as of September 2020.

### *Individual Listings*

#### 1. Site #7743: Burns Auto Parts, 1315 Calhoun Street (Figure 5.33)

Built around 1960, this appears to be one of the most intact Modern retail buildings in the survey area. Unlike most of these resources, this building retains its original unpainted brick on the facade, and the large bank of single-lite windows has not been tinted or replaced with unsympathetic, dark glass. The aluminum frames for the windows, door, and transom are intact, as is the small planter bed across the right and middle bays. The left bay projects slightly and the solid brick provides a canvas for large signage (which used to be in this bay). A cantilevered roof extends across the façade east of the projecting bay. The asymmetrical elevation offers a good example for a Modern retail building, with a signage block on the façade, bank of windows, planter bed, flat roof, and lack of applied ornamentation. The building is set back from the road to allow parking in front. It retains integrity of location, setting, design, materials, workmanship and feeling. Currently vacant, it lacks integrity of association. It is recommended as a Group II Landmark for its distinctive architectural design, and as a good example of a type of building which is in danger of becoming extinct locally.

#### 2. Site #7953: New South Life Insurance Building, 1900 Assembly Street (Figures 5.34-35)

Built in 1964 for New South Life Insurance with an arcaded front in the Modern style, this resource features a brick veneer exterior, which period photographs indicate was originally likely painted. It appears to be the city's oldest surviving example of a drive-through teller canopy for vehicles, which dates to ca. 1970 when it became First Palmetto State Bank. As Columbia transformed its downtown to accommodate suburban workers and the heavy traffic and parking needs of the 1960s, architects also found creative ways to cater to the driver.

This is also a rare example of the arcaded front in Columbia. The building's white brick arcade contrasts with the tinted windows and dark spandrel glass in the recessed façade. It also features a small, built-in planter along the front of the building, typical for the era. The arcaded canopy on the north elevation is one story with three bays across its painted brick exterior. A basketweave patterned, painted brick wall runs along the north border of the lot, interrupted by the canopy, and along parts of the south and east boundaries. It is original to the 1960s. Unlike many banks in the survey area that were renovated, re-roofed, and stuccoed over in the 1980s and 1990s, this building retains a high degree of integrity of design, workmanship, materials, and feeling as well as location and setting (for an example of a bank lacking integrity, see (705 Saluda Avenue, site #7826 and 1311 Pendleton Street, site #7760). It is currently still a bank. It is recommended as a Group II Landmark for its unique and outstanding architecture.

#### 3. Site #7976: Clock, next to 1339 Main Street, in public right of way (Figure 5.36)

Likely a Seth Thomas tower clock from 1908, this street clock sits on the sidewalk with four faces, each with a large round glass clock. The overall shape is round with a finial on top, filigree atop the clock faces, and lion heads and ornate molding below. It rests on a fluted column on a metal pedestal with a granite plinth. It has a twin just one block north on the northeast corner of Main and Hampton Streets, which is contributing to the NRHP-listed Columbia Commercial Historic District. Seth Thomas produced clocks as early as 1813 and his company is the longest established clock company in the United States. This distinctive tower clock is what helped build the company's excellent reputation; cities across America installed its clocks. This clock retains a high degree of integrity in its location, setting, design, materials, craftsmanship, feeling, and association. It is still located in the central business district, with

historic buildings nearby. This is recommended as a Group I Landmark because of its rare design, which strongly contributes to Columbia's visual history.<sup>24</sup>

#### 4. Site #8124: Masonic Temple, 1518 Hampton Street (Figure 5.37)

Built ca. 1870 as a single-family house, this Italianate building became a boarding house in the 1930s before a local Masonic lodge purchased it in 1948. The group soon built a large brick addition on the rear as their "hall" for events and meetings. Further research might date the house to before the Civil War; its corner pilasters are a hallmark of local antebellum architecture. It may have been updated in the 1870s. A unique feature is the cast iron-tile sidewalk in front of the house, as well as the iron fence in the front yard. CPO's archived survey files have some information on the origin of these features, which may have come from William Glaze's foundry in Arsenal Hill. The house has vinyl siding and replacement windows, but it retains its curved porch roof, basic form, and fenestration. It retains integrity of location, design, association and feeling, but it has altered materials and workmanship. It is recommended as a Group II Landmark as an example of distinctive architectural design and the site of events contributing to local history; the Masons have historically been integral to the social fabric of some demographic groups of Columbia.

#### 5. Site #8143: 1430 Cherokee Street (Figure 5.38)

1430 Cherokee Street is a Queen Anne style house built around 1906 on the southeast corner of Hampton and Cherokee Streets. Local druggist and soda water entrepreneur Dr. O. E. Thomas developed the mid-block street in 1905, petitioning the city to open the street especially for a new residential development. This house is the finest surviving example for the street and was likely built as an anchor before the construction of other homes to attract investment. It has had some alterations but retains important features such as its octagonal tower and turret, 2/2-wood windows, and wrap-around porch. It retains integrity of setting, location, design, feeling, and association. With some alteration to the porch and the rear additions, the integrity of materials and workmanship is diminished. It is recommended as a Group III Landmark for its distinctive architecture that is in danger of becoming extinct locally.<sup>25</sup>

#### 6. Site #8187: 2006 Taylor Street (Figure 5.39)

This wood frame and wood-sided house operated as a business as early as 1932 when the city granted its owners a permit for a sign. They added a brick veneer ca. 1940s and built a small commercial building onto the front of the house ca. 1950s. The commercial building still has its steel window, single door, and transom. The brick has been painted and the door replaced. This site is one of the few surviving examples of the transition of Taylor Street from residential to commercial use and one of the few of houses to survive with commercial additions on the front. The only other one of this kind appears to be the concrete block addition to the house at 800 Lady Street (site #8425), but it appears to be modernized. This site retains integrity of location, setting, design, materials, and feeling. The workmanship and association are diminished due to the painted brick and current vacancy of the commercial building. It is recommended as a Group III Landmark for its distinctive architectural design, which includes a house and a commercial building.

---

<sup>24</sup> Seth Thomas Tower Clocks, [http://www.antiquestreetclocks.com/index.php?page=seth\\_thomas\\_tower\\_clocks](http://www.antiquestreetclocks.com/index.php?page=seth_thomas_tower_clocks), accessed August 2020.

<sup>25</sup> "Council Will Sell Waterworks Bonds," *State* (Columbia), July 26, 1905; "Thomas' Invitation," *State* (Columbia), April 1, 1897.

7. Site #8294: 1417 Pickens Street (Figure 5.40)

One of the finest Neoclassical-style homes in the survey area, this is a two-story wood frame house with a wrap-around porch, fanlight and sidelights at the front door, brackets in the eaves, a hipped-roof dormer, and 2/2 windows. It is located on a block formerly lined with large mansions on double lots facing north onto Hampton Street. This house was built on a comparatively smaller lot on a north-to-south street. It has vinyl siding and its original two-story porch was reduced to a single story. It retains integrity of location, some design, and feeling, but the setting is highly altered, the materials and workmanship suffer from the vinyl siding and changes to the porch, and its lack of residential use diminishes its association with its original function. Regardless, as a survivor in the area, it is an important visual reminder of the former character of this part of Columbia. It is recommended as a Group II Landmark at the local level for its somewhat distinctive in architectural design.

8. Site #8303: 1518 Lady Street (Figure 5.41)

Built ca. 1905, this is very similar to site #8304 (1522 Lady Street), which is already listed as a local landmark. The two-story, frame home retains historic integrity and is unusual in its vernacular adaptation of the Victorian and Colonial Revival styles. It features brackets in the eaves, wood siding, walk-through floor length windows on the porch, and a formal door surround. It has had a small addition above the door. It is one of the few surviving residential buildings in an area that was once dense with houses. It retains its original location, setting (somewhat), design, materials, and feeling, but is no longer used as a house. It is recommended as a Group II Landmark as having somewhat rare architecture; its neighbor is one of the few of similar design.

9. Site #8312: Palmetto Parking Deck, 1305 Lady Street (Figure 5.42)

The Palmetto Parking Deck is one of the last surviving small parking garages in the survey area. Built to serve private businesses in the early 1960s, the 1962 structure at 1305 Lady Street was built of steel and adorned with veil block. Its L-shape form wraps around a corner building at Lady and Sumter Streets, with its access ramp on Sumter Street. At just three stories, the structure is similar in scale to the adjacent building. Built in the International Style, it features exposed steel but uses veil block as a balustrade and to create a vertical panel that lights the brick-clad corner stairwell tower on Lady Street. It also features a small storefront on the first floor, which has been altered with new glass, door, and awning, and painted brick. The majority of the structure is in original condition.

Other Modern structures used veil block in Columbia, but they were either altered or demolished. This is the best example of veil block in the survey area. It was a product that was popularized in the mid-1900s as a treatment for screening that was both durable and ornamental. This structure retains integrity of location, setting, design, materials, feeling, and association, although the alterations to the small storefront diminish some of the workmanship. It is recommended as a Group II Landmark for its somewhat rare or distinctive architectural design; it is the last surviving mid-century small parking garage with historic integrity.

10. Site #8438: Stier Supply Company, 2021 Blanding Street (Figures 5.43-44)

Stier Supply Company's building at 2021 Blanding Street is the best example of the Modern style, office/storefront-on-warehouse combination that survives in the survey area. Modernism influenced Columbia's retail buildings and warehouses as well as its office buildings. The loss of the Southern Railway yards in the northeast quadrant of the survey area, as well as the demolition of nearby housing through urban renewal, opened up land for redevelopment in the area in the 1960s. This area retained some of its industrial character through the construction of a number of new wholesale warehouses, most

of which had offices or showrooms at the front of the buildings. Almost all have been heavily altered, while some were built with minimal ornamentation.

Built in 1953 by General Construction Company (architect currently unknown), the brick façade of the Stier Supply building has a recessed glass wall with slender, metal colossal posts up to a stucco soffit; the glass extends atop the brick in left bay and blind, recessed blocks form a geometric pattern in the right bay. The name “Stier Supply” is painted on the east elevation, and a small sign is affixed to the façade. This building retains integrity of location, setting, design, materials, workmanship, and feeling. Now vacant, its integrity of association is diminished. It is recommended as a Group I Landmark for its outstanding architectural design.

#### 11. Site #8439: 1000 Taylor Street (Figure 5.45)

Built in 1968, this small shop is among the very few in the survey area to retain its colored structural glass. Modern in design, it has a glass storefront wrapping the corner with a light color brick veneer. The addition of a large awning obscures its original appearance. This shop has a parking lot to the front and side and is set back on the lot, which is a characteristic of mid-century retail buildings. The flat roof is also typical of the Modern style. It retains integrity of local, setting, design, materials, workmanship, and feeling but is vacant, which diminishes its integrity of association. It is recommended as a Group II Landmark as it is somewhat rare in its architectural design.

#### 12. Site #8442: Little Red Schoolhouse, Riverfront Park at Laurel Street, next to 1700 Gist Street (Figure 5.46)

Likely built in 1883, this one-room schoolhouse is the last surviving private school building remaining within the survey boundaries. Originally located in the 1400 block of Blanding Street, this was the school of Ellen Janney. It was located in the backyard of the residence of her sister and her brother-in-law, with whom she lived. Janney operated a school for white children from at least 1883 to 1915, when she retired. This building was moved in the 1980s to Riverfront Park and was green at the time of its first move. The City of Columbia took ownership of the structure, repainted it, and branded it as the “Little Red Schoolhouse.” The building was moved again within the same parking lot in the 2010s. The building retains most of its original siding and windows. The front and back porches are not original.

Although moved away from its original setting and context (altered with the construction of a Modern office building), this building is the only surviving example of its kind. South Carolina’s public-school system was just beginning to take shape in the Reconstruction Era and although planning and funding remained intermittent, the city’s school board initiated an aggressive building campaign in the early 1900s. These large brick schools dwarfed small buildings such as Janney’s school (for example, McMaster College at 1106 Pickens Street), but it continued to serve its purpose during her tenure as a teacher and still represents the private education that competed for students during a time of great transformation in the school system. It retains integrity of design, materials, workmanship, and feeling. Its move and vacancy have eliminated its integrity of location, setting, and association. It is recommended as a Group II Landmark as a good example of a type of building which is in danger of becoming extinct locally and for being associated with local education efforts.

#### 13. Site #8471: Constan Car Wash, 1950 Gervais Street (Figure 5.47)

Built in 1967, this steel-frame, open-air car wash canopy is attached to an enclosed building on the rear. With exposed steel framing and a crimped, pierced metal cornice, this is an unusual structure that retains a high degree of integrity and its historic sign. An additional building on the adjacent lot that is

likely historically associated with the building is in poor repair. This is associated with the new focus on the automobile in downtown Columbia during the 1960s and represents the efforts to cater to the commuter. It is distinctive in design and retains integrity of location, setting, design, materials, workmanship, feeling, and association. The canopy section is recommended as a Group I Landmark due to its unique design and its use of Modern materials.

### *Districts*

#### 1. Senate Street Historic District (Figures 5.48-49, Map 5.5)

The institutional buildings and apartment towers of the 1100-1500 blocks of Senate Street form a district with sixteen (16) resources cover a period of significance from 1926 to 1981. SHPO has already determined an expansion of the boundaries of the Capitol Complex Historic District and Senate Plaza (1520 Senate Street) to be eligible for the NRHP. The district includes excellent examples of Modern architecture and landscape architecture and the buildings retain a high level of integrity.

Like the nearby blocks of Gervais Street on block to its north, the 1100-1500 blocks of Senate Street had been lined with prominent residences in the early twentieth century. These included the Tudor Revival-style home of *The State* newspaper editor William E. Gonzales (demolished to make way for Senate Plaza) as well as the Colonial Revival home of businessman Thomas Taylor Jr. (still standing at 1505 Senate Street). But by the 1920s, this neighborhood began to reflect the changes affecting all of downtown Columbia: the exodus of citizens to the growing suburbs, the expansion of institutions, and the urbanization of the city's downtown. Located up against UofSC to the south and the state house, Trinity Episcopal Cathedral (then Trinity Episcopal Church), and the largely commercial 1000 block of Sumter Street to the west, these residential blocks of Senate Street were ripe for development for other uses. The street's wide median also made it attractive for larger-scaled, prominent, and/or semi-public buildings.

The blocks' proximity to both the commercial district on Main Street and the state house made it especially attractive for the state government and for developers looking to rent apartments to the growing numbers of single professionals working downtown. The construction of the Wit-Mary Apartments in 1923 (1018 Marion Street) and the state office buildings named for John C. Calhoun and Wade Hampton in 1926 and 1940 (1015 Sumter and 200 Senate Street) displaced single-family residences with larger footprints. Similar in type and scale, the Claire Tower apartment building and state highway department building followed in the early 1950s along with the SC State Archives, Grand Lodge of Ancient Free Masons of SC, and the Senate Plaza apartment building in the early 1960s. The sleek lines of Stripped Classicism, Art Deco, and Modernism dominated these new buildings, attesting to the appeal of modern styles for their functions and scales as well as the desire to coordinate the avenue's buildings with one another.<sup>26</sup>

The postwar decades brought the greatest changes to Senate Street. Although not a target of urban renewal policies, Senate Street (along with Gervais Street) saw increased pressure for non-residential development common to other residential neighborhoods close to downtown in the 1960s. The state government was especially aggressive in Senate Street's development. Already lacking in affordable office space, the state's agencies and their reach expanded dramatically under Governor Robert McNair in the 1960s. The formation of a new Division of General Services in 1964 allowed for more centralized and efficient organization of state building projects. With the construction of the State Archives in 1960 and

---

<sup>26</sup> "Historic Taylor House," NRHP nomination, 1982; Ella Goulding, "1520 Senate Street: Historic Site Brief" (report for ARTH 542 taught by John Sherrer, Spring 2020). Thank you to John Sherrer for sharing his students' work with us.

the Rutledge Building in 1965, the state doubled down on its commitment to extend along Senate Street just south of the state house.

