

THE REINVESTMENT IN COLUMBIA HISTORIC DISTRICT II, COLUMBIA,  
SOUTH CAROLINA

A Thesis

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by

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## ABSTRACT

Columbia Historic District II is a locally designated and National Register listed historic district located in downtown Columbia, South Carolina. Similar to the residents of numerous cities in the United States, many Columbians moved from downtown to suburbs of the city after World War II. By the 1950s, several of the city's neighborhoods were viewed as 'blighted' and in need of reinvestment and revitalization. Numerous residences in Columbia Historic District II were subdivided into apartments and boarding houses.

By the 1960s, because it was difficult to sell the large homes in the neighborhood, some were slated for demolition. At this time, Historic Columbia Foundation (HCF) with the help of Richland County Historic Preservation Commission worked to help save the buildings and promoted the use of the federal historic preservation tax incentives. In addition, the City of Columbia rezoned the neighborhood commercial, and banks offered longer loan periods and lower interest rates.

This thesis argues that while the preservation efforts in Columbia Historic District II saved the historic buildings, the commercial reuse displaced the residents that had lived in the neighborhood and, as a perhaps unintended consequence, actually devitalized the community.

## BIOGRAPHICAL SKETCH

Kathleen D. Rice was born in Columbia, South Carolina. In 2004, she graduated from University of South Carolina with a BA in History. Following graduation, she worked in a law firm located in Columbia Historic District II and volunteered with Historic Columbia Foundation. After realizing the importance of preserving architecture, she applied for and entered Cornell's Historic Preservation Planning Program in Fall 2006. She plans to continue working within the preservation field following graduation.

## ACKNOWLEDGMENTS

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## INTRODUCTION

The locally-designated and National Register-listed Columbia Historic District II, in Columbia, South Carolina, is a downtown historically residential neighborhood located northeast of Main Street, roughly bounded by Sumter, Barnwell, Calhoun, and Taylor streets. It is part of Census Tract 14/Neighborhood 14 and is referred to as the Robert Mills Historic District or Columbia Historic District II. In the 1970s and 1980s, preservationists actively worked to save the historic homes in the district and collaborated with the city to revitalize the area. Although historic preservation saved the buildings from destruction, the rising property values and new landlords forced the long-standing residents of the district out of their homes. The district changed from a largely residential community to a commercial area. Currently, Columbia Historic District II is empty after six p.m. on week nights and deserted on the weekend.

Following World War II numerous US cities, including Columbia, experienced urban depopulation and suburban growth. The south had resisted integration and following *Brown vs. the Board of Education* in 1954 city residents left downtown as their prime location for living, shopping, and socializing. In Columbia, the downtown was left to the older generation, the poor, and the African Americans. In the 1960s and 1970s, the City of Columbia searched for ways to draw people back downtown. Columbia Historic District II was targeted as a commercial district to be used for small professional businesses. This redevelopment of the district was supported and promoted by Historic Columbia Foundation (HCF), a local non-profit preservation organization, and the City of Columbia. The City of Columbia worked to change the zoning from residential to commercial, while tax incentives, lower interest rates and longer loan periods, which led to lower rents, effectively motivated people to

reexamine the neighborhood as a place to open a business. In a decade, the neighborhood changed from a low-income residential area to a prosperous commercial center accommodating law offices, accounting and architecture firms, and insurance companies.

The information in this thesis was collected from various sources. The South Caroliniana Library of the University of South Carolina contains archived newsletters for Historic Columbia Foundation and numerous planning reports for the city. The South Carolina Department of History and Archives maintains the State Historic Preservation Office Federal Tax Credit Files that provide extremely valuable information about the properties that received tax incentives. Additionally, Historic Columbia Foundation provides information about the history of the house museums and the preservation movement in Columbia, and supplies names of people that have recently rehabilitated their homes in Columbia Historic District II. In addition to the use of these sources, a visual survey of the area helped determine the current condition of the neighborhood.

This thesis examines the three decades of preservation efforts in Columbia Historic District II, for the purpose of understanding how reinvestment in the historic downtown preserved many of the structures but displaced a low-income, mixed race community. The thesis first examines the overall history of Columbia, in order to give a sense of the neighborhood's background, then reviews the district as a whole, including a survey of the current conditions, followed by a review of the early preservation efforts in the city, specifically in Columbia Historic District II. Next, it lays out detailed evidence of the efforts by the city to revitalize the neighborhood, beginning in the 1960s. This includes reviews of census data tracking the city's efforts to revitalize the area, of various urban planning efforts, of revised zoning regulations,

and of incentives for lenders. The thesis then examines the federal tax incentives programs that acted as catalysts for preservation in the 1970s and 1980s, and reviews numerous properties that benefited from the incentives. The conclusion indicates that while the buildings were preserved, the sense of community was lost, and that the commercial redevelopment planned by City of Columbia, promoted by Historic Columbia Foundation, and furthered by the federal tax incentives programs, has actually led to the devitalization of this area of the city.

## CHAPTER 1

### HISTORY OF COLUMBIA

Columbia Historic District II is located in downtown Columbia, South Carolina. As such, the history of Columbia provides an important context for the local history of this neighborhood and the citizens that lived there.

The first inhabitants of central South Carolina were the Cherokee Indians. The area that would later become the city of Columbia was a desirable location because of its proximity to rivers and to rich soil for planting crops. Charleston, an early European settlement in South Carolina, was settled and established as a town by the late 1600s. In the mid-1700s, the Germans and Scotch-Irish from Pennsylvania and the English from Virginia began to move into the upcountry of South Carolina.<sup>1</sup> The upcountry presented the opportunity for settlers to obtain very fertile land, which was almost impossible in Europe. However, many people immigrating to the United States preferred to move to areas that had already been established. It was a dangerous task to locate in remote areas because of the potentially hostile Native Americans as well as the threats offered by adventurous hunters and undesirables who had already moved to the unsettled lawless areas.<sup>2</sup>

Charleston had always been the center of commerce and government in South Carolina, but after the Revolutionary War, residents of the upcountry, who had twice as many voters as the lowcountry, demanded that the state capital be moved away

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<sup>1</sup> Dr. Daniel W. Hollis, *A Brief History of Columbia* (Columbia: For the Federal Savings and Loan Association, 1968) 3.

<sup>2</sup> Lynn Sims Salsi, *Columbia: History of a Southern Capital* (Charleston: Arcadia Publishing, 2003) 12.

from the seacoast to provide a more accessible seat of state government.<sup>3</sup> On March 22, 1786, as a way to relieve the tensions, a vote of the General Assembly decided that Columbia would be the capital of South Carolina because it was in the center of the state and equidistant from the lowcountry and upcountry.<sup>4</sup> The Constitution of 1790 further confirmed the location of the new capital.<sup>5</sup> The location was also chosen because of its proximity to the Wateree, Saluda, and Broad Rivers, all accessible to most South Carolinians. The site was east of the point where the Broad and Saluda Rivers met to create the Congaree River and form a major transportation artery. At the time of the decision, the lands that would become Columbia were parts of the plantations owned by Thomas and James Taylor of “the Plains and Richland.”<sup>6</sup> The Taylors’ lands were selected because of their higher elevation which provided safety from flooding.<sup>7</sup>

Columbia was a planned city. The town plan was designed by Thomas Taylor, together with Alexander Gillon, Henry Pendleton, Richard Winn, and Richard Hampton.<sup>8</sup> They laid out the new city in a regular rectangular grid pattern. The planners made all of the streets at least 60 feet wide in the belief that this would help prevent the spread of disease. The two main streets were to be called Assembly and Senate Street, and they were to be exceptionally wide (150 feet each). “Streets to the west and perpendicular to Assembly Street were named for Revolutionary War

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<sup>3</sup> Hollis, 3.

<sup>4</sup> Walter B. Edgar and Deborah K. Woolley, *Columbia: Portrait of a City* (Norfolk: The Donning Company, 1986) 13.

<sup>5</sup> Walter B. Edgar, *South Carolina: A History* (Columbia: University of South Carolina Press, 1998) 254.

<sup>6</sup> Salsi, 18.

<sup>7</sup> Salsi, 23.

<sup>8</sup> Salsi, 24.

Continental Army generals who served in South Carolina. The north-south streets were named for products including rice, tobacco, indigo, and wheat. Upper Boundary Street, Lower Boundary Street, Harden Street, and the Congaree River were defined as the city limits.”<sup>9</sup>

The first lots for the new town were sold in 1786, and South Carolina’s first state house, designed by James Hoban, was completed in 1790. The initial residents of Columbia were politicians and investors, but in 1791, the town was still mostly uncleared woods and hastily constructed wood buildings.<sup>10</sup> In the early 1800s, Columbia began to show signs of prosperity with the growth of the cotton trade. Another sign of stability and prosperity was the chartering of South Carolina College (later the University of South Carolina) in 1801. The school began accepting students in 1805.

In 1816, there were 250 houses and 1,000 residents in Columbia, and by 1825, the number of houses had grown to 500.<sup>11</sup> Columbia, similar to other areas in the South, had a large African American population. In 1840, 50% of the population was African American. While most of these residents were enslaved, Columbia did have 149 freed slaves in 1850 and 250 by 1860. The free African American men worked as barbers, “stable keepers, shoemakers, musicians, carpenters, tailors, and cabinetmakers. Free African American women worked as dressmakers, seamstresses, washerwomen, and healthcare workers.”<sup>12</sup> Columbia’s population continued to

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<sup>9</sup> Salsi, 24.

<sup>10</sup> Edgar and Woolley, *Columbia*, 14, 16.

<sup>11</sup> Hollis, 5.

<sup>12</sup> Jacob D. Crockett, *Consumption and Identity: The Archaeology of a Nineteenth-Twentieth Century Urban African American Neighborhood in Columbia, SC* (Columbia: University of South Carolina Press, 2005) 13.

increase, and by 1854 it was chartered as a city. The population had grown to 8,000 residents by 1860.

Columbia's population and importance expanded even more during the Civil War. By the end of the war, the population was 25,000. Unfortunately, Columbia largely burned to the ground at the end of the Civil War. Most Columbians believe that General Sherman authorized the burning of Columbia; however, it is doubtful that this is true. Apparently, the fire began in a Gervais Street bordello and spread rapidly throughout the city due to high winds, although some homes and churches were spared. There were reports of Union soldiers both starting fires and helping to fight fires in Columbia. Adding to the uncertainty about the cause of this conflagration are federal reports claiming that the Confederates started the fires as they were retreating.<sup>13</sup>

During Reconstruction, the city's population decreased dramatically to only 10,000 in 1880. Like most of the state, during this era the city of Columbia was poverty-stricken. Nonetheless, there were several new developments in the city dating to the end of the nineteenth century. A horse-drawn street railway system was established in 1882. These cars would be replaced with electric streetcars in 1892. The first telephones arrived in the city by the 1880s, while electric lighting and sewage systems were both improvements made during the 1890s. *The State Newspaper*, still today the primary newspaper for Columbia residents, began publishing in 1891. Columbia would not begin to have paved streets, however, until 1907.

Reconstruction also brought about many improvements for the African Americans in Columbia. Benedict College and Allen University, both schools intended for the education of African American students, were opened in the 1870s

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<sup>13</sup> Edgar and Woolley, *Columbia*, 33.

and 1880s respectively. During Reconstruction, freed slaves participated in Columbia city government. In January of 1867, South Carolina's new state Constitution gave African Americans the right to vote. Half of the delegates that drafted the Constitution were African American. By 1870, African Americans held the majority of the local political offices, but they were unable to gain access to positions as mayor or sheriff in the city.<sup>14</sup> However, by the 1890s, Columbia had entered the Jim Crow era. African Americans were almost completely disenfranchised, and after the Plessey vs. Ferguson case, the idea of 'separate but equal' accommodations for the two races became the norm. Similar to the rest of the South, political, social and economic conditions were definitely separate but not equal between African Americans and whites.

Although many African American Columbians embraced Booker T. Washington's Atlanta Compromise, which accepted that both races should avoid intermingling, some African American political and religious leaders attempted to oppose the racist policies of Ben Tillman, who appealed to poor white residents of South Carolina and was elected governor in 1890. By the 1890s, Columbia as well as other South Carolina cities had been generally integrated. "Blacks frequented theaters, ice cream parlors, and stores without any hindrance."<sup>15</sup> Then, in 1895, the South Carolina Constitution and election laws were changed to systematically disenfranchise African Americans. In 1898, Tillman's Jim Crow railroad bill passed, mandating separate railroad cars for African Americans and whites and a similar policy for the street car systems throughout the state.<sup>16</sup>

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<sup>14</sup> John Hammond Moore, *Columbia and Richland County: A South Carolina Community, 1740-1990* (Columbia: University of South Carolina Press, 1993) 221.

<sup>15</sup> Walter Edgar, *South Carolina in the Modern Age* (Columbia: University of South Carolina Press, 1992) 27.

<sup>16</sup> Moore, 371.

At the turn of the century, the population of Columbia had grown to 21,108 residents.<sup>17</sup> The tensions that had arisen between the wealthy Columbians and poor white farmers in the upstate continued, and South Carolinians allowed the rivalries to play out on the football field yearly. The University of South Carolina and Clemson University teams played each other once a year at an event called ‘Big Thursday.’ The game would always take place annually on a Thursday during the state fair. In 1902, the game was banned for violence. Apparently, some Clemson cadets had shown up to the game with drawn bayonets. Years later, the teams were again allowed to play each other, and the game remains the most important athletic event in South Carolina each year.

During World War I, the federal government opened Camp Jackson for military training on 12 acres of land northeast of the city. This training base brought even more people to the city and helped boost the economy. Similar to the rest of the United States, Columbia experienced prosperity in the 1920s. Columbians began purchasing automobiles, and more of the city streets were paved. The city continued to grow in population from 26,300 in 1910 to 37,600 in 1920.<sup>18</sup>

All areas of the United States were greatly affected by the Great Depression. However, Columbians were fortunate to live in a state capital, and the state government’s business proceeded. Also, many of the New Deal programs for the state were based in Columbia. Despite the best efforts of the all-female Chicora College, however, unfortunately it closed during this period due to the economic crisis.