In 1969, the state hired Lyles, Bissett, Carlisle and Wolff and Wilbur Smith and Associates to devise a master plan that would organize the expansion of the state house grounds along Main and Senate Streets. Although LBC&W and WS&A's plan for the "Capitol Complex" was never completed, it speaks to the way in which both state officials and Modern design professionals considered Senate Street in the mid-twentieth century: as a coordinated landscape for a Modern state government. The team ambitiously imagined a pedestrian mall that would take advantage of the wide avenue, encompassing the existing state office buildings and a series of new buildings to the south of the state house as well an entire complex of museums, public spaces, and office buildings along Senate Street would include the pre-existing Rutledge Building, SC State Archives, and SC State Library then under construction. Only the two blocks south of the state house of the Capitol Complex were built, however, including a massive underground parking garage and three matching Brutalist office buildings (Brown, Blatt, and Gressette). Senate Street was subsequently only closed between Assembly and Sumter Streets, wrapping the existing state office buildings and Highway Department Building into the new complex. This site remains one of the most intact Brutalist complexes in the city and state (perhaps matched only by UofSC's East Campus).<sup>27</sup>

The Senate Street median was listed as a property worthy of further investigation in John Bryan's 1993 survey. Preliminary research conducted for this report did not definitely date the median but did provide some insight as to its origins. The street was imagined by the city's founders as one of its primary avenues; it and Assembly Street were planned to be 150-foot wide, as opposed to the 100-foot width of other streets. Photographic evidence and the choice to erect a monument to murdered newspaperman Narcisco Gener Gonzales (founder of *The State*) in the center of the street in 1905 suggests that planted medians were in place by the turn-of-the-century (even though the street remained unpaved until 1913). This could have been coordinated with the erection of power lines, which still travel down the median.<sup>28</sup>

Table 5.15. Senate Street Historic District

Site #	TMS #	Name	Address	Date	Eligibility
7859	R11401-13-01	Wit-Mary (Senate Club)	1018 Marion St	1923	Contributing
2794	R11304-01-01	John C. Calhoun State Office Building	1015 Sumter St	1926	individually listed in NRHP
2795	R11304-01-01	Wade Hampton State Office Building	1200 Senate St	1940	individually listed in NRHP
7763	R11304-02-05	Claire Tower apartment building	1041 Marion St	1950	Contributing
7879	R08916-05-01	Highway Department Building/Rembert C. Dennis Building	1000 Assembly St	1952 (renovated 1978-81)	Contributing, SHPO already determined NRHP eligible
7766	R11401-13-02	SC State Archives	1430 Senate St	1960	Contributing
7764	R11401-11-09	Grand Lodge of Ancient Free Masons of SC	1401 Senate St	1962	Non-Contributing (integrity)
7765	R11401-11-08	Rutledge Building	1429 Senate St	1965	Contributing
7768	R11488-05-01	Senate Plaza apartment building	1520 Senate St	1965	Contributing
7767	R11401-14-01	SC State Library	1500 Senate St	1969	Contributing

<sup>27</sup> Brandt, *South Carolina State House Grounds*.

<sup>28</sup> Bryan & Associates, "City-Wide Architectural Survey," 7; "Asphalt Machinery Will Come Monday," *Columbia Record*, April 3, 1913.

Site #	TMS #	Name	Address	Date	Eligibility
7874	R08916-08-02	Capitol Complex Power Station	1110 Pendleton St	c.1970	Contributing
7875	R11304-01-01	Edgar A. Brown Building	1207 Pendleton St	1973	Contributing, SHPO already determined eligible
7877	R08916-05-01	Furman McEachern Jr. Parking Garage	Pendleton St	1978	Contributing, SHPO already determined NRHP eligible
7878	R08916-05-01	L. Marion Gressette Building	1101 Pendleton St	1978	Contributing, SHPO already determined NRHP eligible
7876	R08916-05-01	Solomon Blatt Building	1105 Pendleton St	1979	Contributing, SHPO already determined NRHP eligible
N/A		Senate Street Median	Senate Street between Sumter and Gregg Streets		needs more research

## 2. Wayne Street Historic District (Figures 5.50-51, Map 5.6)

The Wayne Street Historic District includes thirteen (13) buildings with only one (1) non-contributing in a period of significance from ca. 1870 through ca. 1940. One building, the Harriett Cornwell Tourist Home at 1713 Wayne Street, is already listed in the NRHP. It lies within the Arsenal Hill Neighborhood, which has previously been determined not eligible for the NRHP by the SCDAH. The boundary for that evaluation was much larger than what is being suggested here.

This potential district is concentrated in only the 1700 block of Wayne Street and two lots adjacent to Wayne Street in either direction on Blanding Street. This represents the densest collection of historic buildings in what had been a fairly well-populated residential area throughout the early 1900s. It is an area that experienced the changing demographics of the early 1900s as African Americans remained downtown while many whites fled to the growing (and racially restricted) suburbs. Like many neighborhoods in Columbia, it began as a racially mixed neighborhood around the turn of the century and slowly became more densely populated by black residents over a few decades. In 1900, three of the thirteen households in the 1700 block of Wayne Street were black. In 1910, six of the fourteen families in the 1700 block of Wayne Street were black, but by the late 1920s almost all of the homes had black families. The 600 and 700 blocks of Blanding Street were majority black already in 1910 and retained some white families even into the late 1920s. It was home to a majority African American population in the 1930s and the major historic architectural changes in the area appear to date to that era, leaving ca. 1940 as an end date for the period of significance.

By the 1920s, the black residents represented a cross section of the rising professional class, including laborers, educators, and business owners. The Manigault family, for example, were undertakers at a shop at 712 Main Street. Their neighbors were city and hotel employees, a principal of Howard School, a mechanic, a barber, a mail carrier, and photographer Richard Samuel Roberts, whose photo plates were stored under the house until their discovery by family in the 1980s. They captured black Columbians in exquisite detail, including some of the residents of Wayne Street. The home at 1713 Wayne Street, already listed in the NRHP, was the Harriett Cornwell Tourist Home, which advertised in the Green Book for black travelers.<sup>29</sup>

<sup>29</sup> City Directories (1900, 1910, 1927).





Map 5.5. Senate Street Historic District proposed boundaries (red) adjacent to State House NRHP (green). Richland County GIS.

The 1700 block of Wayne Street was likely settled before the Civil War; it boasted nine homes by 1872, in addition to outbuildings. It included four identical Columbia Cottages on the west side adjacent to Blanding Street. Three have survived but have been altered, one with a second-story addition. Remaining houses likely date from the turn of the twentieth century and into the early 1900s. There are two shotgun-form houses, a house in the Neoclassical style, several Columbia Cottages, and Foursquare-style houses. These houses have endured a lot of alterations, including the removal or addition of porches and replacement of siding and windows; brick veneer has been applied to at least two buildings. Nevertheless, the rhythm of the streetscape remains intact, the size and scale of buildings is consistent with the historic character, and it is able to convey a feeling of its early 1900s appearance.<sup>30</sup>

*Table 5.16. Wayne Street Historic District*

Site #	TMS#	Address	Date	Eligibility
8376	R09010-12-12	628 Blanding St	c.1910	Contributing
8377	R09010-12-16	630 Blanding St	c.1900	Contributing
8385	R09010-11-14	1703 Wayne St	c.1910	Contributing
8386	R09010-11-13	1707 Wayne St	c.1870	Contributing
8387	R09010-11-12	1711 Wayne St	c.1870	Contributing
8388	R09010-11-10	1717 Wayne St	c.1890	Contributing
8396	R09010-09-02	706 Blanding St	c.1890	Contributing
8397	R09010-09-01	700 Blanding St	c.1890	Contributing
8402	R09010-10-21	1716 Wayne St	c.1910	Contributing
8403	R09010-10-20	1712 Wayne St	c.1925	Non-Contributing (integrity)
8404	R09010-10-19	1708 Wayne St	c.1900	Contributing
8421	R09010-10-23	1724 Wayne St	c.1910	Contributing
n/a	R09010-11-10	1713 Wayne St (Harriett Cornwell Tourist Home)	c.1905	Listed in the NRHP

### 3. Hampton Street Historic District (Figures 5.52-53, see Figures 5.20-21, Maps 5.1 and 5.7)

The proposed local Hampton Street Historic District includes a residential grouping on Hampton Street (delineated below in table), the recommended NRHP district “Hampton Street Medical Corridor (Table 5.7), and two additional lots. Encompassing the residential and commercial character of both the Hampton Street Medical Corridor Historic District and the largely residential Hampton Street Historic District listed below, this could be one large local district. By combining residential and commercial resources together, this local district can have a broader period of significance and incorporate some of the older historic homes that are “non-contributing” in the proposed commercial district. This enables the district to show the evolution of the buildings through types, ages, and styles from the late 1800s through the 1970s. As a good collection of a variety of building types and styles, it shows the changing building uses and introduction of the small office in the mid-1900s as the City removed many of its residential buildings.

The residential section is composed of thirteen (13) resources along the 1700-1800 blocks of Hampton Street built between ca. 1905 and 1962. The Colonia Hotel’s location in the 1600 block of Hampton

<sup>30</sup> Drie, “Bird’s Eye View.”



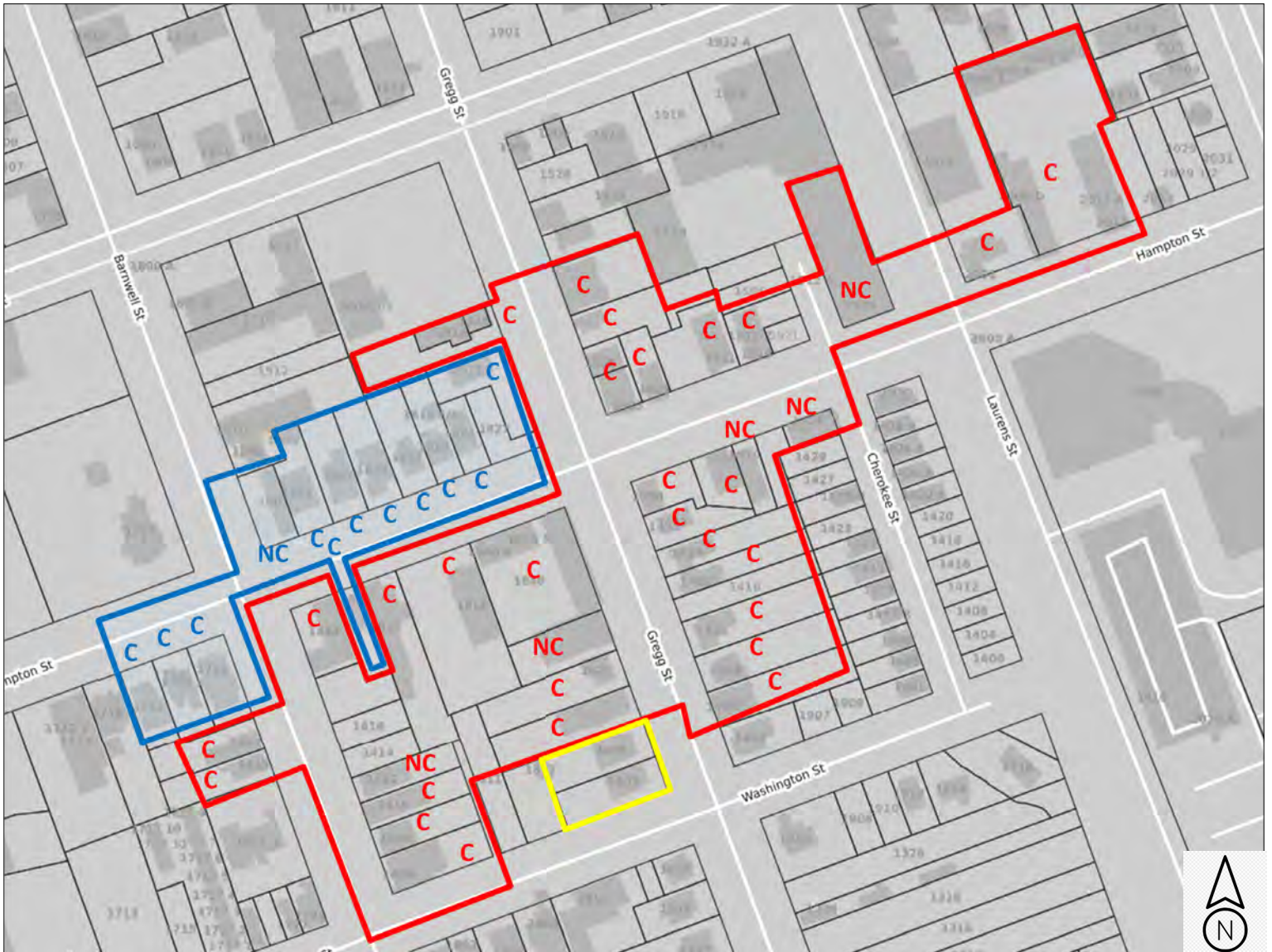
Map 5.6. Wayne Street Historic District. Richland County GIS.

Street influenced the construction of a streetcar line along the road in the early 1900s. In turn, the streetcar line determined the changes in the 1700 and 1800 blocks of Hampton Street. Large older houses set back on from the street on spacious lots gave way to smaller Foursquare-styles and other domestic forms built closer to the street on smaller lots during the 1910s through the 1930s. This second generation of houses then gave way to a medical office corridor during the 1950s and 1960s along the 1800 through 2000 blocks of Hampton Street. Surviving houses are concentrated on the south side of the 1700 block and the north side of the 1800 block. There is a brick apartment building as well as a Tudor Revival style building among the mix of Foursquare dwellings. They represent the influence of the streetcar, which offered efficient transportation both within the city and out to the growing suburbs. The houses built here are similar to those in the suburbs.

This is the only recommended district associated with the impact of the streetcar on Columbia's built environment within the survey area. The surviving residential buildings are generally intact with integrity of location, setting, design, materials, workmanship, and feeling. The loss of residential use for conversion to commercial use for many of the buildings has diminished its integrity of association. The purpose-built commercial offices from the 1950s through the 1970s interrupted the historically residential neighborhood and together these various resources show the evolution of Columbia's building stock from the late 1800s through the 1970s in one geographic location.

*Table 5.17. Hampton Street Historic District (also add properties listed in Table 5.7)*

<b>Site #</b>	<b>TMS #</b>	<b>Address</b>	<b>Date</b>	<b>Eligibility</b>
7221	R11403-10-18	1801 Hampton St	1962	Non-Contributing (date, type)
7722	R11403-10-17	1803 Hampton St	c.1910	Contributing
7722.01	R11403-10-17	1803 Hampton St	c.1945	Contributing
7723	R11403-10-16	1807 Hampton St	c.1915	Contributing
7724	R11403-10-15	1813 Hampton St	c.1925	Contributing
7725	R11403-10-14	1817 Hampton St	c.1915	Contributing
7726	R11403-10-13	1819 Hampton St	c.1915	Contributing
7727	R11403-10-12	1821 Hampton St	c.1905	Contributing
8129	R11402-08-04	1722 Hampton St	c.1912	Contributing
8130	R11402-08-05	1728 Hampton St	1931	Contributing
8131	R11402-08-06	1732 Hampton St	c.1930	Contributing
8133	R11402-07-02	1806 Hampton St	1909	Contributing
8137	R11403-10-09	1511 Gregg St	c.1915	Contributing



Map 5.7. Hampton Street Historic District with boundaries of proposed NRHP Hampton Street Medical Corridor Historic District (red), residential buildings to add to a local district (blue and yellow). *SCDAH's SC ArchSite.*



Figure 5.33. Site #7743: Burns Auto Parts, 1315 Calhoun Street  
Figures 5.34-35. Site #7953: New South Life Insurance Building, 1900 Assembly Street  
Figure 5.36. Site #7976: Clock, next to 1339 Main Street, in public right of way  
Figure 5.37. Site #8124: Masonic Temple, 1518 Hampton Street  
Figure 5.38. Site #8143: 1430 Cherokee Street



Figure 5.39. Site #8187: 2006 Taylor Street  
Figure 5.40. Site #8294: 1417 Pickens Street  
Figure 5.41. Site #8303: 1518 Lady Street  
Figure 5.42. Site #8312: Palmetto Parking Deck, 1305 Lady Street  
Figures 5.43-44. Site #8438: Stier Supply Company, 2021 Blanding Street



Figure 5.45. Site #8439: 1000 Taylor Street  
Figure 5.46. Site #8442: Little Red Schoolhouse, Riverfront Park at Laurel Street, next to 1700 Gist Street  
Figure 5.47. Site #8471: Constan Car Wash, 1950 Gervais Street  
Figure 5.48. Senate Street Historic District, Site #7768, Senate Plaza, 1520 Senate Street  
Figure 5.49. Senate Street Historic District, Gonzales Monument and Senate Street median  
Figure 5.50. Wayne Street Historic District, Site #8385, 1703 Wayne Street





Figure 5.51. Wayne Street Historic District, Site #8421, 1724 Wayne Street  
Figure 5.52. Hampton Street Historic District, Site #8130, 1728 Hampton Street  
Figure 5.53. Hampton Street Historic District, Site #7726, 1819 Hampton Street

## Recommendations for Future Preservation Planning Efforts

### *Historic Preservation as a Development Tool*

The benefits of historic preservation are not widely known among the public, city council, developers, contractors, homeowners, or even among other departments within city and county government. An unsung hero, historic preservation incentives nevertheless have been the most effective tool in the recent renaissance of Main Street. The historic preservation professionals within the City's Planning and Development Office have played a pivotal role in leading many of those projects through review processes and through the Bailey Bill program, an incentive that freezes property values for twenty years after certain criteria are met.

The Bailey Bill program could be utilized to encourage more preservation of Modern resources. These resources would first have to be listed either on the NRHP or locally with the City. The results of this survey create a starting point for listing Modern resources.

### *Education of the Public and Elected Officials in the History and Significance of Modern Architecture*

The education of the public and elected officials can be one of the most effective way to anticipate threats to mid-century resources. Encouraging the acceptance of Modern buildings as "historic" as well as interest in their history can help to galvanize support for them if and when they are in danger of demolition or significant alteration, as well as for their protection and preservation. Some recommended methods for public education about Modern architecture are:

- **Social Media:** Photographs (contemporary and historic images) of Modern buildings are popular on social media, especially Instagram. Regularly engaging the public via photographs of Midcentury buildings such as those identified in this survey and/or folding them into ongoing public engagement with other, older historic buildings can help the public to not only appreciate them aesthetically, but also to consider them as potentially as "historic" as an 1880s Victorian mansion or 1920s Art Deco store.
- **Use Modern buildings as examples:** Choosing Modern examples when presenting the benefits of preservation (or even how to research one's historic property) can normalize the idea that the same incentives available to older buildings may be available for more recent ones.
- **Partner with Historic Columbia:** HC has become a staunch advocate for mid-century architecture over the last few years and its tours of Modern homes have been extremely popular. There is an opportunity to tap into the network it regularly engages with programming to build an audience for Modern buildings and their preservation.
- **Encourage research on mid-century buildings:** The Richland County Public Library has digitized thousands of images (and is continuing to do so!) that document Columbia's mid-twentieth-century resources. Such images are an easy way for the public to understand and discover the changes made in the built environment in the 1960s and 1970s and especially with urban renewal. Encouraging further digitization of these resources and others (post-1950s city directories and Sanborn Maps, for example), could provide more resources that could help SHPO/CPO staff as well as the public to research historic buildings. Digitized photograph collections can also provide tremendous volumes of material for social media campaigns (e.g. before and after comparisons). The City of Columbia's own Zoning Department has a number of archival building permits on file that retain some architectural renderings and other details about Modern buildings and they should be digitized. Other repositories to engage: SC AIA, Clemson Special Collections Library and Archives, South Caroliniana Library at UofSC.

### *Future Research and Surveys*

While this survey is complete, it is by no means completely comprehensive. By its nature it captures only a fleeting glimpse of a large body of buildings. Many efforts have been made to research buildings that appeared significant, but not every building has been researched. There is a lot of undiscovered history among these structures. Some recommendations for future research and survey work are as follows:

- Research and survey the resources listed below
- Compile inventories through historic archival material
- Investigate preservation methods for signs
- Consider potential outcome of survey before assigning new survey area
- Use themes (African American, Jewish heritage) for research and survey efforts

**Neighborhoods:** The city's boundaries stretch out into a wide ring of suburbs to the north, east, and southeast. Each area has a distinct character in terms of its building types, commercial and residential uses, and architectural styles. Some parts of neighborhoods like Shandon, south of Devine Street, are characterized by repetitive architectural styles and materials within a dense collection of residential buildings, schools, and churches that have not been heavily impacted by encroachment or unsympathetic infill. Other areas, such as the former Colonial Heights (established in the 1910s but never fully developed), were heavily impacted by the construction of Highway 277, which essentially bisected the neighborhood. As the twentieth-century neighborhoods marched away from downtown in the 1950s and 1960s, they often used repeated styles and shapes. These patterns are worth surveying as groups, but they may not require survey of individual resources for residential properties; that effort might be reserved for higher-style buildings that are found less frequently. Another important factor is capturing the demographic shifts in the surrounding suburbs. There were neighborhoods built for (and restricted to) whites and blacks exclusively in the mid-1900s. These are part of the social history of Columbia and warrant further research and potential surveys.

**Corridors:** Any future survey work should take into account the quality and quantity of historic resources likely to be extant, the development pressure on the area, the interest of local citizens in ongoing maintenance and repairs to their historic buildings, and potential interest in listing in the NRHP. These are components that would help make a survey an effective tool for future planning and preservation efforts. Commercial corridors such as North Main Street, Two Notch Road, and Devine Street have a number of historic and mid-century resources, some of which are under development pressure. These are highly visible material records of Columbia's expansion beyond the downtown and would be important to record. Bull Street has several large Modern resources for state agencies that should be surveyed; they are located north of the current survey boundary.

**Interiors:** Although surveying the interiors of historic resources is generally not practical or typical, there are some interior treatments in Modern resources in Columbia that warrant documentation and preservation. The 1973 Standard Savings Bank at 1339 Main Street (site #8008, now offices for the City of Columbia, Figure 5.54, for example, features both a tile mural in an office in the front lobby and an impressive wall of vertical wood posts in relief in a massive three-dimensional applied treatment on the main lobby's west wall. It spans to the height of the tall lobby ceiling and is at least thirty feet wide. Architects sometimes used these dramatic architectural expressions on the public spaces of the office buildings and banks during the Modern era, but more often there was a continuation of the exterior envelope's aesthetic into the interior. This could be expressed in sleek, low-maintenance floors, paneled walls, lighting, and even furniture. Some architects, such as Maynard Pearlstine, also solicited artists to contribute to their projects. His Modern style Chamber of Commerce building at 1308 Laurel Street (site #8327) included a wall for an abstract mural by artist Gil Petroff as part of his design. Petroff also

designed a mosaic mural for the federal building at 901 Sumter Street (James F. Byrnes Building, site #7881, Figure 5.55) It would be worthwhile to determine if any important interior treatments survive from the Modern buildings and to encourage both their appreciation and preservation.<sup>31</sup>

**Signs:** Historic signs are rare within the survey area. The City is encouraged to pursue survey and documentation of historic signage within its purview and to find ways to encourage its preservation. Current city ordinances demand removal of signs when the tenant or owner associated with that sign leave the building. This automatically puts historic signs at risk. There is an ordinance that protects historic signs (at staff discretion) for landmarks or sites within a historic district, but there may be instances where the sign is not under this protection. There are several historic signs documented in the photographs of this survey and mentioned at times in the description of the buildings: this could serve as an immediate data source for finding what types of signs survive. City ordinances for new signs may discourage designs that are actually more in keeping with the historic building, in terms of both size and materials. Plastic lettering would be compatible with some Modern buildings, for example. The City Planning Office can easily access the Russell Maxey photograph collection through Richland County Public Library's website. This is an excellent resource for studying the size, design, form, materials and placement of historic signage, which are all important for Modern buildings. The City should pursue a historic sign preservation ordinance and work with the conflicting city ordinances to compromise for those signs that are historically or aesthetically significant (Figures 5.56-58).

**African American Resources:** Associations with African American history have been noted for some of the resources in the survey but this is not a comprehensive review of all black resources in the survey area. The City should continue to investigate historic resources associated with black Columbians. Given the historically large black population and importance of black citizens' contributions to the city's history, it is likely that black Columbians lived and worked in many of the extant historic buildings. They also played tremendous roles in many of these buildings' construction. Indeed, the history of both whites and blacks is intermingled, just as the people were. They lived across the street or even next door to each other, walked the same streets, and worked in the same buildings. Houses throughout the survey area were often lived in by whites and then blacks, making them integral to the story of Columbia's change over time. It is also important to note resources associated with prominent local black citizens as well as those associated with important events such as the Civil Rights Movement.

**Jewish Resources:** Likewise, there was a significant Jewish population in Columbia, whose history is still being researched and shared by Historic Columbia. Its residential patterns and influences on the city are important to document. With the recent, significant loss of historic commercial buildings on Assembly Street—which held a number of Jewish-owned businesses—the story of their influence on Columbia's commercial history is especially important to capture.

**Next Survey Area/Resources:** The decision about future survey areas should take into consideration the items mentioned above. There was a rash of neighborhood growth that started in the early 1900s and expanded outward. These identifiable neighborhoods are found on old maps and would be a good starting point for identifying which areas are the oldest and which should be surveyed first. Mid-century resources are also found in churches and schools in these suburbs and Modern residential neighborhoods east of downtown have never been documented. Creating a map and list by date of development would help the City identify areas for future survey work and help prioritize those areas based on development pressure and potential for eligible historic resources.

---

<sup>31</sup> *SCAIA Architecture Magazine* (Winter 1960): 12.



Figure 5.54. Site #8327: 1339 Main Street (interior)  
Figure 5.55. Site #7881: James F. Byrnes Building, 901 Sumter Street (mural by Gil Petroff)  
Figures 5.56-57. Site #8438: Stier Supply Company, 2021 Blanding Street (signs)  
Figure 5.58. King's Jeweler's, 1611 Main Street

## 6. Data Gaps

This survey attempted to capture every pre-1975 building in the survey boundaries that was not already listed in the NRHP. There are likely a few resources that are mid-block or difficult to see from the public right-of-way that were missed unintentionally. The surveyors had difficulty seeing the city waterworks complex (site #8597) from the right-of-way, for example, since it is fenced off and there are shrubs and other obstacles blocking the view of this site. Most of the visible resources were captured, but some of the underground catch basins and other structures and buildings were not recorded. It is recommended that the City approach the city waterworks staff about a documentation project to record historic resources at this site, which likely dates to around 1906.

This survey did not capture monuments, sculpture, or other examples public art as per the survey parameters discussed at the project kick-off meeting. Most of these resources are on public property or in the public right-of-way; they are, therefore, not easy to capture using the typical SCDAH survey database as they have no tax map parcel numbers. It is recommended that the City pursue a location and identification survey of these resources using a GPS (global positioning system) handheld unit to capture latitude and longitude. This data can be manipulated into a map for study and planning and for identifying sites in need of maintenance and historic conservation. The City should probably also identify ownership of these resources given the current discussions of how monuments are interpreted and retained or removed. These recorded resources can also be used for education.

There are several historic brick walls in Columbia that are not captured as independent resources in the survey; they would be an excellent resource to investigate and study.

## 7. Bibliography

### Primary Sources (Archival)

- AIA Historical Dictionary of American Architects,  
<https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/overview?homepageId=20644018>
- City Planning Office, Columbia, S.C.  
 Mabel Payne Collection.
- Committee for the Restoration and Beautification of Randolph Cemetery, Columbia, S.C.  
 “Thompson Cottage,” Research files.
- Library of Congress, Washington, D.C.  
 C. N. Drie, “Bird’s Eye View of the City of Columbia, S.C. 1872.”  
 Sanborn Fire Insurance Company. *Sanborn Fire Insurance Maps of Columbia, S.C.* 1949, 1956.
- Richland County Public Library, Columbia, S.C.  
 City Permit Books, 1931-1937 and 1937-39.  
 “Columbia, South Carolina—Rapid Growth in the New South.” Columbia Chamber of Commerce,  
 1913.  
 Lafaye and Lafaye. *Representative Work*. Columbia: Lafaye and Lafaye, 1935.  
 Mabel Payne Photograph Collection.  
 Postcards of the Midlands Collection.  
 Russell Maxey Photograph Collection.  
 The State Newspaper Photograph Archive.
- South Caroliniana Library, University of South Carolina, Columbia, S.C.  
 Aerial Photos of Columbia, Richland County, S.C. (Pilot Project).  
 City Directories for Columbia, S.C., 1895-1923.  
 Doxiadis Associates, Inc., WS&A, and LBC&W, “Central City, Columbia, S.C...Year 2000.”  
 1970.  
 Ellen C. Janney Papers, 1876-1913  
 “Gray’s New Map of Columbia, S.C.” 1883.  
 Hampton, G. McD. and D.B. Miller. “Map of Columbia, S.C. and Suburbs.” Baltimore: Union  
 Map and Atlas Company, 1903.  
 Lee, Alex Y. “Map of The City of Columbia, S.C.” 1869, repub. 1930 by Tomlinson Engineering  
 Company.  
 Niernsee & Lamotte. “Map of Columbia, S.C. and Suburbs.” Baltimore: Wm. A. Flamm & Co.,  
 1895.  
 Sanborn Fire Insurance Company. *Sanborn Fire Insurance Maps of Columbia, S.C.* 1898-04,  
 1904-08, 1919, 1923 (incomplete).  
 Tomlinson Engineering Company. “First Map of the City of Columbia, S.C.” 1786, repr. 1931.  
 Wilson, Charles Coker. *A History of the Practice of Architecture in the State of South Carolina*.  
 Columbia: S.C. Chapter American Institute of Architects, 1938.
- Wolff Family Archives, Chevy Chase, Md.

**Primary Sources (Published)**

“Building Types Study No. 198: Commercial Buildings.” *Architectural Record* 113, no. 5 (May 1953): 162-186.

City of Columbia Planning Commission. “A New Approach to Columbia’s Future.” 1952.

*Columbia Record*, 1938-71.

*Daily Phoenix*, 1866.

Department of City Planning, Columbia, S.C. “In Step With Tomorrow: A Comprehensive Plan for the Columbia Planning Area.” 1961.

Diaz, James R. “The Medical Office Building.” *AIA Journal* (August 1973), 28-35.

Doxiadis Associates, Inc., Wilbur, Smith & Associates, and LBC&W. “Central City Columbia S.C. Master Plan.” December 1969.

Hitchcock, Henry-Russell and Philip Johnson. *The International Style*. 1932; Repr., New York: W. W. Norton & Company, 1966.

Kelsey, Harlan and Irving Guild. *The Improvement of Columbia, S.C.* Harrisburg, Pa.: Mt. Pleasant Press, 1905.

Moynihan, Daniel Patrick. “Guiding Principles for Federal Architecture.” 1962.