During World War II, Fort Jackson opened again as a training base. Columbia grew from a population of 62,300 in 1940 to 86,900 in 1950, making it the largest city

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<sup>17</sup> Hollis, 8.

<sup>18</sup> Edgar and Woolley, *Columbia*, 106.

in the state.<sup>19</sup> In the 1960s, the city's population grew further to over 100,000 residents. The 1970s marked the end to many Jim Crow era discriminatory practices, and a unitary school plan integrated schools. Many of the local neighborhood schools were closed including, to the distress of many citizens, Columbia High School which served downtown Columbia.

Desegregation prompted even more Columbia residents to move in 'white flight' to the suburbs. Major interstates, I-77, I-20, and I-26, made commuting to Columbia even easier for suburbanites. In fact, by 1980 the census records show that the city proper had actually lost population. Urban renewal programs and commercial interests had led to a loss of some of the history as well as some historic housing stock. Walter Edgar, South Carolina historian and preservationist, points out the "stately neighborhood east of Sumter Street [Columbia Historic District II] succumbed to urban blight, encroaching commercial district or the wrecking ball." According to Edgar, this neighborhood could not be saved by "urban homesteading. Rather, adaptive reuse and rehabilitation of older homes and buildings for commercial use became the key to saving this once elegant neighborhood. Much credit for the transforming of this area from slum into some of the city's most sought-after business space belongs to the Historic Columbia Foundation. Through persuasion, discussion, and cooperation with the business community, the Foundation and its members worked to make the past a viable part of Columbia's future."<sup>20</sup>

Although many people left downtown Columbia, according to the 2000 Census, the population of Columbia proper was 115,575, and was 52% white and 42%

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<sup>19</sup> Edgar and Woolley, *Columbia*, 109.

<sup>20</sup> Edgar and Woolley, *Columbia*, 110, 168.

African American.<sup>21</sup> As of 2007, the population of Columbia has grown even larger to a total of 124,818 people.<sup>22</sup>

Although Columbia has changed drastically over the past 223 years, many of the properties in Columbia Historic District II reflect the history of the city. More specifically the people who lived in some of the finest homes as well as the most modest homes were important in the history of Columbia and South Carolina, as we see in the following chapters which focus on the histories of the district and its inhabitants.

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<sup>21</sup> Census 2000, [Factfinder.census.gov](http://Factfinder.census.gov).

<sup>22</sup> Census 2007. [Factfinder.census.gov](http://Factfinder.census.gov).

## CHAPTER 2

### COLUMBIA HISTORIC DISTRICT II

Columbia Historic District II is located in the northeast section of downtown Columbia, South Carolina, and roughly bounded by Calhoun, Barnwell, Blanding, and Sumter Streets. Columbia Historic District I is in the northwest section of Columbia and comprises the area surrounding the Governor's Mansion. The South Carolina State House is located in the center of downtown and is, therefore, southwest of Columbia Historic District II. Additionally, the University of South Carolina campus is located south of the Columbia Historic District II.

Columbia Historic District II was first designated as a local district in the early 1960s.<sup>23</sup> The area was listed in the National Register on May 6, 1971. The boundary increased on June 28, 1982, redefining the boundaries more specifically and eliminating properties that had been destroyed and replaced with new buildings (see Figure 1).<sup>24</sup> The 1982 National Register nomination was a way to protect against further losses of the city's historic assets. Today, the district contains at least 103 contributing historic properties.<sup>25</sup> The Design/Development Review Commission (DDRC), organized in 1998, reviews the construction projects in the historic district.

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<sup>23</sup> The exact date of the ordinance could not be confirmed. According to Krista Hampton, the former historic preservationist for the city of Columbia, the first ordinance was passed in 1963. However, the ordinance was not available at the city planning office. Other reports suggested it was passed in 1960.

<sup>24</sup> The Ainsely Hall House (later known as the Robert Mills House) was listed on the National Register in July 16, 1970, and designated a National Historic Landmark on November 7, 1973. The Hampton-Preston House was listed on July 29, 1969, and the Mann-Simons Cottage on April 23, 1973.

<sup>25</sup> John Wells (South Carolina Archives and History) *National Register of Historic Places Inventory-Nomination Form: City of Columbia Historic District II (Boundary Increase)*. (United States Department of the Interior, National Park Service, 1982) 2. The exact number of historic properties varies from 103 to 113 in different sources.

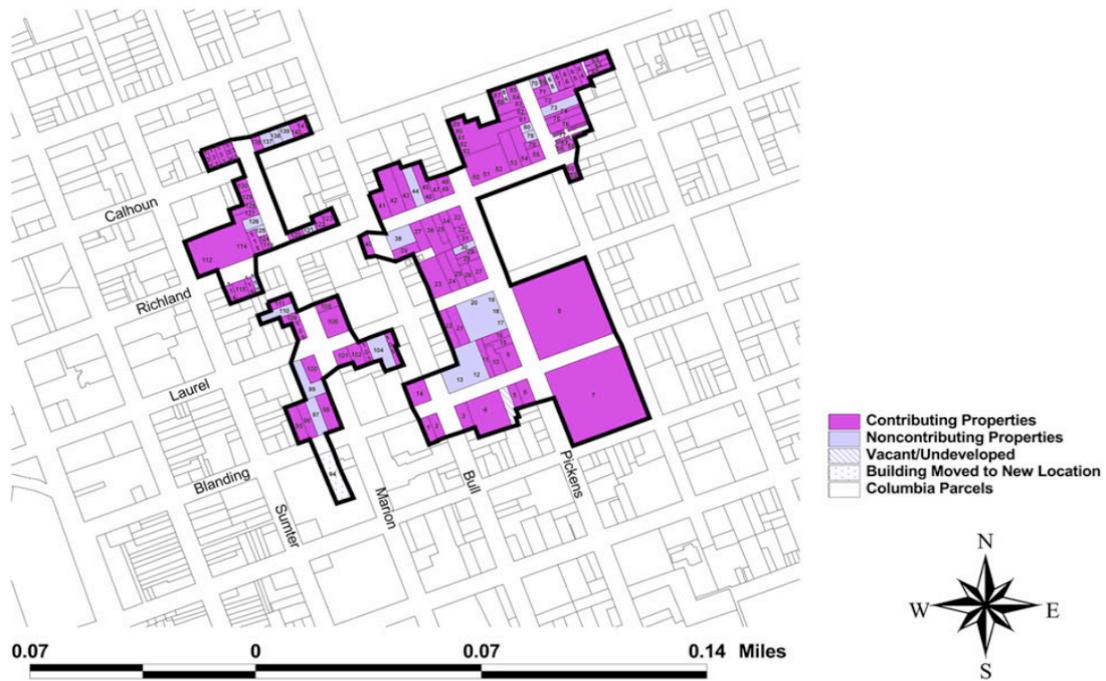


Figure 1: Map of Columbia Historic District II (South Carolina State Historic Preservation Office, 2002)

Prior to the DDRC, the Historic and Cultural Building Commission reviewed projects from 1964 through 1972 and the Landmarks Commission between 1972 and 1994. According to Chip Land, a planner with the city for the past 30 years, these local landmark commissions were able to prevent demolition of buildings but didn't have established guidelines until much later. The DDRC is composed of nine volunteer citizens appointed by the City Council that are members of the community who work in related fields including architects and planners. Today, the DDRC regulates changes to designated historic buildings. Prior to any construction project, beyond in-kind replacement and regular maintenance, plans are reviewed and approved by the board. They also review possible demolition plans and can delay the work indefinitely or deny outright a property owner's decisions to demolish a historic

building. Additionally, the DDRC, with the State Historic Preservation Office, decides whether owners qualify for the local property tax abatement known as the “Bailey Bill.”

In the 1971 nomination form, Ms. Dollie McGrath, Historic Resources Coordinator for the South Carolina Department of Archives and History, claimed that the neighborhood was originally residences for “merchants, bankers, and legislators,” and at the time of the nomination, in fact, it was still a residential neighborhood.<sup>26</sup> Today, the district is primarily commercial.

The neighborhood includes a few structures from the antebellum period, but most buildings date from the late 1800s to early 1900s. Since the period of significance spans such a large amount of time, from the mid- to late-nineteenth century into the twentieth century, the buildings within the district are in numerous architectural styles, including Neoclassical, Italianate, Queen Anne, Colonial Revival, and Bungalow, with several examples as well of foursquare and shotgun houses. However, many of the residences have a similar design, with raised entrances, floor to ceiling windows, and a large central hallway which helped with air circulation during warm months in Columbia.

The outlying areas of the district contain modest sized Colonial Revival and Queen Anne style houses that were originally constructed for middle to low-income families. Many of these properties still serve as residences. Some houses are in good condition but several, particularly the residential properties, are in deteriorating condition, and are in need of new roofs, new paint, and replacement of rotting wood.

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<sup>26</sup> Dollie McGrath (Historic Resource Coordinator). *National Register of Historic Places Inventory-Nomination Form: City of Columbia Historic District II*. (United States Department of the Interior, National Park Service, 1971) 3.

The central blocks of Columbia Historic District II consist of much larger and formerly upper-income houses. The Robert Mills House and Hampton-Preston Mansion are both on the 1600 block of Blanding Street. The 1300, 1400, and 1500 blocks of Blanding, Richland, and Laurel Streets contain the grandest houses and churches. These are the best maintained properties in the district and function almost exclusively as professional offices. The 1500 blocks of Richland and Laurel Street feature Neoclassical mansions that are in excellent condition. Additionally, there are well maintained Queen Anne and Colonial Revival houses on the 1300 and 1400 blocks of Richland, Laurel, and Blanding Streets. The majority of the tax incentives used in Columbia Historic District II were used in this section of the neighborhood.

#### Calhoun Street

Calhoun Street, similar to the other periphery blocks of Columbia Historic District II, underwent many changes, some since the 1982 National Register Boundary Increase, with large infill sections at the corner of Marion and Pickens Streets, an apartment building for low income elderly residents and a large doctor's office, respectively. Many of the contributing and non-contributing buildings are used as residences and are generally in fair or deteriorating condition. The houses were constructed between 1900 and 1920 in the Colonial Revival style. Calhoun Street is typical of the outlying blocks of Columbia Historic District II; it has both residential and commercial buildings with modern infill mixed in.

#### Laurel Street

Laurel Street is representative of the interior sections of Columbia Historic District II; the houses are much larger and the infill is much less obtrusive. Although

many of the houses are used as offices, the exteriors of the buildings look like residences. The houses, constructed in the late 1880s and early 1900s, were designed in the Queen Anne and Colonial Revival styles. The 1500 block features Neoclassical style mansions in excellent condition. A modern one-story doctor's office on the corner of Pickens is set-back and is visually unobtrusive.

Although Columbia Historic District II contains mansions and modest residences in various architectural styles, the neighborhood remains cohesive because of the similarity in scale of the houses and their setbacks on the lots. Additionally, the rehabilitations were sensitive of the exterior of the houses; hence they still appear to be residences. Even most of the infill is similar to the scale of the historic buildings and detracts little from the district. It is the absence of family life or even people on the streets in the evenings and on the weekends, however, that tells the true story: this is a rehabilitated neighborhood, but it is also clearly devitalized.

Based on the following visual survey of Columbia Historic District II (see Table 1), most properties in the district are in good condition and have likely been renovated since the 1970s. Many of the current offices were originally residences and converted to office buildings in the late 1970s or 1980s.<sup>27</sup> Of the 105 properties surveyed, approximately 23% are currently used as residences.<sup>28</sup> 27% of the properties surveyed are currently used as offices for attorneys, and 36% of all offices in the district are attorney's offices. The survey also notes known changes to the buildings and the types of business located in the properties.

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<sup>27</sup> The Richland County's Tax Assessor's records show that most properties were purchased circa late 1970s and 1980s. It also indicates that the buildings were converted from residences to offices. However, it does not provide a date for the renovations. Based on visual evaluations and examination of the deed transfer dates, however, it is clear that the residences were adapted at this time.

<sup>28</sup> Only 19% of the residences were considered contributing properties in the historic district.

**Table 1: Survey of Columbia Historic District II**

Property Address/ Name	Date of Construction	Purchase Date (sale history)	Current Use	Condition*/NR- listing	Additional Information
1401 & 1403 Calhoun Street	Circa 1935	Unknown	Office (Attorney)	Good/ Contributing	Two-story brick house, modern windows
1405 Calhoun Street	Unknown	1973, 1984, 2003, 2006	Office (for sale)	Good/ Noncontributing	Two-story brick house, numerous modern alterations in 1960
1407 Calhoun Street	Circa 1970	1978, 1986, 1996	Office (Contact Security Bonds)	Good/ Noncontributing	Two-story brick house, modern building
1413 Calhoun Street	Circa 1973	1979	Office	Fair/ Noncontributing	Two-story brick building, flat roof, modern building
1417 Calhoun Street	Circa 1878	1983, 1995, 2001, 2004, 2006	Office (Attorney)	Good/ Contributing	Two-story house, restored in 1981
1421 Calhoun Street	Circa 1850	1981, 2004	Office (Attorney)	Excellent/ Contributing	One-story house, restored nine-over-six light windows
1628 Calhoun Street	Circa 1910	1999	Residence	Deteriorated/ Noncontributing	Two-story house, asbestos siding, needs new roof

**Table 1 (Continued)**

1702 Calhoun Street (1700 Calhoun Street)	Circa 1900	1999	Residence	Deteriorated/ Noncontributing	Two-story house, asbestos siding, needs new roof
1704 Calhoun Street	Circa 1900	1987, 2001, 2004, 2005, 2006	Residence	Good/ Contributing	Two-story house, gable roof with a one- story porch
1708 Calhoun Street	Circa 1900	1958, 1964, 2001	Residence	Good/ Noncontributing	Two-story house, vinyl siding and cinder block porch
1710 Calhoun Street	Circa 1900	1998	Residence	Deteriorated/ Contributing	One-story house, needs new roof, water damage
1714 Calhoun Street	Circa 1925	1911, 1985, 1998	Residence	Good/ Contributing	One-story house, six- over-one light windows and wood pillars, Bungalow style
1716 Calhoun Street	Circa 1907	Unknown	Residence	Fair/Contributing	One-story house, wood siding needs to be repaired, water damage
1718 Calhoun Street	Circa 1907	Unknown	Residence	Good/ Contributing	One-story house
1925 Barnwell Street	Circa 1907	1980, 1988, 1995	Office (appears to be residential)	Good/ Contributing	Two-story house, two- tiered porch, balustrades, two-over- two light windows

**Table 1 (Continued)**

1923 Barnwell Street	Circa 1906	1911, 1986, 1988	Office (appears to be residential)	Good/Contributing	Two-story house, two-tiered porch
1921 Barnwell Street	Circa 1906	Unknown	Office (appears to be residential)	Good/Contributing	Two-story house, two-tiered porch, six-over-six light windows
1931 Henderson Street	Circa 1906	Unknown	Residence	Good/Contributing	Two-story house, one-story porch, weatherboard
1927 Henderson Street	Circa 1915	Unknown	Residence	Good/Contributing	One-story duplex, six-over-one light windows
1921 Henderson Street	Circa 1915	Unknown	Residence	Good/Contributing	One-story house, six-over-one light windows, gable roof
1917 Henderson Street	Circa 1915	Unknown	Residence	Fair/Contributing	One-story house, hipped dormer
1915 Henderson Street	Circa 1915	1983, 1985, 1990, 1996, 1998	Office (appears to be residential)	Good/Noncontributing	One-story house, was noncontributing, now possibly contributing
1909 Henderson Street	Circa 1950	1999, 2004, 2005	Residence	Fair/Noncontributing	One-story house, brick chimney on facade, Asbestos siding
1907 Henderson Street	Circa 1910	1977, 1992, 1990, 2002	Office (appears to be residential)	Good/Contributing	One-story residence, hipped roof, porch

**Table 1 (Continued)**

1908 Henderson Street	Circa 1900	1911, 1987, 1989	Office (Advertising, Marketing Graphic Design)	Excellent/ Contributing	One-story building, gable end, bay window
1912 Henderson Street	Circa 1900	Unknown	Residence	Excellent/ Contributing	Two-story house, two- tiered porch, six-over- six light windows
1914 Henderson Street	Circa 1900	1983	Residence	Excellent/ Contributing	One-story house, Received Historic Preservation Credit (1989)
1916 Henderson Street	Circa 1906	1966, 1979, 2000, 2005	Office (appears to be residential)	Deteriorated/ Noncontributing	Two-story house, was noncontributing, now possibly contributing
1920 Henderson Street	Circa 1900	1990	Residence	Good/ Contributing	One-story house, four- over-one light windows
1930 Henderson Street	Circa 1900	1991	Residence	Fair/ Noncontributing	One-story duplex, recently remodeled (new windows)

**Table 1 (Continued)**

1830 Henderson Street/Friday Cottage	Circa 1890	1950, 2007	Residence/ Office	Excellent/ Contributing	Two-story house, Recently restored (restored interior configuration, windows, floors, etc.)
1826 Henderson Street	Circa 1890	Unknown	Office (SC PTA)	Good/ Contributing	Two-story house, gable roof, porch
1703 Richland Street	Circa 1905	1911, 1985, 1986, 1991, 2006	Office	Good/ Contributing	Two-story house, gable roof with a one-story porch with Tuscan columns, Received federal tax incentives in 1988
1701 Richland Street	Circa 1905	1987	Office (Attorney)	Fair/Contributing	Two-story house, porch with Corinthian columns, Received federal tax incentives in 1985
1631 Richland Street	Circa 1918	1987, 1993, 1994, 2003,	Office (Neighborhood Assistance of America)	Good/ Contributing	Two-story house, porch, one-over-one light windows
1625-1627 Richland Street	Circa 1918	Unknown	Residence	Fair/Contributing	Two-story house, porch, six-over-six light windows
1623 Richland Street	Circa 1900	1999	Residence	Good/ Contributing	One-story house, gable roof

**Table 1 (Continued)**

1601 Richland Street/ Seibels House	Circa 1796	1984	Office (HCF)	Excellent/ Contributing	Two-story house, oldest surviving home in Columbia
1531 Richland Street	Circa 1915	Unknown	Commercial (Store)/Office	Excellent/ Contributing	Two-story building, Storefront windows, second story porch
1529 Richland Street	Circa 1925	1911, 1986, 1991, 1999	Commercial (Store)	Good/ Contributing	One-story house with a porch. six-over-six light windows
1527 Richland Street	Circa 1927	1911, 1987, 1994	Office (Attorney)	Good/ Contributing	One-story house, bungalow
1523 Richland Street	Circa 1900	2001, 2002	Office	Good/ Contributing	One-story house with a porch. six-over-six light windows
1519 Richland Street	New Construction	New Construction	Office (Attorney)	New Construction/ vacant at time of NR listing	Two-story stuccoed building, porch, modern
1515 Richland Street	Circa 1970	1989, 1996, 2004	Office (Magistrate)	Good/ Noncontributing	One-story office building
1511 Richland Street	Circa 1890	1979, 2001	Office (Attorney)	Excellent/ Contributing	Two-story house, porch with turned posts and spindles

**Table 1 (Continued)**

1507 Richland Street	Circa 1905	1981, 1984, 2001, 2004	Office (Vacant)	Good/Contributing	One-story house with porch, two-over-two light windows
1501 Richland Street/ Wade-Campbell- Wright House	Circa 1910	1978, 1998	Office (Attorney)	Excellent/Contributing	Two-story house with arcaded basement, porch, Received federal tax incentives in 1979
1516 Richland Street	Circa 1912	1911, 1984, 1985, 2004	Office (Real Estate)	Excellent/Contributing	Two-story house with a Corinthian portico, Received federal tax incentives in 1986
1518 Richland Street/ Maxcy Gregg House	Circa 1840	1984, 1997	Office (Attorney)	Excellent/Contributing	One-story house with a raised basement, six-over-six light windows
1522 Richland Street	Circa 1880	1979, 2000	Office (SC chapter of AIA)	Good/Contributing	One-story house with a porch, one-over-one light windows
1526 Richland Street	Circa 1894	2001, 2002, 2005, 2007	Office (Vacant)	Fair/Contributing	Two-story house with a porch with turned balustrades
1530 Richland Street	Circa 1890	1982, 1998	Office (For sale)	Good/Contributing	Two-story house with a porch with Tuscan columns

**Table 1 (Continued)**

1430 Richland Street	Circa 1880	1965, 1993, 1995, 1996, 1999	Office (Attorney)	Good/Contributing	Two-story house, two-tiered porch, six-over-six light windows
1403 Richland Street/ Mann-Simons House	Circa 1825	1970	Museum (HCF)	Excellent/Contributing	One and a half-story with a porch, six-over-six light windows
1415 Richland Street/ The McDonald Watson Jeffcoat House	Circa 1843	1982, 1987	Office (Attorney)	Excellent/Contributing	Two-story house with a two-story portico, Received federal tax incentives in 1982
1419 Richland Street	Circa 1900	1961, 1997, 1999, 2000	Office (Vacant)	Fair/Contributing	Two-story house, two-tiered porch, two-over-two light windows, numerous modern alterations
1329-1331 Richland Street	Circa 1930	Unknown	Office (Attorney)	Fair/Contributing	Two-story house, porch, six-over-one light windows
1327 Richland Street	Circa 1890	1991, 1999, 2001	Office (Medical office)	Good/Contributing	One and a half-story with a porch, two-over-two light windows
1307 Richland Street/ Old Ebenezer Lutheran Church	1899-1901	Unknown	Church Chapel and Senior Center	Good/Contributing	Simple brick church building, Palladian window

**Table 1 (Continued)**

1301 Richland Street/ Ebenezer Lutheran Church	1929-1931	Unknown	Church	Good/ Contributing	Church, Cross-plan, stained glass windows
1316 Richland Street	Circa 1915	1978, 2001, 2003	Office (Attorney)	Good/ Contributing	Two-story house, porch, six-over-six light windows
1320 Richland Street	Circa 1915	1978, 2000	Office	Good/ Noncontributing	Modern windows, asbestos siding
1929 Marion Street	Circa 1930	Unknown	Office (Mortgage)	Good/ Contributing	One-story brick duplex with a porch, four-over-one windows
1925 Marion Street	circa 1930	Unknown	Office (Vacant)	Good/ Contributing	One-story brick house, four-over-one windows
1913 Marion Street	Circa 1975	1973, 2005, 2006	Office (Attorney)	Fair/ Noncontributing	Two-story brick office building with a flat roof
1905 Marion Street	Circa 1905	1966, 2002, 2007	Office (Vacant)	Good/ Contributing	One-story house with a porch with turned posts
1819 Marion Street	Circa 1890	1981, 1984, 1995, 1999, 2001	Office	Excellent/ Contributing	Two-story house, porch, two-over-two light windows
1817 Marion Street	Circa 1930	1978, 1992	Residence (rental)	Fair/ Noncontributing	Two-story house, aluminum siding, alterations

**Table 1 (Continued)**

1813 Marion Street	Circa 1925	1982, 1995, 2006	Office	Good/ Contributing	One-story house with a porch
1330 Laurel Street	Circa 1885	1954, 2002, 2005	Office (Attorney)	Good/ Contributing	Two-story house, porch, one-over-one light windows
1331 Laurel Street	Circa 1895	1978, 2002	Office (Attorney)	Excellent/ Contributing	Two-story house, porch, two-story polygonal bay window and bracketed cornice
1401 Laurel Street	Circa 1820	1973, 1989, 1997	Office	Good/ Contributing	Two-story house, Tuscan portico, six-over-six light windows
1422 Laurel Street	Circa 1885 and 1890	2000, 2001	Office (Medical office)	Excellent/ Contributing	Two and a half-story house, wrap around porch with stick balustrade, Received federal tax incentives in 2001
1416 Laurel Street	Modern	Unknown	Office (Attorney)	Good/ Noncontributing	Two-story modern office building with a mansard roof

**Table 1 (Continued)**

1410 Laurel Street	Circa 1900	1981, 1985, 1999	Office (Attorney)	Excellent/ Contributing	Two-story house, two-tiered porch, two-over-two light windows, Received federal tax incentives in 2001
1404 Laurel Street	Circa 1900	1981, 1990, 1999, 2003	Office (Title company)	Good/ Contributing	Two-story house, porch, arched entrance, two-over-two light windows
1400 Laurel Street	Circa 1930	1988, 2001	Office	Fair/Contributing	Two-story office, quadraplex
1511 Laurel Street	Circa 1906	2000	Office (Headquarters of General Federation of Women's Clubs of SC)	Excellent/ Contributing	Two-story house with a Corinthian portico, oculus window, one-over-one light windows
1517 Laurel Street	Circa 1925	Unknown	Office (SC Automobile and Truck Dealers Association)	Excellent/ Contributing	Two-story house with one-over-one light windows
1521 Laurel Street	Circa 1912	1961, 1992, 1997, 1999	Residence/ Office	Excellent/ Contributing	Two and a half-story house with an Ionic portico, recently restored

**Table 1 (Continued)**

1529 Laurel Street	Circa 1912	1982, 1990, 1991, 1999, 2000,2007	Office (Attorney)	Excellent/Contributing	Two and a half-story house with a Corinthian portico, oculus window
1531 Laurel Street	Circa 1925	Unknown	Office	Good/Contributing	Two and a half-story house, with six-over-one light windows
1512 Laurel Street	Circa 1885	1978, 1985	Office	Good/Contributing	Two-story house, porch, one-over-one light windows, Received federal tax incentives in 1979
1508 Laurel Street	Circa 1900	1981, 1997	Office (Attorney)	Good/Contributing	Two and a half-story house, wrap around porch with stick balustrade
1315 Blanding Street	Circa 1895	1976, 2004, 2005	Office	Excellent/Contributing	Two-story house, two-tiered wrap around porch, two-over-two light windows

**Table 1 (Continued)**

1321 Blanding Street/ Lucille	Circa 1925	1968, 1988, 1995	Residential (Rental)	Fair/Contributing	Two-story brick quadraplex
1327 Blanding Street (1329 Blanding Street)	Circa 1880	1988, 1998, 2001, 2005	Office (Attorney)	Excellent/ Contributing	Two-story house with a wrap around porch, two-over two light windows, polygonal bay, Received federal tax incentives in 1993
1430 Blanding Street/ Whaley-Caughman House	Circa 1880	Unknown	Office	Excellent/ Contributing	Two-story house with a porch and polygonal bay, Received federal tax incentives in 1982
1425 Blanding Street/ St. Paul's Lutheran Church	Circa 1913	Unknown	Church	Good/ Contributing	Gothic Revival style church
1502 Blanding Street/ The Crawford - Clarkson House	Circa 1835	1985	Office	Good/ Contributing	Two-story house, small porch, six-over- six light windows

**Table 1 (Continued)**

1512 Blanding Street/ The Episcopal Church of the Good Shepherd	Circa 1900	Unknown	Church	Good/ Contributing	Gothic Revival style church
1528 Blanding Street (1526 Blanding Street)/Bond House	Circa 1875	1980, 1993	Office	Good/ Contributing	Moved to this location in 1980. Two-story house with two-tier porch, Received federal tax incentives in 1981
1534 Blanding Street/ Heise-Meehan- Guignard House	Circa 1885	1980, 2007	Office (Attorney)	Excellent/ Contributing	Moved to this location from 1416 Hampton Street, two-story house with two-tier porch, Received federal tax incentives in 1981 and 2004
1531 Blanding Street/ The "Howe" House	Circa 1830	1981, 1987	Office (Medical office)	Excellent/ Contributing	Three-story house with a porch and elliptical fan light, Received federal tax incentives in 1982