Obituary for Dr. Harlan E. McClure, November 1, 2001,  
<https://www.legacy.com/obituaries/greenvilleonline/obituary.aspx?n=harlan-e-mcclure&pid=140842402>.

“Physicians’ Offices.” *Architectural Record* 108, no. 6 (December 1950), 118-45.

“Profile: William G. Lyles of Lyles, Bissett, Carlisle, & Wolff.” *SC AIA Review of Architecture* 7, no. 1 (1964).

*SC AIA Review of Architecture* (Fall 1958).

*SC AIA Review of Architecture* (1968-72)

*State* (Columbia), 1938-1981.

**Secondary Sources**

AIA South Carolina, “History,” accessed June 2020, <https://aiasc.org/history/>.

Adams, Annmarie. *Medicine by Design: The Architect and the Modern Hospital, 1893-1943*. University of Minnesota Press, 2008.



- Adams, Annmarie and Stacie Burke. "A Doctor in the House: The Architecture of Home-offices for Physicians in Toronto, 1885-1930." *Medical History* 52 (2008): 163-94.
- Adams, Charlotte, Kellen Ledford, Kayla Mosley, Mary Ann Thompson, Kandi Huggins, Cari Negus, Allison Dunavant, Michael W. Hutcheson, Daly Elias, Olaf Tollefsen, Markell Allen, Cassie Hilton, and Margaret Pokalsky, "Bully for You: Expansion into East Campus." Report by ARTH 542 class at the University of South Carolina taught by Lydia Mattice Brandt, Spring 2018.
- Albrecht, Donald and Chrysanthe B. Broikos, eds. *On the Job: Design and the American Office*. New York: Princeton Architectural Press and the National Building Museum, 2000.
- Andrzejewski, Anna Vemer. "Selling Suburbia: Marshall Erdman's Marketing Strategies for Prefabricated Buildings in the Postwar United States." In *Making Suburbia: New Histories of Everyday America*, ed. John Archer, Paul J. P. Sandul, Katherine Solomonson. University of Minnesota Press, 2015.
- American Architects Directory*, 3rd ed. New York: R. R. Bowker Co. for the American Institute of Architects, 1970.
- Berry, Cherisse and Susan E. Pories. "Matilda Arabella Evans, MD: Resolute, Resilient, Resourceful," published November 1, 2019. <https://bulletin.facs.org/2019/11/matilda-arabella-evans-md-resolute-resilient-resourceful/>.
- Betsworth, Jennifer. "Owen Building." NRHP nomination, 2013.
- Bishir, Catherine W., ed. *North Carolina Architects & Builders: A Biographical Dictionary*. <https://ncarchitects.lib.ncsu.edu/>.
- Booker T. Washington High School Foundation. "History of Booker T. Washington High School and Its Foundation," <http://www.bookertwashingtonfoundationsc.org/BTWHHistory.htm>.
- Boudreaux, John A., Sue Hagood, and Catherine R. Saleeby. "St. Peter's Roman Catholic Church." NRHP nomination, 1989.
- Brandt, Lydia Mattice. "Five Historic District." NRHP nomination, 2019.
- . *The South Carolina State House Grounds: A Guidebook*. Columbia: University of South Carolina Press, forthcoming May 2021.
- . "Union National Bank Building." NRHP nomination, 2019.
- Brandt, Lydia Mattice and Josi Ward. "Olympia Mill Village Historic District." NRHP nomination, 2018.
- . "Determination of Eligibility Report for Seneca Readiness Center." Prepared for the South Carolina Army National Guard, January 2017.
- Brown, Megan J. "World War Memorial Building." NRHP nomination, 1995.
- Bryan, John M. *An Architectural History of the South Carolina College, 1801-1855*. Columbia: University of South Carolina Press, 1976.

- . *Creating the South Carolina State House*. Columbia: University of South Carolina Press, 1999.
- Carpini, Heather, Rebekah Dobrasko, Jody Graichen, and James Steele, “University Neighborhood Historic District.” NRHP nomination, 2004.
- Chaddock, Katherine Reynolds. *Uncompromising Activist: Richard Greener, First Black Graduate of Harvard College*. Baltimore: Johns Hopkins University Press, 2017.
- Chandler, Andrew Watson. “‘Dialogue with the Past’: J. Carroll Johnson, Architect, and the University of South Carolina, 1912-1956.” Master’s thesis, University of South Carolina, 1993.
- Chandler, Andrew Watson and Katharine Allen. “Champion and Pearson Funeral Home.” NRHP nomination, 2017.
- Chattel Architecture, Planning & Preservation, Inc. “Historical Resource Assessment of the Mariners’ Medical Arts Building.” Prepared for the City of Newport Beach, January 6, 2009), <https://esotericsurvey.blogspot.com/2013/10/neutra-mariners-medical-arts.html>.
- Childress, Jessie and SHPO Staff. “Columbia Commercial Historic District.” NRHP nomination, 2014.
- The Citadel. “Brief History of The Citadel.” <https://www.citadel.edu/root/brief-history>.
- Colquhoun, Alan. *Modern Architecture*. Oxford, U.K.: Oxford University Press, 2002.
- Columbia Housing Authority. “The Housing Authority of the City of Columbia, S.C.” <https://www.columbiahousing.org/history>.
- Digital U.S. South, University of South Carolina Libraries. “Digitizing Bull Street.” <https://www.digitalussouth.org/bullstreet/>.
- Dobrasko, Rebekah. “South Carolina’s Equalization Schools, 1951-1960.” <http://www.scequalizationschools.org/equalization-schools.html>
- Dunlap, Margaret. “A Look Back at the Assembly Street Post Office.” *RCPL* (blog), May 9, 2019, <https://www.richlandlibrary.com/blog/2019-05-09/look-back-assembly-street-post-office>.
- Ebenezer Lutheran Church. “Church History.” <https://ebenezerlutheran.org/history/>.
- Edgar, Walter. *South Carolina: A History*. Columbia: University of South Carolina Press, 1998.
- Elmalvaney. “Mid-Century Medical: Jackson’s University Plaza.” *Preservation in Mississippi* (blog), November 13, 2014, <https://misspreservation.com/2014/11/13/mid-century-medical-jacksons-university-plaza/>.
- Ersoy, Ufuk, Dana Anderson, and Kate Schwennsen. *100 Years of Clemson Architecture: Southern Roots + Global Reach*. Clemson, S.C.: Clemson University, 2015.

- Fox, Nancy. "The Physical Development of Columbia, S.C., 1786-1945." Columbia: Central Midlands Regional Planning Council, 1985.
- Gelernter, Mark. *A History of American Architecture: Buildings in Their Cultural and Technological Context*. Hanover, NH: University Press of New England, 1991.
- "Gervais Street Bridge." NRHP nomination, 1980.
- Gray, Stephanie. "Cornell Arms." NRHP nomination, 2019.
- General Services Administration. *Growth, Efficiency, and Modernism: GSA Buildings of the 1950s, 60s, and 70s*. Washington, D.C., 2003.
- . "U.S. Post Office -- Loop Station, Chicago, IL." <https://www.gsa.gov/historic-buildings/us-post-office-loop-station-chicago-il#overview>.
- Goulding, Ella. "1520 Senate Street: Historic Site Brief." Report for ARTH 542 taught by John Sherrer, Spring 2020.
- Halberg, Kayla Boyer. "'This Is a Little Beauty': Preserving the Legacy of the Columbia Cottage." Master's thesis, University of South Carolina, 2015.
- Ham, Lauren. "A.P. Williams Funeral Home." NRHP nomination, 2005.
- Hansen, Bert. *Picturing Medical Progress from Pasteur to Polio: A History of Mass Media Images and Popular Attitudes in America*. Rutgers University Press, 2009.
- Haynes, Paul, Andrew Nester, Robert Wertz, Ana Gibson, Margaret McElveen, John Benton, Carly Simendinger, Adam Bradway, Hatara Tyson, Caley Pennington. "A Last Look at Modernism." Report by ARTH 542 class at the University of South Carolina taught by Lydia Mattice Brandt, Spring 2016.
- Hennig, Helen Kohn, ed., *Columbia, Capital City of South Carolina, 1786-1936*. Columbia: The Columbia Sesqui-Centennial Commission, 1936.
- Historic Columbia. "Online Tours." <https://www.historiccolumbia.org/tours/online-tours>.
- . "Veterans Administration Regional Office Building Site Brief." June 26, 2015.
- "Historic Taylor House." NRHP nomination, 1982.
- Horn, Chris, ed. *A Spirit of Place: Buildings and Gardens of the University of South Carolina Columbia Campus, 1801-2016*. Columbia: University of South Carolina, Division of Administration and Finance, 2016.
- Hunting, Mary Anne. *Edward Durrell Stone: Modernism's Populist Architect*. New York: W. W. Norton, 2013.
- "Interstate-Guide.com." <https://www.interstate-guide.com/>.

- Jester, Thomas C., ed. *Twentieth-Century Building Materials: History and Conservation*. Los Angeles: Getty Conservation Institute, 2014.
- John M. Bryan & Associates. "City-Wide Architectural Survey & Historic Preservation Plan, Columbia, S.C." 1993.
- Johnson, Christopher Leevy. "Undertakings: The Politics of African-American Funeral Directing." PhD diss., University of South Carolina, 2004.
- Kisacky, Jeanne. *Rise of the Modern Hospital: An Architectural History of Health and Healing, 1870-1940*. Pittsburgh: University of Pittsburgh Press, 2017.
- Laderman, Gary. *Rest in Peace: A Cultural History of Death and the Funeral Home in Twentieth-Century America*. Oxford: Oxford University Press, 2003.
- Lampros, Dean George. "Like a Real Home: The Residential Funeral Home and America's Changing Vernacular Landscape, 1910-1960." PhD diss., Boston University, 2013.
- Lane, Lawrence. *Building Columbia*. Master's thesis, University of South Carolina, 2018.
- Lane, Larry, Miriam Boyd, Josh Jackson, Zack Beach, Sadie Pickens, Matthew Cauthen, Madeline Marbury, Alexandra Guba, Halie Schouten, Wendy Dollar, Helen Kampmann, and Katherine Kneisley. "Planning Greene Street: A Mid-Century History." Report by ARTH 542 class at the University of South Carolina taught by Lydia Mattice Brandt, Spring 2017.
- Lee, Casey, Stephanie Gray, Ari Robbins, Carolina Doyle, Alexandra Gonzalez, Chelsea Grayburn, Robert Olguin, Jane Campbell, Lauren Rivelli, Max Imberman, Lois Carlisle, Kayla Halbert, and Sara Lerch. "Lyles, Bissett, Carlisle and Wolff: Building Modern Columbia." Report by ARTH 542 class at the University of South Carolina taught by Lydia Mattice Brandt, Spring 2015.
- Lesesne, Henry H. *A History of the University of South Carolina, 1940-2000*. Columbia: University of South Carolina Press, 2001.
- Lesser, Charles H. *The Palmetto State's Memory: A History of the South Carolina Department of Archives & Hisotry, 1905-1960*. Columbia: SCDAH, 2009.
- McGrath, Dollie. "City of Columbia Historic District I." NRHP nomination, 1971.
- . "Supreme Court of South Carolina Building." NRHP nomination, 1972.
- McIntyre, Justin. "Taylor Burial Ground." Draft NRHP nomination, 2011.
- McQuillan, David. "The Street Railway and the Growth of Columbia, S.C., 1882-1936." Master's thesis, University of South Carolina, 1975.
- Merwood-Salisbury, Joanna. *Chicago 1890: The Skyscraper and the Modern City*. Chicago: The University of Chicago Press, 2009.
- Meszaros, Elizabeth Paige. "'All Modern Conveniences': Multi-Family Housing Choice, the Apartment, and the Modernization of Raleigh, North Carolina, 1918-1929." PhD diss., University of North Carolina at Greensboro, 2012.

- Miller, Richard L. and Earl S. Swennsson. *Hospital and Healthcare Facility Design*. New York: W. W. Norton & Company, 2002.
- Montgomery, John A. *History of Wilbur Smith and Associates, 1952-1984*. Columbia: Wilbur Smith and Associates, 1985.
- Montgomery, Warner M. *Columbia Schools: A History of Richland County School District One, Columbia, S.C., 1792-2000*. Columbia: n.p., 2002.
- Morton, Sam. "The Columbia Metropolitan Airport, Gateway to the Midlands." January-February 2013, <https://columbiometro.com/article/the-columbia-metropolitan-airport/>.
- Moore, John Hammond. *Columbia and Richland County, A South Carolina Community, 1740-1990*. Columbia: University of South Carolina Press, 1993.
- Pasnik, Mark, Michael Kubo, and Chris Grimley. *Heroic: Concrete Architecture and the New Boston*. New York: Monacelli Press, 2015.
- Peterson, Jon A. *The Birth of City Planning in the United States, 1840-1917*. Baltimore: Johns Hopkins University Press, 2003.
- Prisma Health. "Baptist History." <https://www.palmettohealth.org/locations-directions/hospitals/baptist/baptist-history>.
- Richey, Staci. "City Hall, 1737 Main Street." City of Columbia Planning Office, 2011.
- "The Little Red Schoolhouse." City of Columbia Planning Office, 2015.
- Unpublished research on Unprotected Historic Apartments in Downtown Columbia. CPO, October 2014.
- Unpublished research on African American Boarding Houses. CPO, 2012.
- "Variations on a Theme: Planning for the Elimination of Black Neighborhoods in Downtown Columbia, South Carolina, 1905-1970." Master's thesis, University of South Carolina, 2004.
- Roth, Leland M. and Amanda C. Roth Clark. *American Architecture: A History*. 2nd ed. Boulder, CO: Westview Press, 2016.
- Salley, A.S. *The State Houses of South Carolina, 1751-1936*. Columbia: Cary Printing Company, 1936.
- Schmitz, Doris. "McMaster School." NRHP nomination, 1997.
- "Seth Thomas Tower Clocks."  
[http://www.antiquestreetclocks.com/index.php?page=seth\\_thomas\\_tower\\_clocks](http://www.antiquestreetclocks.com/index.php?page=seth_thomas_tower_clocks).
- Sherrer, John M., III. *Remembering Columbia*. Charleston, S.C.: Arcadia Publishing, 2015.
- Simmons, Matthew, ed. *The South Carolina Encyclopedia*. <https://www.scencyclopedia.org/sce/>.

- Smith, Suzanne E. *To Serve the Living: Funeral Directors and the African American Way of Death*. Cambridge, Mass.: The Belknap Press of Harvard University Press, 2010.
- South Carolina Department of Archives and History. "South Carolina Historic Properties Record." <https://schpr.sc.gov/index.php>.
- "Slavery at South Carolina College, 1801-1865." <https://delphi.tcl.sc.edu/library/digital/slaveryscc/index.html>.
- Spencer, Brenda R. and Michelle L. Spencer. "Knightley's Parking Garage." NRHP nomination, August 2016.
- Theodore, David. "The Decline of the Hospital as Healing Machine." In *Healing Spaces, Modern Architecture, and the Body*, ed. Sarah Schrank and Didem Ekici. New York: Routledge, 2017.
- Trinkley, Michael and Debi Hacker. "Columbia's Scandal: Lower Cemetery." Chicora Foundation, Inc., 2009.
- Turner, Paul Venable. *Campus: An American Planning Tradition*. Cambridge, Mass.: The MIT Press, 1984.
- Vivian, Daniel J. "'A Practical Architect': Frank P. Milburn and the Transformation of Architectural Practice in the New South, 1890-1925." *Winterthur Portfolio* 40, no. 1 (Spring 2005): 17-28.
- Weiss, Marc A. *The Rise of the Community Builders: The American Real Estate Industry and Urban Land Planning*. New York: Columbia University Press, 1987.
- Wells, John, et al. "Columbia Historic District II (Boundary Increase)." NRHP nomination, 1982.
- Wells, John E. and Robert E. Dalton. *The South Carolina Architects, 1885-1935: A Biographical Dictionary*. Richmond: New South Architectural Press, 1992.
- West, Elizabeth Cassidy and Katharine Thompson Allen. *On the Horseshoe: A Guide to the Historic Campus of the University of South Carolina*. Columbia: The University of South Carolina Press, 2015.
- "West Gervais Street Historic District Design Guidelines." City of Columbia Planning Department, 2017.
- WEWA docomomo. "New Formalism (1960-1975)." [https://www.docomomo-wewa.org/styles\\_detail.php?id=27](https://www.docomomo-wewa.org/styles_detail.php?id=27).
- Wiseman, Carter. *Twentieth-Century American Architecture: The Buildings and Their Makers*. New York: W. W. Norton, 2000.
- Wright, Gwendolyn. *USA: Modern Architecture in History*. London: Reaktion Books, Ltd., 2009.
- Young, Emma K. "Strom Thurmond Federal Building and U.S. Courthouse." NRHP nomination, 2014.
- Mantha Zarmakoupi, "Balancing Acts Between Ancient and Modern Cities: The Ancient Greek Cities Project of C. A. Doxiadis," *Architectural Histories* 3, no. 1 (2015).