**Table 1 (Continued)**

1527 Blanding Street	Circa 1907	1976, 1984, 1985, 1995	Office (Attorney)	Excellent/Contributing	Two-story brick house, porch, one-over-one light windows
1517 Blanding Street	Circa 1904	1980, 1986, 1996, 1997, 2007	Office (Attorney)	Good/Contributing	Two-story house, porch, two-over-two light windows, Received federal tax incentives in 1981 and 1997
1616 Blanding Street/ The Robert Mills House	Circa 1823	1967	Museum (HCF)	Excellent/Contributing	Two-story brick house designed by Robert Mills
1615 Blanding Street/ The Hampton-Preston Mansion	Circa 1818	1967	Museum (HCF)	Excellent/Contributing	Two-story house owned by Wade Hampton I and his family
1711 Pickens Street	Circa 1905	1981, 1998	Office (Attorney)	Fair/Contributing	Two-story house with a porch, weatherboarding, Received federal tax incentives in 1982
1715 Pickens Street/ The Bryant House	Circa 1905	1983, 1988, 1998	Office	Good/Contributing	Two-story house with a two-tiered porch, Received federal tax incentives in 1983

**Table 1 (Continued)**

1811 Pickens Street	Circa 1915	1981, 1993, 2006	Office (Attorney)	Fair/Contributing	Two-story house with a porch and polygonal bay
1813 Pickens Street	Circa 1915	1996, 1997, 1999, 2001	Office	Good/ Contributing	Two-story house with six-over-six light windows
1815 Pickens Street	Circa 1914	Unknown	Residence (rental)	Fair/ Noncontributing	Two-story duplex with two-tiered porch
1817 Pickens Street	Circa 1885	2000, 2001, 2002, 2004, 2007	Office	Good/ Contributing	Two-story house, porch, one-over-one light windows
1819 Pickens Street (1821 Pickens Street)	Circa 1920	Unknown	Office (Medical office)	Good/ Contributing	One-story house with a porch. three-over-one light windows

Such is the current status of the Columbia Historic District II neighborhood. The following chapters present a focused account of the evolution of the HCF, from its origin as a citizen-initiated preservation effort in the early 1960s, and its growth to the present.

## CHAPTER 3

### HISTORIC COLUMBIA PURVIEW, RESTORATIONS IN COLUMBIA HISTORIC DISTRICT II

The designation of the neighborhood as a historic district and the successful preservation of the area were largely possible because of the growing historic preservation movement in Columbia. The Historic Columbia Foundation (HCF), a non-profit preservation organization, was one of the strongest supporters of the redevelopment of Columbia Historic District II and a major catalyst for preservation throughout the city. HCF maintains three house museums in the historic district. The museums have varying histories that reflect the history of Columbia and particularly of Columbia Historic District II.

In 1961, Columbia Bible College, owner of the Robert Mills House (at that time called the Ainsley Hall Mansion), planned to demolish the building and sell the lot. In order to save the historically significant building from destruction, a group of preservationists formed the Ainsley Hall Mansion Preservation Committee. On November 14, 1961, the organization changed its name to the Historic Columbia Foundation (HCF). HCF realized that it needed public funds to help purchase the Robert Mills House and insure that the property would remain safe from demolition. It proposed the creation of a city/county preservation commission to hold the titles of historic properties. On March 19, 1963, the Richland County Historic Preservation Commission (RCHPC) was established as a way to receive funds, grants, and donations for historic properties to be maintained by HCF.<sup>29</sup> The RCHPC purchased

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<sup>29</sup> Historic Columbia Foundation, *Be it Remembered* (1972).

properties in Columbia Historic District II, including the the Robert Mills House, the Hampton-Preston Mansion, and the Mann-Simons Cottage, all of which HCF managed as house museums (see Figure 2). In June 1988, due to tensions between HCF and the RCHPC, HCF relinquished control of the properties and RCHPC assumed management of the sites. After this, HCF redirected its focus to preservation advocacy and education. In 1994, however, RCHPC sold the properties to the City of Columbia and Richland County and voted to dissolve itself. The city and county signed a contract with HCF to again manage the houses.<sup>30</sup>

Today, HCF has approximately 828 individual members and 22 corporate members.<sup>31</sup> The members have nearly doubled since 2005. With the annual budget of 1.1 million dollars, the foundation staff includes eleven full-time employees, six part-time employees, two graduate assistants, and one intern as well as numerous volunteers.<sup>32</sup>

Historic Columbia Foundation's mission is "to nurture, support and protect the historical and cultural heritage of Columbia and its environs through programs of advocacy, education and preservation."<sup>33</sup>

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<sup>30</sup> John Sherrer, *A Comprehensive History of the Hampton-Preston Mansion in Columbia, South Carolina* (Columbia: University of South Carolina, 1998) 116.

<sup>31</sup> Erin Walsh. Telephone Interview. May 15, 2009. The membership totals are for April 2009.

<sup>32</sup> John Sherrer. Personal Interview. April 27, 2009.

<sup>33</sup> [Historiccolumbia.org](http://Historiccolumbia.org).



Figure 2: Map of Historic Columbia Foundation Maintained Properties (K. Rice, 2009)

### The Robert Mills House

The Robert Mills house is located at 1616 Blanding Street (see Figures 3-5). The house was built in 1823 for Ainsley Hall, a successful British cotton trader and general store owner.<sup>34</sup> Hall hired Robert Mills to design the home for him and his wife. Unfortunately, Hall died and had not updated his will. According to the laws at the time, Sarah Hall had no rights to the property and didn't have enough money to

<sup>34</sup> The Robert Mills House was originally referred to as the Ainsley Hall Mansion; however, the name was changed in order to attract more support for its preservation. Hall is a relatively unknown person in South Carolina and Columbia History, whereas Robert Mills was a famous South Carolina architect, and his name alone garnered support for the preservation of the house.

purchase it herself. The property was sold to the Presbyterian Synod of South Carolina and Georgia, and it became the site of the Presbyterian Theological Seminary in 1831. In 1927, the seminary moved to Georgia, and the building became the home to the Westerveldt Academy and later Columbia Bible College.<sup>35</sup> In 1960, Columbia Bible College moved to the outskirts of Columbia. The Robert Mills House was soon after slated for demolition, which prompted the formation of Historic Columbia Foundation in order to save the property.

Following numerous proposals for saving the property, including moving it to a new location, the newly formed Richland County Historic Preservation Commission (RCHPC) purchased the property, with the help of a federal Open Space Grant and HCF pledges, for \$350,000 in 1963. At that time, the Commission hired Albert Simons, a Charleston architect, to work with the Columbia architectural firm of Reid, Hearn and Associates to restore the building. The building was restored according Robert Mills' original specifications, some of which were never actually fulfilled. The restoration of the house and reconstruction of the two flanker buildings cost \$246,660.96. The reconstruction of the carriage house and park development cost an additional \$171,886.29. The furnishings cost \$42,659.87. The Robert Mills House has operated as a museum since it opened April 2, 1967.<sup>36</sup>

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<sup>35</sup> [Historiccolumbia.org](http://Historiccolumbia.org).

<sup>36</sup> Historic Columbia Foundation, *Be it Remembered* (1972).

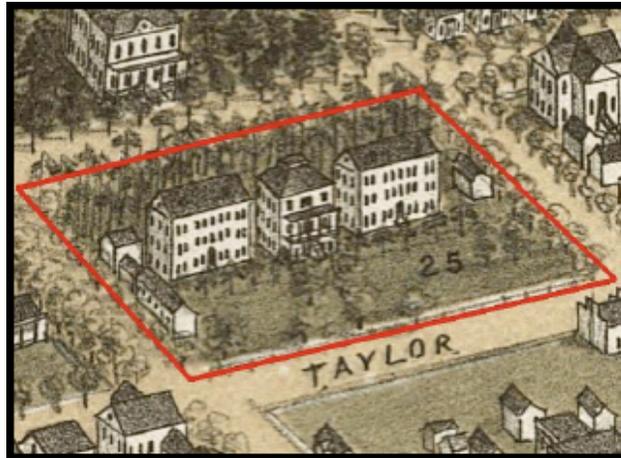


Figure 3: 1872 Bird's Eye Map of the Robert Mills House (HCF)



Figure 4: Historic Photograph of the Robert Mills House (HCF)



Figure 5: The Robert Mills House (K. Rice, 2009)

### The Hampton-Preston Mansion

The Hampton-Preston Mansion is located at 1615 Blanding Street, directly across the street from the Robert Mills House (see Figures 7-9). The mansion was originally built in 1818 for Ainsley and Sarah Hall on a four-acre lot bounded by Walnut (Blanding), Pickens, Laurel, and Henderson Streets.<sup>37</sup> Although the architect for the house is unknown, it was originally designed in the popular Federal style. The contractor was Robert Yates and the carpenter Zachariah Philips.

In 1823, Wade Hampton I, a wealthy and prominent South Carolina plantation owner, approached Ainsley Hall in order to purchase the property. The story goes that Hall agreed to sell the mansion for the grossly inflated price of \$35,000, but Hampton insisted that Hall move from the house that evening.<sup>38</sup> The deal was made, and Wade Hampton I, his third wife, Mary Cantey Hampton, and their children moved into the house. According to family history, Mary Cantey Hampton had been concerned about disease on their plantation, Woodlands, which was located outside of town on swampy land. The Hamptons also probably wanted a mansion in the city because Columbia was an important social scene among the elite of South Carolina.

Wade Hampton I spent very little time at the town house, instead staying at the family's plantation home, and gave Mary Cantey Hampton the responsibility of maintaining the city residence. She was assisted by a large number of slaves who lived one block east of the house. The Hampton family used their town home to entertain local society. During the summer months, the family traveled to Virginia to avoid the Columbia heat.

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<sup>37</sup> Sherrer, 1.

<sup>38</sup> Sherrer, 9.

In 1835, Wade Hampton I died and left his entire estate to his son Wade Hampton II (a son from a previous marriage). Wade Hampton II decided to equally divide the estate among the family. Hampton II gave his stepmother, Mary Cantey Hampton, the town house along with the furniture, the slaves, and the property to the east of the mansion. In 1835, Caroline Preston, Wade Hampton and Mary Cantey Hampton's daughter, moved into the house with her husband John Preston.

Gardening was one of the favorite activities of Mary Cantey Hampton and Caroline Preston. The two women created an elaborate English garden on the full city block. They may have hired John Waddell, an Englishman to help plan the layout.<sup>39</sup> Much of the garden maintenance and plantings were done by the large slave workforce that the family had for their town home. According to a 1910 article in *Country Life in America*, the garden was known for its wide variety of plants that Mary Cantey Hampton had collected from all over the world. The gardens contained geometrical flower beds, high box hedges, and a fountain that was designed by Hiram Powers.<sup>40</sup>

In late 1840s, Caroline and John Preston decided to move into the Hampton-Preston Mansion with Mary Cantey Hampton. In order to provide enough space for the entire family, they constructed an addition to the north façade of the Columbia town home between 1848 and 1850. The addition was so large it nearly doubled the size of the house.

In 1863, Mary Cantey Hampton died. According to an inventory taken at the time of her death, she had 30 slaves that worked at the town home. Their value was approximately \$33,000. She had \$20,000 worth of silver, \$4,490 worth of furniture, \$600 worth of china and glass, a \$50 carriage, \$57,000 in bonds and stock, and \$150

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<sup>39</sup> *Historic Columbia Gardens Report* (5-4-06).

<sup>40</sup> Helen Ashe Hayes, "A Colonial Garden Down South" *Country Life in America* (Doubleday Page and Company, 1968) 287. The gardens were largely maintained until the 1940s.

plated ware, equaling \$115,290 total.<sup>41</sup> The majority of the estate, including the house, was willed to Caroline and John Preston. Other items were given to her grandchildren.

In 1865 the family fled to York County, 75 miles north in the Piedmont region of South Carolina, so that the townhouse was vacant when General Sherman's troops invaded Columbia.<sup>42</sup> The mansion was used as Union headquarters at one point. According to family history, the house was saved from being burnt because the Ursuline nuns, whose convent near town had burned down, pleaded with Sherman to give them a place to live. The nuns lived in the house and returned it to the Prestons after the war.

The Preston family had reached the height of their wealth by 1860 but lost most of their family fortune during the war. The house was sold at auction on January 1, 1872, but John Preston Jr. was able to purchase the house back for his mother. However, the family's financial difficulties continued and on January 14, 1873, Caroline Preston sold the house to an Emma R. Moses for \$42,000.<sup>43</sup>

Franklin Moses, Emma Moses' husband, was a Reconstruction governor who is commonly referred to as the "robber governor." Most accounts of Moses are negative. He was called a scalawag, and he apparently threw lavish parties. While he briefly lived in the house, his gardener removed many of the exotic plants from the Hampton-Preston gardens and sold them. Moses also added granite columns, which were intended for the new state house, to the grounds of his house. In the end, he was found to be a corrupt governor, and the house was foreclosed on because of lack of payments within the year of its purchase. Between 1873 and 1888, Reverend D. Stuart

<sup>41</sup> Historic Columbia Foundation Papers, South Caroliniana Library.

<sup>42</sup> Sherrer, 27.

<sup>43</sup> John Kinard Aull Papers, South Caroliniana Library.

and his wife, Mrs. Ellen Phelps Dodge of New York, lived in the mansion. The Ursuline nuns would briefly own the property again until January 2, 1890; then the house became the South Carolina Presbyterian Institute for Young Ladies. The name of the school changed several times, but it eventually became the College for Women and later merged with Chicora College, an all-women's college. The school functioned in the Hampton-Preston Mansion until it was closed and absorbed by Queens College in Charlotte, North Carolina.<sup>44</sup>

After Chicora College merged with Queens College during the depression in 1931, Theodore and Josephine Westerveldt purchased the building and opened a boarding house and school for missionary children. After the Westerveldt academy left Columbia, the Hampton-Preston Mansion was used for overflow housing for Columbia Bible College and, later, for soldier and transient housing. In the 1940s, the Columbia Art Association considered opening an art museum at the site, but these efforts failed because people were distracted by the United States' involvement in World War II.<sup>45</sup>

In the 1950s, the building became a boarding house, serving low-income tenants as well as soldiers training at Fort Jackson. Between 1946 and 1947 the Hampton-Preston gardens were bulldozed making way for a used-car lot.<sup>46</sup>

In January 1967, the State of South Carolina purchased the property for \$70,000 to restore it as part of the Midlands Exposition Center for the state Tricentennial celebration. The Tricentennial Commission looked to Historic Columbia Foundation (HCF) as an advisor for the restoration project. At the time, preservationists believed that the Hampton-Preston Mansion rehabilitation could be

<sup>44</sup> Sherrer, 30-32, 42.

<sup>45</sup> Sherrer, 47.

<sup>46</sup> Sherrer, 51.

the “cataly[st for] a neighborhood revitalization.”<sup>47</sup> John Tabb Heyward was hired as the project architect.<sup>48</sup> Although Dr. William Seale, the director of HCF at the time, strongly objected, the foundation’s architectural advisory committee recommended the demolition of the 1850 addition.<sup>49</sup> Some of the largest challenges for the restoration involved removing signs of the numerous years of tenancy, including removing bathrooms and partition walls and filling in doorways.<sup>50</sup>

Along with the preservation efforts, the City of Columbia attempted to clear the buildings, most built after the Civil War, from the four-acre block (see Figure 6). In 1969, the city condemned the Miracle Apartments and demolished the building. Annie Timmons, the owner of the apartments, sued the city and later won some money for the properties. However, Timmons, who had lived on that block for 25 years, believed she was grossly underpaid.<sup>51</sup>

Following the Tricentennial celebration, the State of South Carolina debated using the Hampton-Preston mansion as the State Museum. Instead, they allowed South Carolina’s Department of Parks, Recreation and Tourism to hold the title for one year. After this year, Richland County Historic Preservation Commission (RCHPC)

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<sup>47</sup> Sherrer, 60.

<sup>48</sup> Sherrer, 62.

<sup>49</sup> The addition was demolished because the architectural advisory committee believed it to be a much later addition to the residence.

<sup>50</sup> Sherrer, 66.

<sup>51</sup> Sherrer, 80. Timmons owned properties throughout Columbia. Following this lawsuit, Timmons disappeared and many other properties were threatened with the same fate as Miracle Apartments. Timmons did return to Columbia (or perhaps never left) and resided in one of her residences located in the Shandon neighborhood in the eastern part of the city. For the following 20 years, she protected her properties, with a shotgun, from government interference. Not until her death in the mid-1990s were her three homes in Shandon demolished and replaced with two to five houses on each lot.

petitioned the Department of Parks Recreation and Tourism for the title to the Hampton-Preston Mansion and was given the title in 1972.<sup>52</sup>

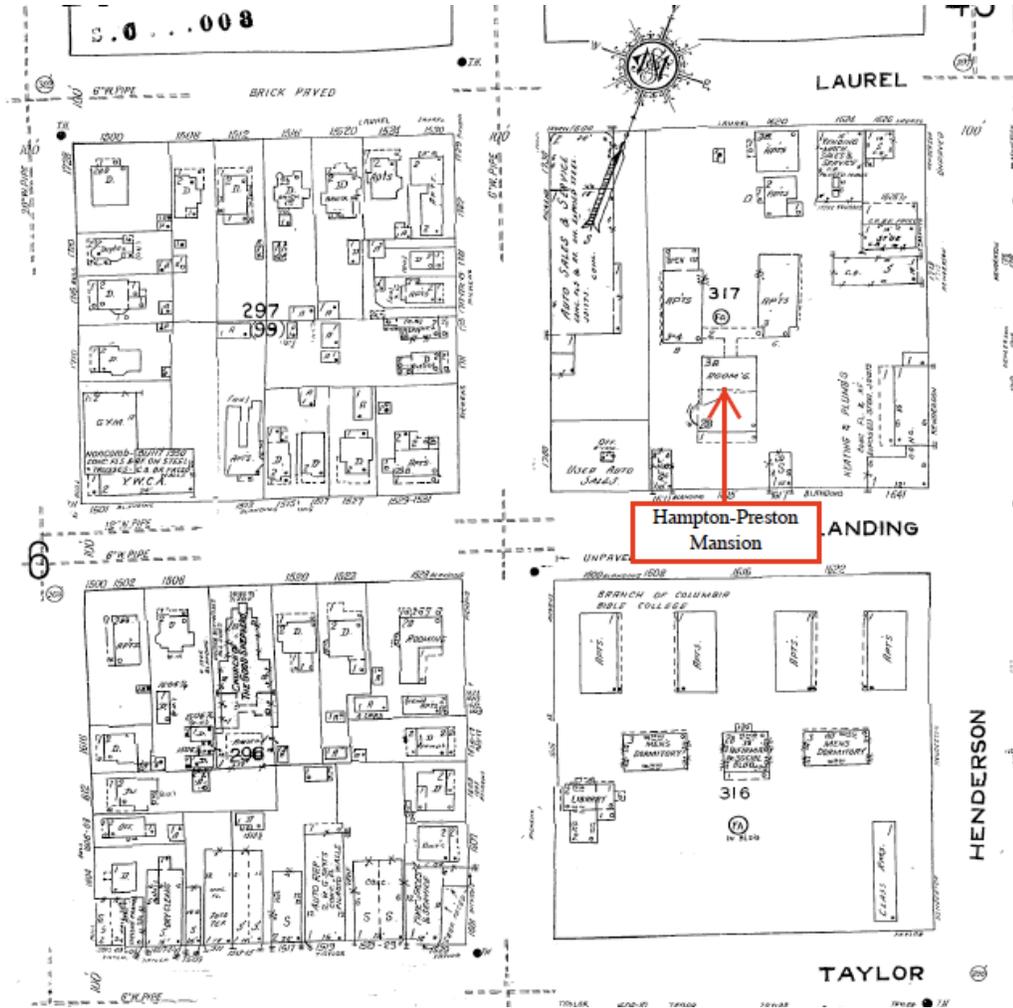


Figure 6: Sanborn Map of the Hampton-Preston Lot (May 1950)

<sup>52</sup> Sherrer, 83.

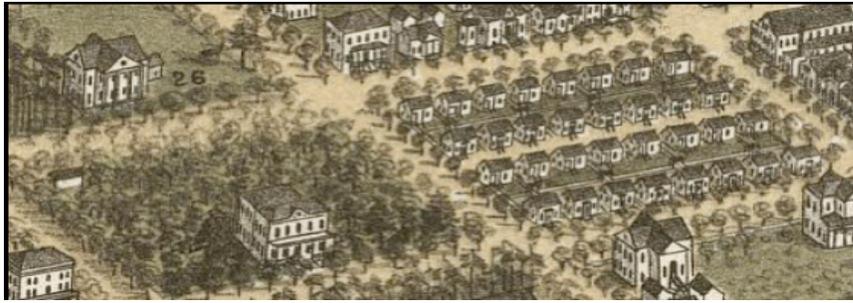


Figure 7: 1872 Bird's Eye Map of the Hampton-Preston Mansion (HCF)



Figure 8: Hampton-Preston Image from a Historic Postcard (HCF)



Figure 9: The Hampton-Preston Mansion (K. Rice, 2009)

### The Mann-Simons Cottage

The Mann-Simons Cottage is located at 1403 Richland Street (see Figure 10-12). The house is thought to have been built around 1825 by Ben Delane, a free African American from Charleston. Celia Mann, Ben Delane's wife, was also a free African American. She worked as a midwife. According to family history, Celia Mann, who was born in Charleston to a European father and an enslaved mother, walked to Columbia from Charleston.<sup>53</sup> Mann was a respected middle-class Columbian, possibly because of her skills as a midwife. Mann had four daughters, three of whom moved to Boston. In 1867, when Celia Mann died, her fourth daughter, Agnes Jackson, inherited the house.

Agnes Jackson, a cook and mother of eight children, inherited a rather large estate including properties located at 1407 Richland, 1904 Marion, 1906/1908 Marion street and possibly 1910 Marion Street (all of which were demolished when a high-rise apartment building for low-income elderly was constructed north of 1403 Richland in 1975) along with the cottage at 1403 Richland Street.<sup>54</sup> The house and the block were all spared during the 1865 conflagration.

Similarly to the Hamptons, the Mann-Simons lived in multigenerational housing or with extended family. According to the 1880 census, Agnes Jackson lived in the house with fifteen other people.<sup>55</sup> In 1900, she lived with twelve other people.<sup>56</sup>

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<sup>53</sup> Crockett, 35.

<sup>54</sup> Crockett, 43.

<sup>55</sup> Agnes Jackson (age 48), Lucius Jackson (21), Thos Jackson (20), Chas Jackson (13), Celia Jackson (8), Harriet Jackson (28), Robt Jackson (12), Hattie Jackson (3), Mabel Jackson (8 months), Margaret Logan (23), Eddie Logan (4), Cash Logan (22), Ellen Williams (20), Richard Williams (21), Martha Williams (10 months), and Edward McGrie (65) all lived in the house.

<sup>56</sup> Agnes Jackson (age 70), Richard Williams (40), Hattie Williams (47), Richard Williams (8), Hattie Richardson (21), Agnes Richardson (18), Celia Smith (25), Thomas Smith (26), Maggie Smith (4), Charlie Smith (3), Robert Smith (4 months?), Charlie Simons (35), and Minnie Prilean (17) all lived at 1403 Richland Street.

Agnes Jackson died in 1907 and in her will she suggested that the family sell the properties at auction. Charles Simons, Agnes' son, purchased the Richland and Marion Street properties. Family histories suggest that Charles Simons owned the entire square block and rented out houses along Marion and Calhoun Streets. Charles Simons, a deacon for the First Calvary Baptist Church, a Mason, a tailor, and a grocer, Amanda Simons, his wife, and Bernice Connors, Amanda's niece, all lived in the Mann-Simons Cottage.

In 1932, Charles Simons died, and since Charles previously deeded the house to Amanda in 1914, she remained the owner of the property. In the 1930s, Amanda sold the Marion Street properties.<sup>57</sup> Bernice Connors inherited the Mann-Simons Cottage in 1960 when Amanda Simons died.<sup>58</sup> Bernice sold the house in 1970 to the Columbia Housing Authority. The City of Columbia planned to demolish the building; however, after realizing its historical significance, the Richland County Historic Preservation Commission (RCHPC) purchased the house. In 1977, the property was restored by the RCHPC and the Center for the Study of Black History, Art and Folklore with Rodger Stroup, Executive Director of HCF, supervising the project.<sup>59</sup> The house museum opened in 1978. HCF did not manage the property until 1987.

The property changed significantly over the years. As the family grew, the house grew. Most of the additions to the house were most likely completed by family members or boarders. According to the restoration architects who restored the property in 1977, dormers and attic stairs had been added to the house sometime around 1875. There was also evidence to suggest that the original basement was open

<sup>57</sup> Crockett, 54.

<sup>58</sup> Crockett, 54.

<sup>59</sup> *Historic Columbia Foundation News* (Columbia, January 1979) Vol. 11 No. 3.

and used as a kitchen. The basement was enclosed at some point and interior stairs were added to access the basement from the inside of the house. A front porch was added to the house between 1904 and 1910 and a back porch added between 1910 and 1919.<sup>60</sup> The house was restored to its 1880s appearance.

Many other properties near the Mann-Simons Cottage that belonged to the family were demolished. A 2005 archeological study found that there was a structure located directly next to the cottage, at 1401 Richland Street, from 1891 until 1909. John L. Simons owned and operated a grocery store or a lunch room at this location until it moved to a location at 1914 Marion Street.

The Mann-Simons family also owned a property at 1407 Richland Street. Between 1880 and 1930 the building operated as a business and a residence. “In 1899, both Allen Williams, a shoemaker, and J.B. Carroll, a furniture repairperson, both African American, lived and operated a shop at 1407 Richland Street.”<sup>61</sup> Between 1906 and 1932, Charles H. Simons operated a grocery store out of the site.

The Mann-Simons Cottage remains an important example of Columbia’s integrated past. Although freed African Americans prior to the Civil War were closely monitored in many cities, Columbia’s whites and African Americans lived in the same neighborhoods. Many of the other African American residences have been demolished, however, possibly indicating an underlying racial insensitivity in Columbia’s preservation movement.

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<sup>60</sup> Crockett, 55.

<sup>61</sup> Crockett, 55.



Figure 10: 1872 Bird's Eye Map of the Mann-Simons Cottage (HCF)



Figure 11: Historic Photograph of the Mann-Simons Cottage (HCF)



Figure 12: The Mann-Simons Cottage (K. Rice, 2009)

Thus, the histories of these three structures--the Robert Mills House, the Hampton-Preston Mansion, and the Mann-Simons Cottage--indicate that the neighborhood now designated as Columbia Historic District II was from its origin and through most of its existence into the mid-twentieth century as socially, economically, and racially diverse residential community. Although Historic Columbia Foundation's goals and scope have varied over the years, prior to the rehabilitation of Columbia Historic District II, HCF realized that "preservation is more than the three houses we now have. We must work to stabilize and save the entire old city of Columbia."<sup>62</sup> HCF successfully completed this goal in Columbia Historic District II. In fact, in 1982, HCF promoted the Economic Recovery Tax Act of 1981 as an excellent "low-risk" way to rehabilitate buildings.<sup>63</sup> The following chapter will trace the impact of this enlarged preservation effort.

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<sup>62</sup> Walter Edgar, "President Outlines Foundation Goals" *Historic Columbia Foundation News*. (Columbia, June 1977) Vol. 1 No. 1.

<sup>63</sup> "New Tax Incentives for Rehabilitating Old Buildings", *Historic Columbia Foundation News*. (Columbia, September 1982) Vol. 6 No. 1.