## 8. Appendix

**Table 8.1. Apartment Buildings Surveyed**

Complete list of multi-storied, purpose-built apartment buildings within the survey area that retain significant levels of integrity and are not already listed in the National Register of Historic Places or included within an existing NRHP district or within another district recommended as part of this report.

Site #	TMS#	Historic Name	Address	Date
7774	R11308-12-20		1851 Devine St	1931
7776	R11308-12-22		1843 Devine St	c.1930
7777	R11308-12-23		1827 Devine St	1936
7778	R11308-12-24		1823 Devine St	1936
7748	R09015-05-01	Marion Street Heights	1930 Marion St	1975
7759	R11304-08-05		919 Sumter St	1935
7769	R11482-18-04	Heritage Apartment Building	1829 Senate St	1975
7771	R11308-12-16		1906 Greene St	c.1940
7781	R11308-12-31	Christopher Towers	1805 Devine St	1972
7782	R11308-14-10	Park Lane Apartments	701 Barnwell St	1963
7788	R11307-01-08		616 Pickens St	c.1945
7789	R11307-01-01		618 Pickens St	1936
7794	R11308-15-05		721 Henderson St 723 Henderson St 725 Henderson St	c.1945
7796	R11308-15-11, 12	Park View Apartments	637 Henderson St 639 Henderson St 641 Henderson St	1954
7799	R11308-15-15		621 Henderson St 623 Henderson St	c.1964
7815	R11312-12-01	Finlay House	2100 Blossom St	1971
7858	R11304-03-09		1006 Marion St	1941
8130	R11402-08-05		1728 Hampton St	1931
8158	R09016-10-21		2006 Sumter St	c.1950
8246	R11404-01-18		1916 Bull St	1938
8256	R11402-03-07	Beverly Apartments	1525 Bull St	1913
8258	R11402-14-11	Adrian Apartments	1417 Bull St	c.1940
8260	R11401-05-17	Alston Wilkes Home	1218 Bull St	c.1939
8267	R11401-04-02	First Presbyterian Ministry House	1414 Lady St	c.1939
8270	R11403-13-05		1621 Pickens St	c.1940
8289	R11402-12-11		1315 Pickens St	c.1940
8290	R11402-11-13	Thomas Jr. Apartments	1316 Pickens St	c.1945
8291	R11402-11-14		1318 Pickens St	c.1930

Site #	TMS#	Historic Name	Address	Date
8295	R11402-13-09	Rohr Chabad Jewish Student Center	1531 Washington St./1405 Pickens St	1925
8318	R09013-08-04		1122 Lady St	1970
8324	R09015-08-18	Davis Apartments	1724-1728 Sumter St	c.1945
8332	R11401-07-03	Gracelynn Apartments	1200 Henderson St	1926
8455	R09016-12-11	Hyland Apartments	1215 Elmwood Ave	1936 (converted into apartments)
8006	R09015-09-14		1325 Laurel St	1935

Table 8.2. Mid-Century Office Buildings

Complete list of mid-century office buildings within the survey area that retain significant levels of integrity and are not already listed in the National Register of Historic Places or included within an existing NRHP district or within another district recommended as part of this report.

Site #	TMS #	Historic Name	Address	Date
7719	R11402-05-10	Southern Bell Long Distance Call Center	1645 Hampton St	1957
7720	R11402-04-04		1531 Hampton St	1959
7721	R11403-10-18		1801 Hampton St	1962
7749	R09016-07-12		1413 Calhoun St	1969
7761	R11304-0210	Pendleton Building	1321 Pendleton St	1953
7809	R11409-21-01		2123 College St	1959
7854	R11312-15-06		2132 Devine St	c.1955
7868	R08916-09-06		1019 Assembly St	1959
7871	R11303-13-13		610 Assembly St	1966
7873	R11303-13-02		1124 Devine St	1956
8121	R11402-11-01	Southern Bell	1600 Hampton St	1967
8123	R11402-13-05	Doughty and Talbert Doctor Offices	1427 Pickens St	c.1939
8125	R11402-13-01	Home Federal Savings and Loan Association	1430 Bull St	c.1964
8126	R11402-08-21	Southern Teachers Agency of Columbia	1420 Henderson St	1956
8128	R11402-08-02	Motors Insurance Corporation	1712 Hampton St	1954
8150	R11406-16-05		1812 Washington St	c.1975
8151	R11406-16-03		1806 Washington St	c.1972



Site #	TMS #	Historic Name	Address	Date
8154	R11402-08-10		1409-1411 Barnwell St	c.1964
8159	R09016-10-22		2010-2014 Sumter St	1962
8166	R09016-07-02		1408 Elmwood Ave	c.1964
8168	R09016-07-04		1420 Elmwood Ave	c.1972
8171	R09015-05-02		1416 Calhoun St	1961
8201	R11406-16-17	County Health Center	1221 Gregg St	1960
8202	R11401-06-07		1216 Pickens St	1963
8204	R11401-06-09		1224 Pickens St	c.1959
8205	R11401-06-01		1226 Pickens St	1949
8206	R11402-11-10		1300 Pickens St	1953
8217	R11403-03-07		1727 Laurel St	c.1958
8218	R11403-03-04		1717 Laurel St	c.1956
8229	R11404-03-14		1911 Barnwell St	c.1974
8248	R09015-06-08		1811 Bull St	c.1974
8251	R11403-01-17		1812 Bull St	c.1970
8264	R11401-04-01	SCE&G Building	1400 Lady St	1972
8268	R11403-14-01	Colonial Life Building	1612 Marion St	1962
8271	R11403-13-06		1615 Pickens St	1969
8281	R11402-05-18		1514 Pickens St	c.1964
8282	R11402-05-14		1520 Pickens St	1968
8286	R11402-05-05		1620 Taylor St	1960
8292	R11402-11-18		1338 Pickens St	c.1955
8293	R11402-11-20A	Fourteen Hundred Building	1350 Pickens St., 1400 Pickens St	c.1970
8299	R11402-12-17		1515 Lady St	c.1958
8300	R11402-12-18		1509 Lady St	c.1973
8301	R11401-05-21		1500 Lady St	c.1965
8317	R09013-06-08		1213 Lady St	1964
8327	R09015-08-01	Chamber of Commerce	1308 Lady St.	1959
8333	R11401-08-01		1700 Gervais St	c.1965
8334	R11405-02-01		1710 Gervais St	1968
8335	R11401-07-04		1703 Gervais St	c.1965
8336	R11401-07-02		1711 Gervais St	c.1966
8337	R11401-07-05		1717 Gervais St	c.1960
8339	R11401-07-01		1214 Henderson St	c.1972
8340	R11402-10-06		1218 Henderson St	c.1960

Site #	TMS #	Historic Name	Address	Date
8350	R09014-08-10	Security Federal	1233 Washington St	1955
8351	R11401-01-02		1310 Washington St	1960
8352	R11401-01-03		1316 Washington St	c.1939
8358	R09015-16-09		1931 Assembly St	1967
8359	R09015-02-12		2014 Assembly St	c.1969
8361	R09015-02-14		2020 Assembly St	c.1962
8362	R09015-02-15		2026 Assembly St	c.1967
8366	R09015-02-10		1115 Calhoun St.	1959
8369	R09011-13-07		1929 Gadsden St	c.1965
8446	R09011-03-12		715 Elmwood Ave	c.1967
8448	R09011-05-12		901 Elmwood Ave	1963
8462	R11401-09-03		1616 Gervais St	c.1962
8463	R11401-09-05		1620 Gervais St	1958
8473	R11401-05-11		1517 Gervais St	c.1949
7969	R090182-01-04		1813 Main St	1961
7970	R09015-11-10	IBM Building	1800 Main St	1968
7971	R09015-14-06	Jefferson Square	1801 Main St	1970
7978	R09015-11-02		1831 Sumter St	c.1970
7980	R09015-11-07		1225 Laurel St	1951
7991	R11403-16-04		1520 Laurel St	c.1967
8008	R09013-05-02	Standard Savings Bank	1136 Washington St/1339 Main St	1973
8012	R11404-01-14		1515 Richland St	c.1962
8034	R09011-07-01		900 Elmwood Ave	1972
8035	R11401-03-04	Bankers Trust Tower	1301 Gervais St	1974

Site No.	Historic Name	Address/Location	Construction Date	SHPO National Register Determination of Eligibility
7718		1601 Hampton St.	c.1921	Not Eligible
7719	Southern Bell Long Distance Call Center	1645 Hampton St.	1957	Not Eligible
7719.01		1645 Hampton St.	c.1957	Not Eligible
7719.02		1645 Hampton St.	c.1965	Not Eligible
7720		1531 Hampton St.	1959	Not Eligible
7721		1801 Hampton St.	1962	Not Eligible
7722		1803 Hampton St.	c.1910	Not Eligible
7722.01		1803 Hampton St.	c.1945	Not Eligible
7723		1807 Hampton St.	c.1915	Not Eligible
7724		1813 Hampton St.	c.1925	Not Eligible
7725		1817 Hampton St.	c.1915	Not Eligible
7726		1819 Hampton St.	c.1915	Not Eligible
7727		1821 Hampton St.	c.1905	Not Eligible
7728	Bruton's Apothecary	1506 Gregg St. 1901 Hampton St 1903 Hampton St	c.1950	Contributes to Eligible District
7729		1510 Gregg St.	c.1960	Contributes to Eligible District
7730		1516 Gregg St.	c.1960	Contributes to Eligible District
7731		1905 Hampton St.	c.1953	Contributes to Eligible District
7732		1911 Hampton St.	c.1974	Contributes to Eligible District
7733		1919 Hampton St.	c.1960	Contributes to Eligible District
7734		1929 Hampton St.	c.1953	Not Eligible
7735		1425 Cherokee St.	c.1908	Not Eligible
7736		1421 Cherokee St.	c.1908	Not Eligible
7737		1419 Cherokee St.	c.1908	Not Eligible
7738		1417 Cherokee St.	c.1908	Not Eligible
7739		1400 Barnwell St.	1957	Contributes to Eligible District
7740		1406 Barnwell St.	c.1915	Not Eligible
7741		1410 Barnwell St.	c.1960	Contributes to Eligible District
7742		1412 Barnwell St.	1928	Not Eligible
7743		1315 Calhoun St.	c.1960	Not Eligible
7744		1324 Calhoun St.	1968	Not Eligible
7745		2022 Marion St.	1957	Not Eligible
7746		2015 Marion St.	c.1955	Not Eligible
7747		2015 College St.	by 1950	Not Eligible
7748	Marion Street Heights	1930 Calhoun St.	1975	Not Eligible
7749		1413 Calhoun St.	1969	Not Eligible
7750		2120 Senate St.	c1960	Not Eligible

7751		1812 Taylor St.	c.1971	Not Eligible
7752		1800 Taylor St. 1802 Taylor St	1968	Not Eligible
7753		1700 Taylor St.	1958	Not Eligible
7754		1516 Barnwell St.	1963	Not Eligible
7755		1900 Taylor St.	1948	Not Eligible
7756		1906 Taylor St.	1948	Not Eligible
7757		1910 Taylor St.	c.1960	Not Eligible
7758		1928 Taylor St.	c.1965	Not Eligible
7759	Senate Club	919 Sumter St.	1935	Not Eligible
7760		1311 Pendleton St.	1972	Not Eligible
7761	Pendleton Building	1321 Pendleton St.	1953	Not Eligible
7762		1323 Pendleton St.	1941	Not Eligible
7763	Claire Towers	1041 Marion St.	1950	Eligible
7764	Grand Lodge of Ancient Free Masons of SC	1401 Senate St.	1962	Not Eligible
7765	Rutledge Building	1429 Senate St.	1965	Eligible
7766	SC State Archives	1430 Senate St.	1960	Eligible
7767	SC State Library	1500 Senate St.	1969	Eligible
7768	Senate Plaza	1520 Senate St.	1965	Eligible
7769	Heritage Apartment Building	1829 Senate St.	1975	Not Eligible
7770		1916 Greene St. 1918 Greene St	1967	Not Eligible
7771		1906 Greene St.	c.1940	Not Eligible
7772		717 Laurens St. 719 Laurens St	c.1950	Not Eligible
7773		703 Laurens St. 705 Laurens St	c.1945	Not Eligible
7774		1851 Devine St.	1931	Not Eligible
7775		1847 Devine St.	c.1930	Not Eligible
7776		1843 Devine St.	c.1930	Not Eligible
7777		1827 Devine St.	1936	Not Eligible
7778		1823 Devine St.	1936	Not Eligible
7779		1821 Devine St.	c.1920	Not Eligible
7780		1819 Devine St.	c.1920	Not Eligible
7780.01		1819 Devine St.	c.1920	Not Eligible
7781	Christopher Towers	1805 Devine St.	1972	Not Eligible
7782	Park Lane Apartments	701 Barnwell St.	1963	Not Eligible
7783		1727 Devine St.	c.1925	Not Eligible
7784		1723 Devine St.	c.1925	Not Eligible
7785		1717 Devine St.	c.1925	Not Eligible
7786		1715 Devine St.	c.1925	Not Eligible
7787	Episcopal Student Center	602 Pickens St.	1961	Not Eligible
7788		616 Pickens St.	c.1945	Not Eligible
7789		618 Pickens St.	1936	Not Eligible
7790		628 Pickens St.	1915	Not Eligible
7791		630 Pickens St.	1936	Not Eligible

7792	Wesley Foundation, Methodist Student Center	726 Pickens St.	1961	Not Eligible
7793		727 Henderson St.	c.1945	Not Eligible
7794		721 Henderson St. 723 Henderson St 725 Henderson St	c.1945	Not Eligible
7795		709 Henderson St.	c.1945	Not Eligible
7796	Park View Apartments	637 Henderson St. 639 Henderson St 641 Henderson St	1954	Eligible
7797		631 Henderson St. 629 Henderson St	c.1955	Not Eligible
7798		625 Henderson St.	c.1950	Not Eligible
7799		621 Henderson St. 623 Henderson St	c.1964	Not Eligible
7800		617 Henderson St. 619 Henderson St	1948	Not Eligible
7801		613 Henderson St. 615 Henderson St	1939	Not Eligible
7802		603 Henderson St. 601 Henderson St	c.1945	Not Eligible
7803		1609 Blossom St.	c.1945	Not Eligible
7804		1603 Blossom St.	c.1955	Not Eligible
7805		1716 Henderson St.	c.1920	Not Eligible
7806	Sears Town	1001 Harden St.	1955	Not Eligible
7807		2006 Senate St.	1946	Not Eligible
7808	Five Points School	2116 College St.	c.1968	Not Eligible
7809		2123 College St.	1959	Not Eligible
7810		816 Pavilion Ave.	1950	Not Eligible
7811		806 Pavilion Ave.	c.1960	Not Eligible
7812	US Post Office	2108 Greene St.	c.1960	Not Eligible
7813	Riley's Clothing Store	2112 Devine St.	1942	Not Eligible
7814		2108 Devine St.	c.1964	Not Eligible
7815	Finlay House	2100 Blossom St.	1971	Not Eligible
7816		535 Harden St.	1937	Not Eligible
7817		533 Harden St.	1950	Not Eligible
7818		527 Harden St. 531 Harden St	c.1940	Not Eligible
7819		525 Harden St.	c.1940	Not Eligible
7820		532 Congaree Ave.	c.1940	Not Eligible
7821		1924 Blossom St.	1954	Not Eligible
7822		1922 Blossom St.	c.1952	Not Eligible
7823		621 Saluda Ave.	1936	Not Eligible
7824		617 Saluda Ave.	1936	Not Eligible
7825		618 Saluda Ave. 620 Saluda Ave	c.1940	Not Eligible
7826		705 Saluda Ave.	1965	Not Eligible
7827		1940 Blossom St.	1963	Not Eligible

7828		2020 Devine St. 733 Santee Ave	1936	Not Eligible
7829		2000 Greene St.	1935	Not Eligible
7830		2000 Greene St.	1935	Not Eligible
7831		436 Blossom St.	1954	Not Eligible
7832		519 Huger St.	1957	Not Eligible
7833		409 Blossom St.	1969	Not Eligible
7834		620 Huger St.	c.1965	Not Eligible
7835		718 Devine St.	c.1950	Not Eligible
7836		730 Devine St.	c.1956	Not Eligible
7837		621 Gadsden St.	c.1960	Not Eligible
7838		700 College St.	c.1920	Not Eligible
7839		706 Pendleton St.	c.1910	Not Eligible
7840		914-30 Pulaski St.	c.1940	Not Eligible
7841		1006 Huger St.	1975	Not Eligible
7842	New Macedonia Baptist Church	930 Huger St.	1957	Not Eligible
7843		901 Huger St.	c.1940	Not Eligible
7844		917 Huger St. 919 Huger St	c.1930	Not Eligible
7845		903 Huger St.	1932	Not Eligible
7846		809 Huger St.	1971	Not Eligible
7847		1102 Huger St.	1955	Not Eligible
7848	SC Department of Agriculture Laboratory	1101 Williams St.	1973	Not Eligible
7849		320 Senate St.	c.1945	Not Eligible
7850		316 Senate St.	c.1945	Not Eligible
7851		300 Senate St.	c.1945	Not Eligible
7852		522 Devine St.	c.1960	Not Eligible
7852.01		522 Devine St.	c.1960	Not Eligible
7853		525 Gadsden St.	c.1960	Not Eligible
7854		2132 Devine St.	c.1955	Not Eligible
7855		520 Greene St.	1948	Not Eligible
7856		1427 Pendleton St.	c.1925	Not Eligible
7857		1419 Pendleton St.	c.1925	Not Eligible
7858		1006 Marion St.	1941	Not Eligible
7859	Wit-Mary	1018 Marion St.	1923	Eligible
7860	Walters Building	1028 Sumter St.	c.1921	Not Eligible
7861		1026 Sumter St.	c.1921	Not Eligible
7862		1217 College St.	c.1900	Not Eligible
7863		1114 College St.	1969	Not Eligible
7864		825 Main St.	c.1969	Not Eligible
7865		2116 Senate St.	c1940	Not Eligible
7866		2121 Senate St.	c1960	Not Eligible
7867	Post Office Garage	1022 Senate St.	c.1925	Not Eligible
7868		1019 Assembly St.	1959	Not Eligible
7869		1109 Assembly St.	1935	Not Eligible
7870		826 Assembly St.	c.1960	Not Eligible
7871		610 Assembly St.	1966	Not Eligible
7872	Columbia Inn	630 Assembly St.	1969	Not Eligible

7873		1124 Devine St.	1956	Not Eligible
7874	Capitol Complex Power Station	1110 Pendleton St.	c.1970	Not Eligible
7875	Edgar A. Brown Building	1207 Pendleton St.	1973	Contributes to Eligible District
7876	Solomon Blatt Building	1105 Pendleton St.	1979	Contributes to Eligible District
7877	Furman McEachern Jr. Parking Garage	Pendleton St.	1978	Contributes to Eligible District
7878	L. Marion Gressette Building	1101 Pendleton St.	1978	Contributes to Eligible District
7879	Rembert C. Dennis Building	1000 Assembly St.	1952	Contributes to Eligible District
7880	University High School	820 Main St.	1930	Not Eligible
7881	James Francis Byrnes Building, UofSC	901 Sumter St.	1953	Eligible
7882	Sumwalt College, UofSC	1212 Greene St.	1961	Contributes to Eligible District
7883	Thomas Cooper Library, UofSC	1322 Greene St.	1959	Eligible
7884	Russell House Student Union, UofSC	1400 Greene St.	1955	Contributes to Eligible District
7885	Thompson Student Health Center, UofSC	1300 Pickens St.	1973	Contributes to Eligible District
7886	School of Business Administration, UofSC	709 Bull St.	1955	Contributes to Eligible District
7887	Patterson Hall, UofSC	1520 Devine St.	1962	Not Eligible
7888	South Tower, UofSC	614 Bull St.	1965	Contributes to Eligible District
7889	Wade Hampton Hall, Women's Quad, UofSC	720 Bull St.	1959	Not Eligible
7890	Sims Hall, Women's Quad, UofSC	720 Bull St.	1939	Eligible
7891	McClintock Hall, Women's Quad, UofSC	720 Bull St.	1955	Not Eligible
7892	Welsh Humanities Complex	1620 College St.	1968	Contributes to Eligible District
7893	Gambrell Hall, UofSC	817 Henderson St.	1975	Contributes to Eligible District
7894	Close-Hipp Buildings, UofSC	1705 College St.	1973	Contributes to Eligible District
7895	Capstone House, UofSC	898 Barnwell St.	1967	Eligible
7896	Columbia Hall, UofSC	918 Barnwell St.	1971	Contributes to Eligible District
7897	East Energy Facility, UofSC	Henderson St.	1967	Contributes to Eligible District
7898	Williams-Brice Nursing Building/Auditorium, UofSC	1601 Greene St.	1974	Contributes to Eligible District

7899	Pendleton Street Parking Garage, UofSC	1501 Pendleton St.	1975	Not Eligible
7927		537 Santee Ave.	c1940	Not Eligible
7928	Law Center, UofSC	1112 Greene St.	1973	Contributes to Eligible District
7929	Jones Physical Sciences Building, UofSC	745 Main St.	1967	Contributes to Eligible District
7930	Biological Sciences Center, UofSC	715 Sumter St.	1973	Contributes to Eligible District
7931	Earth and Water Sciences Building, UofSC	701 Sumter St.	1979	Contributes to Eligible District
7932	Carolina Coliseum, UofSC	701 Assembly St	1968	Contributes to Eligible District
7933	West Energy Facility, UofSC	Main St	1973	Contributes to Eligible District
7934	Bursar's Office, UofSC	516 Main St. 518 Main St	c.1940	Contributes to Eligible District
7935	Blossom Street Parking Garage, UofSC	1300 Blossom St.	1971	Contributes to Eligible District
7936	McBryde Quadrangle, UofSC	1311 Blossom St.	1955	Not Eligible
7937		1809 Gadsden St.	1968	Not Eligible
7938		1801 Gadsden St.	c.1870	Contributes to Listed District
7939		723 Laurel St.	c.1930	Not Eligible
7940		810 Hampton St./811 Washington St.	1974	Not Eligible
7941		714 Washington St.	c.1960	Not Eligible
7941.01		714 Washington St.	c.1960	Not Eligible
7942	Zion Baptist Church	1408 Gadsden St./801 Washington St.	1917	Eligible
7943		1002 Calhoun St.	c.1971	Not Eligible
7944	Elmwood Avenue Church of God	1427 Elmwood Ave.	1952	Not Eligible
7945		1601 Harden St.	c.1969	Not Eligible
7946		1429 Laurel St.	1953	Not Eligible
7946.01		1429 Laurel St./1809 Bull St.	c.1955	Not Eligible
7947		1330 Taylor St.	1948	Not Eligible
7948	Oliver Gospel Mission	1532 Assembly St.	c.1888	Eligible
7948.01		1532 Assembly St./1104 Taylor St.	c.1940	Not Eligible
7949		1111 Taylor St.	c.1900	Not Eligible
7950		1113 Taylor St.	c.1920	Not Eligible
7951		1101 Taylor St.	1966	Eligible
7952		1108 Blanding St.	c.1903	Eligible
7953	New South Life Insurance	1900 Assembly St.	1964	Not Eligible



7954		2016 Lincoln St.	c.1900	Contributes to Listed District
7955		2008 Lincoln St.	c.1915	Contributes to Listed District
7956		2001 Lincoln St.	c.1900	Contributes to Listed District
7957		2003 Lincoln St.	c.1900	Contributes to Listed District
7958		2007 Lincoln St.	c.1910	Contributes to Listed District
7959		2009 Lincoln St.	c.1890	Contributes to Listed District
7959.01		2009 Lincoln St.	c.1930	Not Eligible
7960	St. Timothy Episcopal Church	900 Calhoun St.	1914	Contributes to Listed District
7961		903 Calhoun St.	c.1910	Contributes to Listed District
7962		907 Calhoun St.	c.1910	Contributes to Listed District
7963		917 Calhoun St.	c.1890	Contributes to Listed District
7964		923 Calhoun St.	c.1900	Contributes to Listed District
7965		925 Calhoun St.	c.1925	Not Eligible
7966	Elks Lodge	1701 Washington St.	1962	Not Eligible
7967		1717 Washington St.	c.1959	Not Eligible
7968		1830 Main St.	c.1910	Not Eligible
7969		1813 Main St.	1961	Not Eligible
7970	IBM Building	1800 Main St.	1968	Not Eligible
7971	Jefferson Square	1801 Main St.	1970	Eligible
7971.01	Jefferson Square Parking Garage	1801 Main St./facing Assembly St.	1970	Not Eligible
7972	Second Presbyterian Church	1103 Laurel St.	1904	Eligible
7973		1802 Washington St.	c.1890	Not Eligible
7974		1003 Richland St.	1958	Not Eligible
7975		1416 Gervais St.	1953	Not Eligible
7976		next to 1339 Main St. (in public right of way)	c.1908	Not Eligible
7977		1818/1820 Sumter St.	c.1950	Not Eligible
7978		1831 Sumter St.	c.1970	Not Eligible
7979		1219 Laurel St./1800 Main St.	c.1960	Not Eligible
7980		1225 Laurel St.	1951	Not Eligible
7981		1715 Gadsden St.	c.1890	Not Eligible
7982		715 Gervais St.	c.1959	Not Eligible
7983		1209 Gadsden St.	c.1939	Not Eligible
7984		1211 Gadsden St.	c.1949	Not Eligible
7985		1914 Park St.	c.1975	Not Eligible

7986		2000 Park St.	c.1973	Not Eligible
7987		930 Richland St.	c.1969	Not Eligible
7988		1706 Richland St.	c.1910	Not Eligible
7989		1708 Richland St.	c.1910	Not Eligible
7990	Baptist Hospital Professional Building	1611 Marion St./1333 Taylor St.	1974	Not Eligible
7990.01		1611 Marion St./1333 Taylor St.	1974	Not Eligible
7990.02		1611 Marion St./1333 Taylor St.	1974	Not Eligible
7991		1520 Laurel St.	c.1967	Not Eligible
7992		1520 Taylor St.	c.1950	Not Eligible
7993		1414 Pickens St.	c.1970	Not Eligible
7994	First Baptist Church Sunday School Bldg	1330 Hampton St.	c.1930	Not Eligible
7995	National Bank of S.C.	1545 Sumter St.	1969	Requires Additional Research
7996		2024 Main St.	c.1960	Not Eligible
7996.01		2024 Main St.	c.1960	Not Eligible
7996.02		2024 Main St.	1962	Not Eligible
7997	Davison's	1515 Main St.	1971	Not Eligible
7997.01		1520 Assembly St.	1971	Not Eligible
7998	Veterans Administration Building	1801 Assembly St.	1951	Not Eligible
7999		607 Laurel St./611 Laurel St.	c.1950	Not Eligible
8000		1738 Gervais St.	1957	Not Eligible
8001	Standard Oil Co. District Office	300 Gervais St.	1930	Eligible
8002	Heinitsch House	1328 Blanding St.	c.1870	Eligible
8003		640 Taylor St./1515 Wayne St.	c.1973	Not Eligible
8004		630 Taylor St.	c.1973	Not Eligible
8005		1830 Marion St.	c.1890	Not Eligible
8006		1325 Laurel St.	1935	Not Eligible
8007		1412 Laurel St.	c.1969	Not Eligible
8008	Standard Savings Bank	1136 Washington St./1339 Main St.	1973	Not Eligible
8008.01		1100 Washington St.	1973	Not Eligible
8009		1415 Gervais St.	c.1949	Not Eligible
8010	Downtown Medical Center	1410 Blanding St.	1963	Not Eligible
8011	YWCA	1505 Blanding St.	1950	Not Eligible
8012		1515 Richland St.	c.1962	Not Eligible
8013		1510 Laurens St.	c.1941	Not Eligible
8014		2001 Hampton St.	c.1940	Not Eligible
8015		2005 Hampton St.	1957	Contributes to Eligible District

8015.01		2005 Hampton St.	1958	Contributes to Eligible District
8015.02		2005 Hampton St.	1961	Contributes to Eligible District
8016		1310 Harden St.	c.1960	Not Eligible
8017	Cliffs Apartments, UofSC	1321 Whaley St	1974	Not Eligible
8018	South Energy Facility, UofSC	1311 Whaley St	1969	Contributes to Eligible District
8019	Neutron Generator Building, UofSC	1229 Devine St	1961	Contributes to Eligible District
8020	Thomas Cooper Library Reflecting Pool, UofSC	1401 Devine St	1966	Contributes to Eligible District
8021	Marion Street Pedestrian Bridge, UofSC	Marion St	1970	Not Eligible
8022	Blatt Physical Education Center, UofSC	1300 Wheat St	1971	Contributes to Eligible District
8023	East Campus Bridge/Promenade, UofSC	College St	1974	Contributes to Eligible District
8024	Bates Hall/Bates West, UofSC	1423 Whaley St	1969	Contributes to Eligible District
8025		1119 Park St	c1929	Not Eligible
8026		1125 Park St	c1929	Not Eligible
8027		525 Congaree Ave	c1920	Not Eligible
8028		541 Santee Ave	c1930	Not Eligible
8029		801 Pulaski St	c1969	Not Eligible
8030		931 Senate St	c1950	Not Eligible
8031	Kenner House	817 Calhoun St.	c.1860	Contributes to Listed District
8032		821 Calhoun St.	c.1890	Contributes to Listed District
8033		823 Calhoun St.	c.1910	Contributes to Listed District
8034		900 Elmwood Ave.	1972	Not Eligible
8035	Bankers Trust Tower	1301 Gervais St.	1974	Not Eligible
8035.01		1301 Gervais St.	1974	Not Eligible
8036	St. Paul's Lutheran Church Sunday School Bldg	1423 Blanding St.	1954	Not Eligible
8036.01	St. Pauls Lutheran Church Chapel	1423 Blanding St.	1961	Not Eligible
8037	Good Shepherd Episcopal Church Annex	1512 Blanding St.	1957	Not Eligible
8038	U.S. Post Office	1601 Assembly St.	1965	Eligible
8039	Columbia Waterworks	1700 Gist St.	c.1906	Not Eligible
8039.01	City waterworks coal slide	1700 Gist St.	c.1906	Not Eligible