## CHAPTER 4

### THE REINVESTMENT IN COLUMBIA HISTORIC DISTRICT II

Through an examination of past and present census data and city directories, the reinvestment in Columbia Historic District II is evident. Several factors along with historic preservation led to the reinvestment in Columbia Historic District II, including changes to the zoning laws in downtown Columbia, establishing new commercial districts, and urban development programs that promoted investment. Planning records give the most comprehensive history of the conditions of the district and the efforts by the city to promote reinvestment. Additionally, personal reflections on the neighborhood recall the community that lived in Columbia Historic District II.

In order to understand the changes that occurred in the late 1970s and early 1980s, it is important to go beyond the general history of Columbia presented in Chapter 1, to examine the particular history of Columbia Historic District II. Census records for the district show the unique impact here of the racial and economic divisions in the city, divisions which were increasingly acute in this area: as the neighborhood became more segregated it was viewed as devitalized and often referred to as “blighted.” And, as this thesis will show, the displacement of residents by the commercial redevelopment left the area still devitalized.

Throughout its history, Columbia and Columbia Historic District II were racially mixed and economically diverse communities. Based on census data, it is clear that both African American and white families resided in Columbia Historic District II. However, the neighborhood was not completely integrated. Over time, blocks were divided and, eventually, following WWII many of the wealthier families

left the neighborhood and downtown. The people that remained in downtown Columbia, and particularly in Columbia Historic District II, did not have the resources to maintain and adapt the historic buildings.<sup>64</sup> Through zoning and planning efforts, with the help of urban development grants, Columbia leaders worked to draw people back to the city.

Prior to the Civil War, Columbia was divided fairly evenly between whites and African Americans. In 1830, there were 1,807 whites and 1,503 African Americans. In 1840, there were slightly more African Americans than whites, and in 1850 and 1860, there were more whites. By 1870, there were 4,002 whites in Columbia and 5,295 African Americans. The African Americans remained in the majority until 1900, but after the turn of the century would not surpass the white population again.<sup>65</sup>

Based on census data from 1900 and 1930, it seems that the neighborhood bounded by Sumter, Taylor, Barnwell, and Calhoun Streets that today forms the historic district was never a fully socially integrated community. In 1900, the 1400 block of Richland Street (where the Mann-Simons Cottage is located) had both African American and white residences. While there are some blocks that were exclusively white (1800 Marion, 1400 Laurel, and 1600 Bull Streets) and some exclusively African American (1500 Taylor, 1900 Pickens, 1900 Henderson, and 1700 Richland Streets), most blocks were racially mixed.<sup>66</sup>

It seems that by the 1930s people had become far more segregated. While Richland Street (the block with the Mann-Simons Cottage) remained integrated, most

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<sup>64</sup> Krista Hampton, "Chartering a Path for Preservation, Columbia's Preservation Roots," *Historically Speaking, Historic Columbia Foundation Newsletter*. (Columbia, Spring 2005) Vol. 43 Issue 4.

<sup>65</sup> Moore, 481.

<sup>66</sup> The blocks had both African Americans and whites living there; however, according to city directories, it seems that the African Americans tended to live in residences behind white houses. These statistics might be slightly misleading because the African Americans could have been living in servants' quarters and thus living in a racially mixed but not a fully socially integrated community.

of the interior of the neighborhood was exclusively white, with the African American population lived on the outlying (busier) streets. The 1500, 1600, and 1700 blocks of Calhoun were almost if not completely African American. The neighborhood was still racially mixed; however, race now varied from block to block.

Census data indicates a difference in income among the African American and white families in the neighborhood. Most white families owned their own homes, or if they rented they paid significantly higher rents. In 1925, white residences were valued anywhere from \$4,000 to \$16,000. An African American house in the same neighborhood was only valued at \$1,500 to \$8,000. A white renter typically paid \$20 to \$45, and an African American paid \$6 to \$25 in monthly rent. Due to the size of the properties in the neighborhood, both African American and white families lived with their extended family or boarders. Later, some of the properties were divided into multiple apartments.

The residents of Columbia Historic District II had various types of occupations. Many of the white men living in this neighborhood worked for the railroad company as conductors and mechanics. They also worked as salesmen, stenographers, plumbers, auto mechanics, and bookkeepers. The African American men and women worked as servants, clergymen, laundresses, cooks, teachers, and waiters. There were some African Americans that owned businesses.<sup>67</sup>

By 1960 the census tract was 50% African American. As that population grew into 1970, census tract 14 had become 56% African American. By 1980, however, it had fallen to 26% African American. Even though most of the plans outlined in different Columbia planning reports were not entirely realized, the city removed a significant number of people from the neighborhood, and the vast percentage of those

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<sup>67</sup> Census 1930.

moved were African American. The most optimistic preservation efforts were not fulfilled. Between 1970 and 1980, in fact, the amount of occupied and vacant housing built before 1930 decreased from 418 to 313 units as a result of both demolition and of several properties being converted to commercial use, prompting the preservationists to demand a boundary increase to the historic district.<sup>68</sup>

As the population decreased, the average income level drastically increased. In 1970, the average household income in the historic district was \$5,053.58, whereas Richland County's average income was \$10,061.21. By 1980, the average income had increased nearly five-fold to \$23,817.22, whereas Richland County's had essentially doubled to \$21,862.42. This indicates that the average income in neighborhood 14 was approximately 50% of the county's average income in 1970, but by 1980 the area had had increased to nearly 110% of the income level of the rest of the county.<sup>69</sup>

Columbia Historic District II was historically residential with a few educational and religious institutions; however, following the rezoning of the city, many new businesses moved to the area. City directories indicate that the commercial properties increased drastically in the late 1970s and early 1980s. Thus, as the 1980 data indicate, after a significant number of the properties had been converted to businesses, reducing the population of the district, the remaining residents were much wealthier. The population loss was almost entirely low-income and African American.

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<sup>68</sup> This "boundary increase" absorbed more blocks into the Historic District; however, the entire district was reevaluated because of the large amount of buildings demolished and replaced with new commercial buildings.

<sup>69</sup> GeoLytics 1970, 1980, 1990, and 2000 Census data. According to census data, this trend continued into the 1990s; however, the statistics do not include the commercial properties in the area. (The economic census only provides information by zip code which is not specific enough to understand the district trends.) The average income level for census tract 14, according to the 1990 census, was \$52,094.67. The county's average was \$41,491.81. By 2000, the tract's average income was \$79,774.38, approaching 125% of the average of Richland County: \$64,243.40.

According to a 1940 city directory, addresses located within Columbia Historic District II were almost exclusively residential. Race varied by block, and approximately 20% of the properties were owner occupied. By the 1950s, the African American residences seem to be located on the periphery of the district with most living on Calhoun Street. The properties, however, remained mostly residential. The 1960 directory lists far more businesses within the district, although they still represent only approximately 15% of the properties. The district also had many more rental properties listed as apartments than in previous years. The 1970 directory lists even more businesses, rising to approximately 20% of the properties. Even more significant, however, is the rise in rental apartments and vacant buildings in the district. The 1980 directory confirms further the change in the neighborhood. In some areas of the district there are boarding houses and vacant properties, and the district now appears to be over 70% commercial. The 1990 and 2000 directories reflect the current condition of the neighborhood. There are numerous attorney offices, medical practices, real estate offices, and other professional services located in the district.<sup>70</sup>

According to Richland County's Tax Assessors records, less than twenty houses remained residences in the district. Out of those twenty houses, six were listed as non-contributing properties. Almost half of the residences are rental properties. Additionally, most of the houses in the district are listed as 'residence converted to office.' The tax records also indicate that almost 95% of the properties were purchased in the late 1970s and early 1980s. Based on visual examination, most of the buildings have been rehabilitated.

Judging from these statistics, it is clear that Columbia Historic District II was originally a racially and economically diverse residential neighborhood. There are

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<sup>70</sup> *Columbia, South Carolina City Directory 1940-2000.* (Richmond: Hill Directory Company).

several possible factors that led to the increased racial and economic segregation, and most important of these is that the city government used planning originally as a way to racially segregate communities, and only later as a way to revitalize “blighted” areas.

Columbia’s city planning policies began to take shape with the beginning of the twentieth century. Before 1905, Columbia had increased in size haphazardly, with little or no planning efforts. Because of the city’s rapid growth, concern citizens demanded that the city hire a planner to assess current conditions and make recommendations for improvements. Kelsey and Guild, a landscape architecture firm based out of Boston, was hired for the job. The planners mainly criticized the conditions in the large African American neighborhoods, citing dilapidated tenements and completely unsanitary conditions as the reasons for slum clearance and replacement with parks.<sup>71</sup> Although their plan was adopted by the city, the suggested slum clearances were not implemented.<sup>72</sup>

In 1924, Columbia adopted its first zoning ordinance.<sup>73</sup> The ordinance likely caused some of the segregation in Columbia Historic District II. The regulations did not keep white investors out of African American neighborhoods but instead kept African Americans out of white neighborhoods. While Columbia’s zoning ordinances did not specifically mention race, they were most likely racially motivated. Planners

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<sup>71</sup> Kelsey and Guild, *The Improvement of Columbia, SC: Report to the Civic League, Columbia, SC* (Harrisburg: Mount Pleasant Press, 1905) 15, 19, 36. The report also recommends that the city should attempt to preserve the historic buildings, and even suggests using the antebellum buildings for government functions: “they should be carefully preserved and jealously guarded for their historic interest” (19). Kelsey and Guild were influenced by the “City Beautiful” movement and thought that parks and open spaces were for the ‘greater good.’

<sup>72</sup> Staci Leanne Richey, *Variations on a Theme: A Planning for the Elimination of Black Neighborhoods in Downtown Columbia, South Carolina* (Columbia: University of South Carolina, 2005) 3.

<sup>73</sup> The first racial zoning laws were enacted in 1910 in Baltimore, Maryland, and in Richmond, Virginia, soon after.

used the regulations of land-use designation to prevent certain industries or apartment buildings in specific areas of the city. The ordinance hoped to “promote home ownership, protect the residential sections, prevent congestion, increase industrial efficiency, and conserve property values.”<sup>74</sup> According to the 1924 zoning map (see Figure 13), planners hoped to remove African American residential areas from downtown Columbia. They drew zoning lines through blocks and designated white areas as residential and African American areas as commercial and industrial. However, the law didn’t specifically force the African Americans from the neighborhood. In Columbia Historic District II, the periphery of the neighborhood, where the largest groups of African American resided, were zoned commercial in order to de-facto promote the supplantation of these residents by commercial properties.

As happened across the United States, Columbia’s wealthier residents fled the city after World War II. Many of the middle to upper-middle class residents moved to the periphery of the city, to the suburbs. In the 1950s and 1960s the City of Columbia, the Urban Rehabilitation Commission, and the Central Midlands Planning Council published numerous reports with plans to eliminate downtown “blight” which almost always meant the residences of the most economically disadvantaged.<sup>75</sup> In 1965, the City of Columbia Planning Department produced a document entitled “Columbia’s Neighborhoods: An Analysis of Neighborhood Conditions.” The report uses 1960s census data to locate areas of blight. It defines blight as a “combination of social, economic, environmental, and housing problems found concentrated in pockets in

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<sup>74</sup> Richey, 6.

<sup>75</sup> See Appendix A.

several of the city's neighborhoods."<sup>76</sup> In Census Tract 14, 15% of the houses are classified as deteriorated and 6.2% as dilapidated. According to the report, 17% of the dwellings had no bathroom or a shared bathroom.<sup>77</sup> This data shows that the housing was overcrowded, arrest rates were higher, there were more fires in the homes, and there were more cases of venereal disease and tuberculosis in the city than in the suburbs. The report suggests that urban renewal planning is the best way to rid the city of blight, identifying three types of treatment: "conservation, rehabilitation, and redevelopment."<sup>78</sup> The report concedes that in some cases areas were too blighted and would have to be cleared. "The next step is to clear the area completely of all structures and to prepare the land for reuse."<sup>79</sup> Fortunately, the plans outlined in this report were not completely carried out.

Columbia's most comprehensive and influential planning report, the Doxiadis Plan, was completed in 1969. This report suggested a pedestrian mall for the downtown, new lighting fixtures, planters, and benches. The city installed the new light fixtures and extended the sidewalks, but traffic and parking were immediately a concern. The plan became so unpopular that most of the other portions were largely ignored, as were future planning reports. However, the plan did call for historic preservation in Columbia Historic District II as well as in other areas of the city. The report mentions that Historic Columbia Foundation would encourage other industry and private groups to preserve the existing history.<sup>80</sup>

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<sup>76</sup> *Columbia's Neighborhoods: An Analysis of Neighborhood Conditions* (Columbia: City of Columbia Planning Department, 1965).

<sup>77</sup> *Columbia's Neighborhoods*, 23.

<sup>78</sup> *Columbia's Neighborhoods*, 49.

<sup>79</sup> *Columbia's Neighborhoods*, 50.

<sup>80</sup> Sherrer, 111, 167-168.