8039.02	City Waterworks outbuilding	1700 Gist St.	c.1955	Not Eligible
8039.03	City Waterworks Filter House	1700 Gist St.	c.1906	Not Eligible
8039.04	City Waterworks Settling Basins	1830 Gist St.	c.1959	Not Eligible
8039.05	City Waterworks Chemical Building	1830 Gist St.	c.1959	Not Eligible
8039.06	City Waterworks Water Tank	1700 Gist St.	c.1955	Not Eligible
8040	Ebenezer Lutheran Church Parish House	1301 Richland St.	1951	Not Eligible
8040.01	Ebenezer Lutheran Church annex	1301 Richland St.	1969	Not Eligible
8041		1722 Marion St.	c.1900	Not Eligible
8042		926 Huger St./918 Huger St.	c.1975	Not Eligible
8043		912 Gervais St.	c.1930	Not Eligible
8044		933 Gervais St.	1968	Not Eligible
8045	St. Peters Catholic Cemetery	N/S Elmwood Ave., 600 block	c.1880	Eligible
8046		1214 Gregg St.	c.1950	Not Eligible
8047		1507 Gervais St.	1959	Not Eligible
8121	Southern Bell	1600 Hampton.	1967	Eligible
8122		1626 Hampton.	c.1967	Not Eligible
8123	Doughty and Talbert Doctor Offices	1427 Pickens St.	c.1939	Not Eligible
8124		1518 HamptonSt.	c.1870	Not Eligible
8125	Home Federal Savings and Loan Association	1430 Bull St.	c.1964,	Not Eligible
8126	Southern Teachers Agency of Columbia	1420 Henderson St.	1956	Not Eligible
8127		SW Corner of Hampton and Henderson St.	c.1967	Not Eligible
8128	Motors Insurance Corporation	1712 Hampton St.	1954	Not Eligible
8129		1722 Hampton St.	c.1912	Not Eligible
8130		1728 Hampton St.	1931	Not Eligible
8131		1732 Hampton St.	c.1930	Not Eligible
8132	Barnwell Street Medical Building	1802 Hampton St./1444 Barnwell St.	1955	Contributes to Eligible District
8133		1806 Hampton St.	1909	Not Eligible
8134		1812 Hampton St.	1961	Contributes to Eligible District
8135		1818 Hampton St.	c.1974	Contributes to Eligible District
8136		1840 Hampton St.	1955	Contributes to Eligible District

8136.01		1840 Hampton St.	1955	Contributes to Eligible District
8137		1511 Gregg St.	c.1915	Not Eligible
8138		1513-1515 Gregg St.	1957	Contributes to Eligible District
8139	Tabernacle Baptist Church	1517 Gregg St.	c.1939	Not Eligible
8140		1900 Hampton St.	c.1950	Contributes to Eligible District
8141		1908 Hampton St.	1963	Contributes to Eligible District
8142		1922-1928 Hampton St.	c.1950	Not Eligible
8143		1430 Cherokee St.	c.1908	Not Eligible
8144		1428 Cherokee St.	c.1908	Not Eligible
8145		1426 Cherokee St.	c.1908	Not Eligible
8146		1424 Cherokee St.	c.1908	Not Eligible
8147		1422 Cherokee St.	c.1908	Not Eligible
8148		1413 Cherokee St.	c.1908	Not Eligible
8149		1409 Cherokee St.	c.1908	Not Eligible
8150		1812 Washington St.	c.1975	Not Eligible
8151		1806 Washington St.	c.1972	Not Eligible
8152		1800 Washington St.	c.1920	Not Eligible
8153		1320 Barnwell St.	c.1910	Not Eligible
8154		1409-1411 Barnwell St.	c.1964	Not Eligible
8155		1415 Barnwell St.	c.1952	Contributes to Eligible District
8156		1417 Barnwell St.	1956	Contributes to Eligible District
8157		2000 Sumter St.	c.1954	Not Eligible
8158		2006 Sumter St.	c.1950	Not Eligible
8159		2010-2014 Sumter St.	1962	Not Eligible
8160	Smith's Service Station	2032 Sumter St.	1928	Eligible
8161		1301 Elmwood Ave.	c.1967	Not Eligible
8162		1303 Elmwood Ave.	c.1910	Not Eligible
8163		1308 Elmwood Ave.	c.1900	Not Eligible
8164		1340 Elmwood Ave.	c.1964	Not Eligible
8165		2040 Marion St.	c.1925	Not Eligible
8166		1408 Elmwood Ave.	c.1964	Not Eligible
8167		1414 Elmwood Ave.	c.1975	Not Eligible
8168		1420 Elmwood Ave.	c.1972	Not Eligible
8169		2031 Bull St.	c.1970	Not Eligible
8170	Keenan Oil Filling Station	2001 Bull St.	1956	Not Eligible
8171		1416 Calhoun St.	1961	Not Eligible
8172	Leevy's Funeral Home	1831 Taylor St.	1952	Eligible
8172.01		1617 Gregg St.	1968	Not Eligible
8172.02		1825 Taylor St.	c.1948	Not Eligible
8173		1819 Taylor St.	c.1943	Not Eligible

8174		1815 Taylor St.	c.1939	Not Eligible
8175		1811 Taylor St.	c.1939	Not Eligible
8176		1801 Taylor St.	c.1971	Not Eligible
8177		1735 Taylor St.	1924	Not Eligible
8178		1725 Taylor St.	c.1951	Not Eligible
8179		1719 Taylor St.	1957	Not Eligible
8180		1713 Taylor St.	c.1926	Not Eligible
8181		1510 Barnwell St.	c.1959	Not Eligible
8182		1506 Barnwell St.	c.1910	Not Eligible
8183	Powell Fuel Company	1921 Taylor St.	c.1915	Not Eligible
8184		2001 Taylor St.	1941	Not Eligible
8185		2014 Taylor St.	c.1910	Not Eligible
8186		2012 Taylor St.	c.1910	Not Eligible
8187		2006 Taylor St.	c.1915	Not Eligible
8188	Richtex Shale Products Co.	2000 Taylor St.	1928	Eligible
8189		1401 Gregg St.	c.1925	Not Eligible
8189.01		1401 Gregg St.	c.1925	Not Eligible
8190		1405 Gregg St.	c.1925	Not Eligible
8191		1417 Gregg St.	c.1955	Contributes to Eligible District
8192		1427 Gregg St.	c.1951	Contributes to Eligible District
8193		1430 Gregg St.	c.1910	Not Eligible
8194		1422 Gregg St.	c.1950	Not Eligible
8195		1420 Gregg St.	1949	Contributes to Eligible District
8196		1408 Gregg St.	c.1900	Not Eligible
8197		1404 Gregg St.	1958	Contributes to Eligible District
8198		1333 Gregg St.	c.1890	Not Eligible
8199		1327 Gregg St.	c.1930	Not Eligible
8200	M.H. Baxley's Grocery	1309 Gregg St.	1941	Eligible
8201	County Health Center	1221 Gregg St.	1960	Not Eligible
8202		1216 Pickens St.	1963	Not Eligible
8203		1220 Pickens St.	c.1890	Not Eligible
8204		1224 Pickens St.	c.1959	Not Eligible
8205		1226 Pickens St.	1949	Not Eligible
8206		1300 Pickens St.	1953	Not Eligible
8207		1225 Pickens St.	c.1910	Not Eligible
8208		1825 Barnwell St.	c.1952	Not Eligible
8209		1913 Gregg St.	c.1945	Not Eligible
8210		S of Calhoun St. in 1900 block of Barnwell/Gregg	c.1900	Not Eligible
8211		1814 Gregg St.	c.1960	Not Eligible
8212		1808 Gregg St.	c.1963	Not Eligible
8213		1901 Laurel St.	c.1932	Not Eligible
8214		1917 Laurel St.	c.1940	Not Eligible
8215		1925 Laurel St.	1962	Not Eligible

8216		1809 Laurel St.	c.1974	Not Eligible
8217		1727 Laurel St.	c.1958	Not Eligible
8218		1717 Laurel St.	c.1956	Not Eligible
8219		1704 Laurel St.	c.1950	Not Eligible
8220		1709 Laurel St.	c.1960	Not Eligible
8221		1703 Laurel St.	c.1957	Not Eligible
8222		1818 Henderson St.	1969	Not Eligible
8223		1900 Barnwell St.	c.1958	Not Eligible
8224		1916 Barnwell St.	c.1900	Not Eligible
8225		1922 Barnwell St.	c.1900	Not Eligible
8226		1920 Barnwell St.	c.1870	Not Eligible
8227		1928 Barnwell St.	c.1830	Not Eligible
8228		1915 Barnwell St.	c.1955	Not Eligible
8229		1911 Barnwell St.	c.1974	Not Eligible
8230		1824 Barnwell St.	c.1965	Not Eligible
8231		1815 Barnwell St.	c.1966	Not Eligible
8232		1800 Blanding St.	c.1956	Not Eligible
8232.01		NX1800 Blanding St. facing Barnwell Street	c.1955	Not Eligible
8233		1615 Barnwell St.	c.1966	Not Eligible
8234		1607 Laurel St.	1966	Not Eligible
8235	Barton-Wallace House	1500 Calhoun St.	c.1840	Not Eligible
8236	Barton Wallace House	1510 Calhoun St.	c.1840	Not Eligible
8237		1911 Pickens St.	c.1924	Not Eligible
8238		1915 Pickens St.	c.1925	Not Eligible
8239		1917 Pickens St.	c.1930	Not Eligible
8240		1921 Pickens St.	c.1880	Not Eligible
8241		1923 Pickens St.	c.1900	Not Eligible
8242		1925 Pickens St.	c.1890	Not Eligible
8243		1919 Bull St.	c.1970	Not Eligible
8244		1913 Bull St.	c.1910	Not Eligible
8245		1910 Bull St.	1928	Not Eligible
8246		1916 Bull St.	1938	Not Eligible
8247		1920 Bull St.	1954	Not Eligible
8248		1811 Bull St.	c.1974	Not Eligible
8249		1825 Bull St.	c.1880	Not Eligible
8250	Law Center Fountain, UofSC	Devine and Assembly St.	1979	Contributes to Eligible District
8251		1812 Bull St.	c.1970	Not Eligible
8252		1804 Bull St.	c.1974	Not Eligible
8253		1612 Bull St.	c.1969	Not Eligible
8254		1608 Bull St.	c.1964	Not Eligible
8255		1520 Bull St.	c.1965	Not Eligible
8256		1525 Bull St.	1913	Eligible
8257	Heise-Tunander House	1426 Hampton St.	c.1870	Eligible
8258	Adrian Apartments	1417 Bull St.	c.1940	Not Eligible
8259		1340 Bull St.	c.1965	Not Eligible
8260		1218 Bull St.	c.1939	Not Eligible
8261		1206 Bull St.	c.1939	Not Eligible

8262		1421 Gervais St.	c.1959	Not Eligible
8263		1217 Bull St.	c.1932	Not Eligible
8264	SCE&G Building	1400 Lady St.	1972	Eligible
8265		1331 Lady St.	c.1949	Not Eligible
8266		1420 Lady St.	c.1970	Not Eligible
8267		1414 Lady St.	c.1939	Not Eligible
8268	Colonial Life Building	1612 Marion St.	1962	Eligible
8269		1415 Taylor St.	c.1964	Not Eligible
8270		1621 Pickens St.	c.1940	Not Eligible
8271		1615 Pickens St.	1969	Not Eligible
8272		1531 Taylor St.	c.1949	Not Eligible
8273	Knights of Columbus Dining Hall	1623 Marion St.	1958	Not Eligible
8274		1523 Taylor St.	c.1948	Not Eligible
8275		1519 Taylor St.	c.1939	Not Eligible
8276		1511 Taylor St.	c.1947	Not Eligible
8277		1507 Taylor St.	c.1940	Not Eligible
8278	W.M. Kirby Grocery	1518 Taylor St. (historically 1516 Taylor St.)	1936	Eligible
8279	Richland Auto Sales	1514 Taylor St.	c.1942	Eligible
8280		1513 Pickens St.	c.1964	Not Eligible
8281		1514 Pickens St.	c.1964	Not Eligible
8282		1520 Pickens St.	1968	Not Eligible
8283		1600 Taylor St.	c.1950	Not Eligible
8284		1608 Taylor St.	c.1948	Not Eligible
8285		1614 Taylor St.	c.1956	Not Eligible
8286		1620 Taylor	1960	Not Eligible
8287		1634 Taylor St.	c.1930	Not Eligible
8288		1520 Taylor St.	c.1950	Not Eligible
8289		1315 Pickens St.	c.1940	Not Eligible
8290	Thomas Jr. Apartments	1316 Pickens St.	c.1945	Not Eligible
8291		1318 Pickens St.	c.1930	Not Eligible
8292		1338 Pickens St.	c.1955	Not Eligible
8293	Fourteen Hundred Building	1350 Pickens St., 1400 Pickens St.	c.1970	Not Eligible
8294		1417 Pickens St.	c.1900	Not Eligible
8295		1531 Washington St./1405 Pickens St.	1925	Not Eligible
8296		1524 Washington St.	c.1910	Not Eligible
8297		1518 Washington St.	c.1954	Not Eligible
8298	Medical Arts Building	1508 Washington St.	1938	Eligible
8299		1515 Lady St.	c.1958	Not Eligible
8300		1509 Lady St.	c.1973	Not Eligible
8301		1500 Lady St.	c.1965	Not Eligible
8302		1508 Lady St.	c.1939	Not Eligible
8303		1518 Lady St.	c.1905	Not Eligible
8304		1522 Lady St.	c.1905	Not Eligible
8305		1424 Richland St.	c.1975	Not Eligible
8306		1406 Richland St.	c.1890	Not Eligible



8307		1330 Richland St.	c.1974	Not Eligible
8308		1328 Richland St.	c.1900	Not Eligible
8309		1830 Sumter St.	c.1963	Not Eligible
8310		1828 Sumter St.	c.1960	Not Eligible
8311		1825 Sumter St.	c.1957	Not Eligible
8312	Palmetto Parking Deck	1305 Lady St.	1962	Not Eligible
8313		1300 Sumter St.	c.1959	Not Eligible
8314	Palmetto Club	1231 Sumter St.	1960	Not Eligible
8315	Columbia Record Co. Building	1246 Lady St./1233-47 Sumter St.	c.1913	Eligible
8316		1225 Lady St.	c.1963	Not Eligible
8317		1213 Lady St.	1964	Eligible
8318		1122 Lady St.	1970	Not Eligible
8319		1135 Lady St.	1961	Not Eligible
8320		1307 Main St.	c.1961	Not Eligible
8321	Masonic Temple, Palmetto State Life	1310 Lady St.	c.1928	Not Eligible
8322		1332 Sumter St.	c.1949	Not Eligible
8323	YMCA	1420 Sumter St.	1911	Eligible
8324	Davis Apartments	1724-1728 Sumter St.	c.1945	Not Eligible
8325		1301 Laurel St.	c.1950	Not Eligible
8326		1305 Laurel St.	c.1905	Not Eligible
8327	Chamber of Commerce	1308 Laurel St.	1959	Not Eligible
8328		1802 Sumter St./1301 Laurel St.	c.1950	Not Eligible
8329	Holy Trinity Greek Orthodox Church	1923 Sumter St.	c.1949	Not Eligible
8330		1907 Lady St.	c.1915	Not Eligible
8331		1917 Lady St.	c.1915	Not Eligible
8332	Gracelynn Apartments	1200 Henderson St.	1926	Eligible
8333		1700 Gervais St.	c.1965	Not Eligible
8334		1710 Gervais St.	1968	Eligible
8335		1703 Gervais St.	c.1965	Not Eligible
8336		1711 Gervais St.	c.1966	Not Eligible
8337		1717 Gervais St.	c.1960	Not Eligible
8338		1719 Gervais St.	c.1959	Not Eligible
8339		1214 Henderson St.	c.1972	Not Eligible
8340		1218 Henderson St.	c.1960	Not Eligible
8341		1620B Gervais St./1226 Pickens St. rear	c.1960	Not Eligible
8342		1823 Pulaski St.	c.1900	Not Eligible
8343		1724 Pulaski St.	c.1910	Not Eligible
8344		1720 Pulaski St.	c.1910	Not Eligible
8345		1015 Lady St.	1969	Not Eligible
8346		919 Washington St.	c.1960	Not Eligible
8347		1320 Assembly St.	c.1900	Eligible
8348		1326 Assembly St.	c.1900	Eligible
8349		1328 Assembly St.	c.1910	Not Eligible
8350	Security Federal	1233 Washington St.	1955	Not Eligible

8351		1310 Washington St.	1960	Not Eligible
8352		1316 Washington St.	c.1939	Not Eligible
8353		1320 Washington St.	c.1971	Not Eligible
8354		1501 Main St.	c.1959	Not Eligible
8355		1415 Park St.	c.1930	Not Eligible
8356		1418 Park St.	c.1870	Not Eligible
8357	Nathaniel J. Frederick House	1416 Park St.	c.1903	Eligible
8358		1931 Assembly St.	1967	Not Eligible
8359		2014 Assembly St.	c.1969	Not Eligible
8360		2016 Assembly St.	c.1905	Not Eligible
8361		2020 Assembly St.	c.1962	Not Eligible
8362		2026 Assembly St.	c.1967	Not Eligible
8363		1100AB Elmwood Ave.	c.1970	Not Eligible
8364		2015 Assembly St.	c.1963	Not Eligible
8365		2001 Assembly St.	c.1971	Not Eligible
8366		1115 Calhoun St.	1959	Not Eligible
8366.01		1115 Calhoun St.	c.1960	Not Eligible
8367		809 Calhoun St.	c.1965	Not Eligible
8368		805 Calhoun St.	c.1880	Not Eligible
8369		1929 Gadsden St.	c.1965	Not Eligible
8370		714 Calhoun St.	c.1870	Not Eligible
8371		1925 Gadsden St.	c.1900	Not Eligible
8372		1919 Gadsden St.	c.1880	Not Eligible
8373		609 Blanding St.	c.1949	Not Eligible
8374	Page Ellington House	614 Blanding St.	c.1885	Not Eligible
8375		624 Blanding St.	c.1929	Not Eligible
8376		628 Blanding St.	c.1910	Not Eligible
8377		630 Blanding St.	c.1900	Not Eligible
8378		1822 Wayne St.	c.1900	Not Eligible
8379		1820 Wayne St.	c.1910	Not Eligible
8380		1935 Wayne St.	c.1950	Not Eligible
8381		1935 Wayne St./730 Laurel St.	c.1910	Not Eligible
8382		728 Laurel St.	c.1910	Not Eligible
8383		616 Laurel St.	c.1910	Not Eligible
8384		1615 Wayne St.	c.1900	Not Eligible
8385		1703 Wayne St.	c.1910	Not Eligible
8386		1707 Wayne St.	c.1870	Not Eligible
8387		1711 Wayne St.	c.1870	Not Eligible
8388	Richard Samuel Roberts House	1717 Wayne St.	c.1890	Not Eligible
8389		1729 Wayne St.	c.1939	Not Eligible
8390		1723 Gadsden St.	c.1910	Not Eligible
8391		1721 Gadsden St.	c.1885	Not Eligible
8392		1719 Gadsden St.	c.1929	Not Eligible
8393		730 Blanding St.	c.1910	Not Eligible
8394		728 Blanding St.	c.1910	Not Eligible
8395		722 Blanding St.	c.1930	Not Eligible

8396		706 Blanding St.	c.1890	Not Eligible
8397		700 Blanding St.	c.1890	Not Eligible
8398		1624 Wayne St.	c.1950	Not Eligible
8399		1625 Gadsden St./728 Blanding St.	c.1910	Not Eligible
8400		1623 Gadsden St.	c.1910	Not Eligible
8401	Hebrew Benevolent Society Cemetery	718 Blanding St.	1826	Eligible
8402		1716 Wayne St.	c.1910	Not Eligible
8403		1712 Wayne St.	c.1925	Not Eligible
8404		1708 Wayne St.	c.1900	Not Eligible
8405		1328 Gadsden St.	c.1860	Not Eligible
8406		1324 Gadsden St.	c.1929	Not Eligible
8407		1322 Gadsden St.	c.1910	Not Eligible
8408		1331 Gadsden St.	1957	Not Eligible
8409		1315 Gadsden St.	1955	Not Eligible
8410		729 Lady St.	1962	Not Eligible
8411		717 Lady St.	1967	Not Eligible
8412		701 Lady St.	c.1950	Not Eligible
8413		708 Lady St.	c.1930	Not Eligible
8414		718 Lady St.	c.1952	Not Eligible
8415		724 Lady St.	1939	Not Eligible
8416		520 Lady St.	c.1936	Not Eligible
8417		522 Lady St.	c.1930	Not Eligible
8418	Double Cola Bottling Plant	1224 Huger St.	c.1939	Not Eligible
8419		1218 Pulaski St./601 Gervais St.	c.1949	Not Eligible
8420		1700 Huger St.	c.1949	Not Eligible
8421		1724 Wayne St.	c.1910	Not Eligible
8422		1432 Lincoln St.	c.1900	Not Eligible
8423	Police Headquarters and Court House	810 Hampton St./1 Justice Square	c.1910	Not Eligible
8424		906 Washington St.	c.1930	Not Eligible
8425		800 Lady St.	c.1910	Not Eligible
8425.01		800 Lady St.	c.1950	Not Eligible
8426		804 Lady St.	c.1954	Not Eligible
8427		808 Lady St.	1949	Not Eligible
8428	Victory Savings Bank	1505 Harden St.	c.1962	Contributes to Eligible District
8429		1509 Harden St.	c.1920	Contributes to Eligible District
8430		1507 Harden St.	c.1963	Contributes to Eligible District
8430.01	Lighthouse and Informer	1507 Harden St., rear	c.1952	Contributes to Eligible District
8431		1721 Harden St./1725 Harden St.	c.1950	Not Eligible
8432		1721 Harden St./1727 Harden St.	c.1950	Not Eligible

8433	Seastrunk Electric Company	1731 Harden St.	1941	Eligible
8433.01		1731 Harden St.	c.1950	Not Eligible
8434		1932/1924 Calhoun St.	c.1945	Not Eligible
8434.01		1924 Calhoun St., rear	c.1960	Not Eligible
8434.02		1924 Calhoun St.	c.1960	Not Eligible
8434.03		1924 Calhoun St./facing Richland St.	c.1930	Not Eligible
8435		1900 Calhoun St.	c.1965	Not Eligible
8436		2000 Laurel St.	1969	Not Eligible
8437		west of 2021 Blanding St.	c.1920	Not Eligible
8437.01		west of 2021 Blanding St.	c.1910	Not Eligible
8438	Stier Supply Co.	2021 Blanding St.	1953	Not Eligible
8439		1000 Taylor St.	1968	Not Eligible
8440		412 Taylor St.	c.1950	Not Eligible
8441		1507 Huger St.	c.1890	Not Eligible
8442		next to 1700 Gist St.	c.1883	Not Eligible
8443		639 Elmwood Ave.	c.1930	Not Eligible
8444		721 Elmwood Ave.	1968	Not Eligible
8445		717 Elmwood Ave.	c.1910	Not Eligible
8446	Modern Exterminating	715 Elmwood Ave.	c.1967	Eligible
8447		400 Calhoun St.	c.1968	Not Eligible
8448	Palmetto State Life Insurance Co.	901 Elmwood Ave.	1963	Eligible
8449		907 Elmwood Ave.	c.1961	Not Eligible
8450		1407 Elmwood Ave.	c.1910	Not Eligible
8451		1313 Elmwood Ave.	c.1930	Not Eligible
8452		1228-1231 Elmwood Ave.	c.1875	Not Eligible
8452.01		1231 Elmwood Ave.	c.1900	Not Eligible
8452.02		1231 Elmwood Ave.	c.1930	Not Eligible
8453		1223 Elmwood Ave.	c.1890	Not Eligible
8454		1219 Elmwood Ave.	c.1950	Not Eligible
8454.01		1219 Elmwood Ave.	c.1950	Not Eligible
8455	Hyland Apartments	1215 Elmwood Ave.	c.1880	Eligible
8456		1021 Elmwood Ave.	c.1970	Not Eligible
8457		2009 Park St.	c.1971	Not Eligible
8458		2001 Park St.	c.1790	Contributes to Listed District
8459		1004 Calhoun St.	c.1905	Contributes to Listed District
8460		1600 Gervais St.	c.1947	Not Eligible
8461		1611 Gervais St.	c.1971	Not Eligible
8462		1616 Gervais St.	c.1962	Not Eligible
8463		1620 Gervais St.	1958	Not Eligible

8464		1628 Gervais St.	1960	Not Eligible
8465	Lyles, Bissett, Carlisle & Wolff Office	1810 Gervais St.	c.1960	Eligible
8466		1835 Gervais St.	c.1949	Not Eligible
8467		1815 Gervais St.	c.1954	Not Eligible
8468		1801 Gervais St.	c.1969	Not Eligible
8469		1127 Gregg St.	1964	Not Eligible
8470		1922 Gervais St.	c.1967	Not Eligible
8471		1950 Gervais St.	1967	Not Eligible
8471.01		1950 Gervais St.	1967	Not Eligible
8472		2101 Gervais St.	c.1914	Not Eligible
8473		1517 Gervais St.	c.1949	Not Eligible
8474		1509 Gervais St.	1959	Not Eligible
8475		1404 Gervais St.	c.1950	Not Eligible
8476		1400 Gervais St.	1967	Not Eligible
8477	Chero-Cola Bottling Plant	1215 Assembly St.	c.1910	Not Eligible
8478		1204 Main St.	c.1870	Not Eligible
8479		1202 Main St.	c.1870	Not Eligible
8480		700 Gervais St.	c.1965	Not Eligible
8481		711 Gervais St.	c.1900	Not Eligible
8482		707 Gervais St.	c.1870	Not Eligible
8483		1219 Wayne St.	c.1944	Not Eligible
8484		1215 Wayne St.	c.1944	Not Eligible
8485		619 Gervais St.	c.1959	Not Eligible
8486		1244 Blossom Street	1981	Contributes to Eligible District
8487		514 Gervais St.	c.1940	Not Eligible
8488		504 Gervais St.	c.1930	Not Eligible
8489		1829 Marion St.	c.1900	Not Eligible
8490		1414 Gregg St.	c.1896	Not Eligible
8491		1825 Gadsden St.	1966	Not Eligible
8492		1823 Gadsden St.	c.1970	Not Eligible
8493		1821 Gadsden St.	1968	Not Eligible
8494		1817 Gadsden St.	1963	Not Eligible



## State Historic Preservation Office

South Carolina Department of Archives and History  
8301 Parklane Road | Columbia, SC | 29223  
scdah.sc.gov

### COLUMBIA DOWNTOWN HISTORIC RESOURCES SURVEY NATIONAL REGISTER EVALUATIONS

The following determinations are based on evaluations of the Columbia Downtown Historic Resources Survey conducted by Staci Richey and Dr. Lydia M. Brandt during the Summer of 2020. It is the opinion of the State Historic Preservation Office (SHPO) that the properties listed below meet the eligibility criteria for listing in the National Register of Historic Places. The SHPO bases these determinations on the present architectural integrity and available historical information for the properties included in the survey area. Eligibility status is subject to change if changes occur that affect a property's physical integrity. Historical information that is brought to the attention of the SHPO National Register staff confirming or denying a property's historic significance may also affect a property's eligibility status. The process of identifying and evaluating historic properties is never complete; therefore, the SHPO encourages readers of this report to alert the SHPO National Register staff if it appears that properties not listed here are also worthy of consideration.

#### INDIVIDUAL DETERMINATIONS OF ELIGIBILITY

Address	Property Name	Criterion (Area of Significance)
2032 Sumter St.	Smith's Service Station	A (Commerce); C (Architecture)
1831 Taylor St.	Leevy's Funeral Home	A (Ethnic Heritage: Black; Social History; Politics/Government); B (I. S. Leevy)
2000 Taylor St.	Richtex Shale Products Company	A (Commerce); C (Architecture)
1309 Gregg St.	M. H. Baxley's Groceries	A (Commerce and Social History); C (Architecture)
1518 Taylor St.	W. M. Kirby Grocery	A (Commerce); C (Architecture)
1514 Taylor St.	Richland Auto Sales	A (Commerce); C (Architecture)
1320 Assembly St.	Star Music	A (Commerce)
1326 Assembly St.	People's Pawn Shop	A (Commerce)
1731 Harden St.	Seastrunk Electric Company	C (Architecture)
1810 Gervais St.	Lyles, Bissett, Carlisle and Wolff Office Building	C (Architecture)
300 Gervais St.	Standard Oil Company Headquarters	C (Architecture)
1601 Assembly St.	U.S. Post Office	C (Architecture)

1101 Taylor St.	Municipal Parking Garage	A (Commerce and Transportation); C (Architecture)
1426 Hampton St.	Heise-Tunander House	C (Architecture)
1108 Blanding St.	Sidney Park C.M.E. Church Parsonage	A (Ethnic Heritage: Black); C (Architecture)
1416 Park St.	Nathaniel J. Frederick House	A (Ethnic Heritage: Black); B (Nathaniel J. Frederick)
1420 Sumter St.	Y.M.C.A.	A (Entertainment/Recreation); C (Architecture)
1018 Marion St.	Wit-Mary	C (Architecture)
1041 Marion St.	Claire Tower	C (Architecture)
1430 Senate St.	South Carolina State Archives	A (Government); C (Architecture)
1429 Senate St.	Rutledge Building	C (Architecture)
1500 Senate St.	South Carolina State Library	C (Architecture)
1520 Senate St.	Senate Plaza	C (Architecture)
1525 Bull St.	Beverly Apartments	A (Social History); C (Architecture)
637-641 Henderson St.	Park View Apartments	C (Architecture)
1200 Henderson St.	Gracelynn Apartments	C (Architecture)
1215 Elmwood Ave.	Hyland Apartments	C (Architecture)
1600 Hampton St.	Southern Bell	C (Architecture)
1400 Lady St.	SCE&G Building	C (Architecture)
1612 Marion St.	Colonial Life Building	C (Architecture)
1213 Lady St.	1213 Lady Street	C (Architecture)
1710 Gervais St.	1710 Gervais St.	C (Architecture)
715 Elmwood Ave.	Modern Exterminating	C (Architecture)
901 Elmwood Ave.	Palmetto State Life Insurance Company	C (Architecture)
1801 Main St.	Jefferson Square	C (Architecture)
1508 Washington St.	Medical Arts Building	C (Architecture)

#### HISTORIC DISTRICTS DETERMINED ELIGIBLE

Hampton Street Medical Corridor District	A (Health/Medicine); C (Architecture)
Harden Street Commercial Historic District	A (Commerce; Ethnic Heritage: Black)
University of South Carolina East Campus Historic District	C (Architecture)

University of South Carolina New Campus Historic District	C (Architecture)
--	------------------