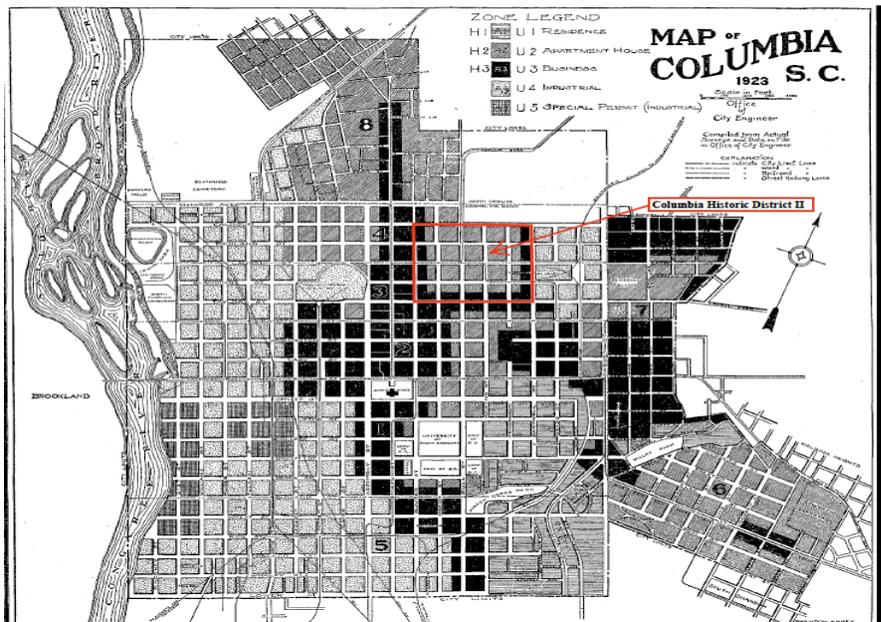


Figure 13: 1924 Zoning Map (City of Columbia Zoning Ordinance, 1924)

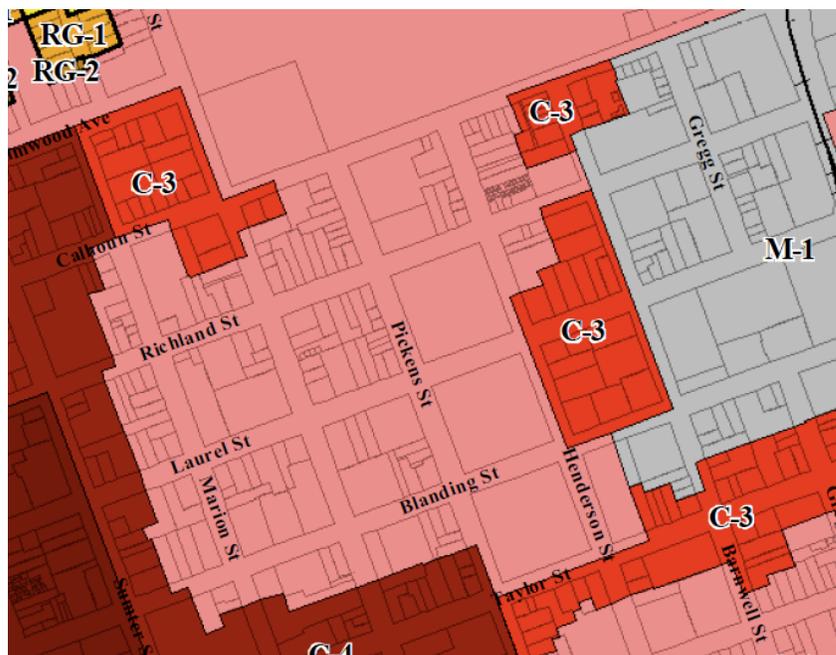


Figure 14: Current Columbia Zoning Map (City of Columbia Department of Planning, 2008)

In addition to the overall unpopularity and repeated abandonment of planning efforts in Columbia, a South Carolina Supreme Court decision lessened the effectiveness of Urban Renewal by restricting eminent domain. That the neighborhood changed during the 1970s and 1980s is attributable mostly to Historic Preservation efforts supported by the city through selective zoning ordinances, urban development grants, and tax incentives.

Thus Columbia's downtown neighborhood, despite haphazard planning initiatives, experienced redevelopment from 1970 to 1980. Historic Columbia Foundation actively worked with private businesses and the city government to help "revitalize" the area. These efforts largely ignored the residents of the community, however, and redeveloped the area principally with commercial interests in mind. According to Krista Hampton, the City of Columbia's former Historic Preservation Officer, and Chip Land, a long-range planner for the City of Columbia, the area was rezoned commercial by the 1970s (see Figure 14).<sup>81</sup> The Columbia Historic District is now almost entirely zoned for commercial properties with approximately eighteen remaining residential properties (all located along Henderson and Marion Streets).

In addition to the rezoning of the neighborhood, the City of Columbia also encouraged banks to lend to potential owners. In the 1970s, many lenders thought that investing in a declining or transitional area was a risky, and therefore, bad investment. However, the city used new urban development grant programs to help banks lend at

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<sup>81</sup> In an interview, Krista Hampton pointed out that Columbia Historic District II was zoned commercial in the late 1970s to help promote business reinvestment in the area. Additionally, Chip Land, who has held several positions with the city for the past 30 years, claimed that the area had been zoned commercial for at least the past 40 years. It was not possible to find the exact date of the rezoning.

lower rates for longer periods to the new property owners in Columbia Historic District II.<sup>82</sup>

In the 1960s and 1970s, planning reports indicate that many of the buildings in Columbia Historic District II were dilapidated. Fordyce Mason, who owns two apartment buildings in the neighborhood, remembers the neighborhood slightly differently. During the 1960s while completing his doctoral degree at University of South Carolina, Mason lived in a garage apartment behind a mansion located at 1529 Laurel Street. His landlord, Mabel Stockhouse, a wealthy 90 year old woman, rented garage apartments and a section of her house to college students. Other elderly widows, like Stockhouse, rented apartments in their homes along Laurel and Richland Streets.<sup>83</sup> However, Mason thought that many of the properties east of Pickens Street were ‘slop houses.’ He claims that there was a sense of community in the neighborhood, but not a very strong one. He always felt safe in his neighborhood and walked to the USC campus. Today, there are far more ‘street people,’ and fewer students live in the area. Although his tenants have had very few incidents of crime living in the neighborhood, he does feel that Columbia Historic District II is not as safe as it was, mostly because there are so few people around at night and on the weekends.<sup>84</sup>

While efforts by historic preservationists and investors have maintained a significant portion of the housing stock that might have been demolished or have

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<sup>82</sup> According to a phone interview with Jane Brissett, a loan officer with South Carolina Bank and Trust and former employee of Citizens and Southern Bank. Further research located a 1979 Application for the Urban Development Action Grant Program; however, it might have only been used towards Main Street, central downtown, rather than the historic district. It is likely that Columbia used this type of grant to attract lenders to the area.

<sup>83</sup> Annie Timmons, who claimed she had lived on the same block of Laurel Street for 25 years, resided in and rented Miracle Apartments.

<sup>84</sup> Fordyce Mason. Telephone Interview. May 11, 2009.

deteriorated beyond repair, it is clear that the reinvestment in Columbia Historic District II displaced a lower-income residential community. The history of Columbia, the records of some of the historic houses, and the historical census data all show that this downtown neighborhood had always been diverse. Current census data, evidence from the directories, and a visual survey confirm that a large portion of this population, as Fordyce Mason's account supports, has disappeared from the area. The cause of this decline in population, as we will see in the next chapter, has been the increasing adaptation of private residences for commercial use.

## CHAPTER 5

### COLUMBIA HISTORIC DISTRICT II REHABILITATIONS

The first preservation efforts for commercial rehabilitation began in the mid-1970s. People began to buy properties east of Columbia's downtown because they were relatively inexpensive. In March 1978, James Deloache's article "Miracle at Laurel and Marion" in *Sandlapper: The Magazine of South Carolina* was one of the first illustrations of how Columbians had begun to notice the changes in their downtown districts. The building that Deloache refers to in his article is 1331 Laurel Street (see Figures 15-16). Built circa 1880 for Ann Chambernee Kinsler, the house had fallen into disrepair and was occupied by "winos and similar types of human derelicts."<sup>85</sup> In his article, Deloache states that the conditions at the house and in the neighborhood were so bad that the police had to come and clear people out of the property each morning. Jones and Curry eventually hired one homeless man to help with some work on the house and asked him to "look out for the place." By the time of the rehabilitation of the building, because of a hole in the roof, all the plaster had been destroyed. Moreover, the owners removed forty cubic yards of garbage from the building. In the mid-1970s, the owners, Lee Jones and Jack and Shirley Curry, rehabilitated the house into an office building for a law firm.

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<sup>85</sup> James Deloache. "Miracle at Laurel and Main" *Sandlapper: The Magazine of South Carolina*, Vol. 11 No. 3 (1978): 28.

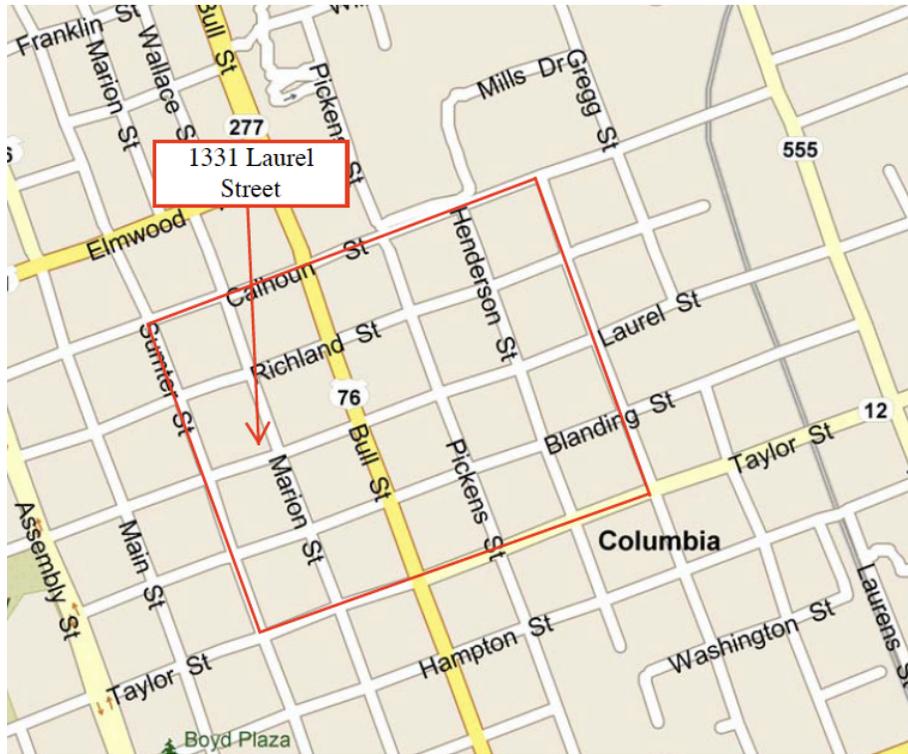


Figure 15: 1331 Laurel Street Map (K. Rice, 2009)



Figure 16: 1331 Laurel Street (K. Rice, 2009)

“ [T]here are some who wanted the home restored as a family dwelling,” Jack Curry acknowledged, but he defended his decision to convert the property to business use. “With the new federal complex nearing completion and the Richland County Judicial center underway, the demand for office space close to these two facilities would overpower the demand for homes.”<sup>86</sup> Such attitudes accelerated the transformation of the neighborhood from residential to commercial properties. Although other Curry and Jones projects received tax incentives, there is no documentation at South Carolina Archives and History that this project received the tax incentives.

The Moore-Mann House, located near Columbia Historic District II, at 1611 Hampton Street, was also a Jones and Curry rehabilitation project (see Figures 17-18). The owner, Peter D. Korn, purchased the property in 1978 for use as a law office.<sup>87</sup> With the help of Jones and Curry, Korn was able to rehabilitate the building and apply for federal tax incentives for the work on the property. Korn explained that purchasing the Moore-Mann House was difficult. Lenders were reluctant to give money to renovate an ‘old’ building. At the time, the United States was just recovering from a recession. Lending institutions were convinced that only new construction projects represented wise investments. Korn was eventually able to borrow \$113,000, but this was considerably less than the purchase price of \$150,000. He covered the remaining cost by taking out a second mortgage on his personal home and borrowing money from an employee.<sup>88</sup> In other words, his funding of the project was creative. Nevertheless, Korn was able to take advantage of the accelerated depreciation

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<sup>86</sup> Deloache, 31.

<sup>87</sup>*Assessed Property Value Inquiry*. Richland County Online Services (June 5, 2008) <<http://richlandonline.com/services/assessorsearch/assessorsearch.asp>>

<sup>88</sup> Peter Korn. Personal Interview. June 10, 2008.

deduction in the new historic preservation incentives outlined in the Tax Reform Act of 1976.



Figure 17: Moore-Mann House Map/1611 Hampton Street Map (K. Rice, 2009)



Figure 18: Moore-Mann House/1611 Hampton Street (South Carolina Department of Archives and History, 2009)

The Federal Historic Preservation Tax Incentives programs helped many of the homeowners in Columbia Historic District II. In fact, of the 103 properties in Columbia Historic District II, 22 projects were undertaken using the Federal Tax Incentives, representing approximately 19% of the properties.<sup>89</sup> However, the federal tax incentives programs have changed greatly over the years. The earliest projects, which are the majority, in the late 1970s and early 1980s, benefitted from the accelerated depreciation and accelerated amortization deductions to promote preservation, while later projects used tax credits to help offset their costs. Since the rehabilitations span a large portion of time, the incentives programs, in their various phases, are outlined below.

The Tax Reform Act (TRA) of 1976 was the first legislation that provided incentives for preservation as well as disincentives for demolition of buildings. The TRA defined several new terms including “certified historic structure,” “qualified rehabilitated building,” and “qualified rehabilitation expenditure.” Prior to the TRA, the Internal Revenue Code encouraged demolition of properties by allowing homeowners to write off the expenses of demolition. The TRA discouraged demolition by preventing property owners whose building was a “certified historic structure” (a building individually listed on the National Register or within a registered-National Register, State, or local-historic district) from writing off demolition expenses.<sup>90</sup> Also, if a replacement building was constructed, the new laws prevented owners from taking a depreciation deduction above the straight line method. More important than the disincentives, the TRA also fostered historic preservation by adding tax incentives for property owners that rehabilitated historic structures. The

<sup>89</sup> Of the projects, only one benefited from local incentives. The local incentives program, “the Bailey Bill,” is a tax abatement program.

<sup>90</sup> William P. Van Sanders, “Current Tax Trends Affecting Historic Rehabilitation: Catalyst or Obstacle to the Preservation of our History?” *Fordham Urban Law Journal* Vol. XIII No. 1 (1984-1985): 237.

TRA created two incentives for owners of historic properties. The first allowed owners of rehabilitated historic properties to use the accelerated depreciation deduction for the cost of “qualified rehabilitation expenditures” (costs incurred for the rehabilitation of a “qualified rehabilitated building”). The second option allowed owners to use the accelerated amortization deduction over 60 months.<sup>91</sup> Both of these options allowed owners to postpone their tax liability.

The Revenue Act of 1978 created an additional 10% tax credit for all “qualified rehabilitation expenditures.” The credit could be used in combination with the accelerated depreciation option but not with accelerated amortization. It was limited to commercial buildings that were over 20-years old.<sup>92</sup> Over half of the qualifying projects in Columbia Historic District II could have possibly received tax deductions based on the TRA and Revenue Act of 1978.<sup>93</sup>

The Economic Recovery Tax Act of 1981 (ERTA) repealed some of the provisions of the previous tax legislation. The ERTA first repealed the restriction so that owners of replacement structures could use methods above the straight line depreciation deduction, hence reducing the disincentives that were created in the TRA. The ERTA also repealed the two previous incentives for historic preservation, the accelerated depreciation method and the accelerated amortization method deductions for rehabilitation projects.<sup>94</sup>

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<sup>91</sup> Van Sanders, 238-241.

<sup>92</sup> Van Sanders, 239.

<sup>93</sup> A number of the projects possibly used these deductions even though the project was completed after the ERTA passed. Even though the project was completed after 1981, if work commenced prior to the ERTA, rehabilitation expenditures were included until 1984.

<sup>94</sup> Carolyn Ellis Cheverine, “Rehabilitation Tax Credit: Does it Still Provide Incentives?” *Virginia Tax Review*, Vol. 10 No. 1 (Summer 1990): 181.

Instead, the ERTA created a three-tiered tax credit system for qualified rehabilitated buildings. It created a 25% tax credit for all qualified expenditures on certified historic structures. This credit was allowed for both incoming producing commercial structures as well as residential rental properties. In addition to the 25% credit, the ERTA created two tax credits for restricted to commercial properties. It created a 20% credit for 40-year old buildings and a 15% credit for 30-year old buildings.<sup>95</sup> The ERTA established more rules for using tax incentives, including requiring buildings that were qualified to pass a 75% wall test or be considered “substantially rehabilitated.”<sup>96</sup> Depending on the time work began on some of the projects in Columbia Historic District II, possibly five or ten of the projects received tax credits within the ERTA credit system.

The Tax Reform Act of 1984 created a prioritized system for how tax credits were applied to income liability. The rehabilitation tax credits were considered within the last category of credits (so that the credit was actually worth a little less).<sup>97</sup> Following 1984, there was a decrease in projects in Columbia Historic District II. Possibly only two of the projects were affected by the 1984 law.

The Tax Reform Act of 1986 (the current federal rehabilitation program) changed the previous three-tiered system to a two-tiered system. The 1986 law created a 20% credit for non-residential “certified historic structures” and a 10% credit for commercial non-historic buildings constructed before 1936.<sup>98</sup> To qualify for the credit, the rehabilitated building had to be substantially rehabilitated or pass a

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<sup>95</sup> Cheverine, 182.

<sup>96</sup> A substantial rehabilitation required that the work had exceeded \$5,000 or the adjusted basis and was limited to a 24-month period.

<sup>97</sup> Cheverine, 185.

<sup>98</sup> About the Federal Tax Incentives for Historic Preservation, 2007. para 7.

retention wall test (50% of the external walls had to be showing, as long as 75% remained).<sup>99</sup> Approximately nine of the rehabilitation projects in Columbia Historic District II received the 20% tax credit under the 1986 law.

As explained above, the incentives for property owners varied greatly over the years. Because the earliest projects likely had little oversight, the financing was probably more difficult. The different changes to the laws made the tax programs much easier to understand; however, the regulation of the projects was tightened.

South Carolina Department of Archives and History maintains the tax incentive records. Their files indicate that between 1979 and 2004 twenty-two projects within the Columbia Historic District II received tax incentives. The majority of the projects that received incentives were completed before 1990. In the table below, the projects are organized by date to emphasize the popularity of the tax incentives programs at their inception.<sup>100</sup> Table 2 with the corresponding map (see Figure 19) below provides more specific information about the twenty two tax supported projects (20 properties). Appendix B to this thesis contains a property-by-property survey of these projects, indicating as much information as available about the rehabilitations of these structures.

Clearly these tax supported projects, though varying over time, were a major incentive to the development of the historic district, but the tax incentives were only available for commercial interests, thereby insuring that business occupancy would displace the private residents of the district.

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<sup>99</sup> Cheverine, 186-193.

<sup>100</sup> The information in the table comes both from SC Archives, Richland County Online Property Information, and from the Columbia Historic District II National Register Nomination form. The South Carolina State Historic Preservation Office has varying degrees of information on the tax incentive projects. While some applicants supplied photographs and detailed descriptions of the work, other projects have no information available on file.

**Table 2: Tax Incentive Projects**

<b>Property/Name</b>	<b>Original Construction Date</b>	<b>Purchase Date-Sale Date</b>	<b>Rehabilitation Date</b>	<b>Tax Incentive Recipient</b>
<b>1.</b> 1325 Laurel Street/ Berry, Dunbar & Woods, Attorneys at Law	circa 1926	1977-2006	Jun 12, 1979	James Bland Quanz
<b>2.</b> 1501 Richland Street/ Wade-Campbell-Wright House	circa 1910	1978-1998	Mar 13, 1979	SJN Investments
<b>3.</b> 1814 Bull Street/ Spanns House	circa 1915	1911?-1985	Oct 26, 1979	Dr. Richard Boette
<b>4.</b> 1512 Laurel Street/ Invest-OP	circa 1885	1978-1985	Feb 2, 1979	Boyd C. Hipp II
<b>5.</b> 1534 Blanding Street/ Heise-Meehan-Guignard House	circa 1885	1980-1985	Apr 17, 1981 & Jun 3, 2004	O. Fayrell Furr, Jr.
<b>6.</b> 1528 Blanding Street/ Bond House	circa 1870	1980-1993	Sep 15, 1981	H Randolph Spencer
<b>7.</b> 1517 Blanding Street	circa 1904	1980-1986	Feb 27, 1981 & 1997?	Barbara Whatley
<b>8.</b> 1430 Blanding Street/ Whaley-Caughman House	1880	* no information	Sep 22, 1982	Betty & Mitchell Willoughby
<b>9.</b> 1531 Blanding Street/ The "Howe" House	circa 1830	1981-1997	Nov 30, 1982	W.A. Jarvis

**Table 2 (Continued)**

<b>10.</b> 1711 Pickens Street	circa 1905	1981-1998	Nov 30, 1982	William Greenberg
<b>11.</b> 1715 Pickens Street/ The Bryant House	circa 1904	1983-1988	Feb 24, 1983	Mark B. Coplan
<b>12.</b> 1415 Richland Street/ The McDonald Watson Jeffcoat House	circa 1843	1982-1987	Jul 23, 1982	Moonlight Company
<b>13.</b> 1705 Richland Street	circa 1890	1983-1988	Aug 19, 1983	Dennis A. Leverette
<b>14.</b> 1701 Richland Street	circa 1905	* no information	Mar 13, 1985	Dennis A. Leverette
<b>15.</b> 1516 Richland Street	circa 1912	1985-2004	Apr 1, 1986	Richland Street Associates
<b>16.</b> 1703 Richland Street	circa 1905	1986-1991	1988?	Peter W. Postal
<b>17.</b> 1914 Henderson Street	circa 1900	1983-present	1989?	Harry B. Rutherford
<b>18.</b> 1327-1329 Blanding Street	circa 1880	1988-1998	Jan 8, 1993	Walter H. Sims
<b>19.</b> 1410 Laurel Street (Harpoottlian House)	circa 1900	1999-present	Jan 26, 2001	Pamela M. Harpoottlian
<b>20.</b> 1422 Laurel Street	circa 1885	2001-Present	Dec 7, 2001	SES Development, LLC



Figure 19: Map of Federal Tax Incentives Projects (K. Rice, 2009)

## CONCLUSION

While the effort to preserve the historic houses in Columbia Historic District II has been a success, the rehabilitation of the buildings for commercial reuse displaced low-income residents of the area. Many of the property owners who were involved in the early rehabilitations no longer own the properties, and most of the city government employees who were instrumental in the restorations have retired or moved from their positions. Unfortunately, these factors have made it difficult to gather many first-hand accounts of the work in the district by those who played roles in the projects. However, the change in the neighborhood is well documented in Columbia history books and planning reports, and clear from the changes in the census records and city directories.

Although Columbia Historic District II remains primarily a commercial neighborhood, some people have decided to live downtown. Unlike Columbia Historic District II, the nearby Elmwood Park Historic District, originally one of Columbia's earliest "suburbs" in the early 1900s but now a historic downtown residential neighborhood, was targeted for residential reinvestment in 1977. Both new and longtime residents of the neighborhood formed the Elmwood Park Neighborhood Association to help draw residents to the area. They worked to rezone the neighborhood as single family housing and held open houses to advertise the benefits of living in the neighborhood. Much of Elmwood Park's success as a continuing residential neighborhood was largely due to the active residents in the area.<sup>101</sup> Based on accounts of Columbia Historic District II, most of the residents were either elderly, transient, or unconcerned with the future of the residential neighborhood. Thus the

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<sup>101</sup> Elmwood Park Neighborhood Association Publicity Committee, *Elmwood Park Handbook* (Columbia: Elmwood Park Neighborhood Association, 1984) 12-13.

continuous presence of residents who were invested in the preservation of their community's character seems to have been the vital difference in the fortune of Elmwood Park from that of Columbia Historic District II. In addition to Elmwood Park, since the late 1990s, the city began to consider mixed-use options for downtown redevelopment. Both the Congaree Vista, a warehouse district located east of the Congaree River, and Main Street have a mix of both residential and commercial development.

The Congaree Vista, which private interests have reinvested in since the mid-1990s, has developed as a prosperous commercial center with many small specialty shops, restaurants, and bars.<sup>102</sup> In the past ten years, many new residential apartment buildings were constructed and marketed towards young professionals. Columbia's Main Street redevelopment has been a much slower process. In the 1950s and 1960s, many new suburban shopping malls opened and most Columbians stopped shopping on Main Street. City planners spent the next thirty years attempting to attract the customers back to the city, mostly through cosmetic changes to Main Street. By the 1980s, numerous businesses opened offices along Main Street and revived downtown. The business development was a success, but Main Street remained empty in the evenings and on weekends. In the late 1990s, the city and the Columbia Downtown Business Association (CDBA) began to seriously consider downtown living. At this time, the CDBA agreed to guarantee the rents for residential projects along Main Street.<sup>103</sup> Developers purchased properties along Main Street and

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<sup>102</sup> Trina S. Rossman, "West Gervais Street Design Preservation Overlay: A Case Study of Preservation Legislation in Columbia, South Carolina" (Columbia: Unpublished Manuscript from South Caroliniana Library, 1996): 7.

<sup>103</sup> Zinnia Monica Weise, *Re-Inventing Main Street: Planning Efforts in Downtown Columbia 1945-1965* (Columbia: University of South Carolina, 1997) 103.

successfully adapted historic buildings for residential use.<sup>104</sup> Unfortunately, the rents are very expensive, and with no grocery stores and few restaurants and bars within walking distance, it remains necessary to drive an automobile.

Most Columbians returning to live in the city have chosen Elmwood Park, the Congaree Vista and Main Street for downtown residences; however, some are moving into the old homes in Columbia Historic District II, particularly Ted Deary, who claims that the newly formed neighborhood association even has a few members that live in the area.<sup>105</sup> Deary purchased a Neoclassical mansion in 2000 for use as both a residence and office. The rehabilitation project was complicated because the city's building permit office did not know whether to classify the project as commercial or residential, when it was in fact both. Additionally, the City of Columbia imposed strict building codes, viewing it as a commercial building. In Deary's experience, the city has discouraged people from moving back to Columbia Historic District II.

So as recently as 2000 the City of Columbia was still effectively discouraging the use of properties in Columbia Historic District II as residences. It seems that city planners had never considered the impact of their policies on the socially, economically, and racially diverse population that had resided in this area for over one-and-a-half centuries, but had nearly disappeared in the last quarter of the twentieth century. On the other hand, the City of Columbia seems to have learned this lesson in their attempts to revitalize the Congaree Vista and Main Street. But what are the possibilities for bringing a residential community back to life in Columbia Historic District II?

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<sup>104</sup> Capital Places, a Main Street Developer <<http://www.capitolplaces.com/>>

<sup>105</sup> Ted Deary. Telephone Interview. September 27, 2008. According to my phone interview with Deary, he purchased a building at 1521 Laurel Street in 2000 for use as both a residence and an office. At the time of purchase the building had been subdivided into numerous apartments. Deary found the requirements imposed by historic preservation tax incentives to be too restrictive and decided to rehabilitate the house without the use of federal or state incentives.

In order to allow for more residences in the historic district, and to revitalize the area, the CDBA could offer the same sorts of guarantees to owners, who want to convert office space to residences, as they did along Main Street. Unfortunately, the struggle for both Columbia Historic District District II and Main Street is that, while they might be close to the workplaces of prospective residents, neither is close to grocery stores, restaurants, or bars. In order to attract those businesses and residents to the area, the City of Columbia could consider rezoning the area for mixed-use. In addition, Columbia Historic District II could benefit from similar efforts used in the Elmwood Park neighborhood, including holding open houses to advertise the benefits of downtown city living as well as developing and implementing a marketing plan for the neighborhood. Another easy step to bring families back to Columbia Historic District II, as well as other areas of downtown Columbia, would be to open a desperately needed local school or even small scale daycare centers. These changes and amenities would broaden the types of residents that might move to the neighborhood.

Although possible future changes in Columbia Historic District II are unclear, a new development north of the district on the former State Mental Hospital grounds might increase pedestrian traffic in the neighborhood, to and from the University, and a new residential market. On the other hand, Columbia Historic District II may become more focused towards retail for the new area residents once the Bull Street Campus is completed.<sup>106</sup>

Although there has been some residential growth in downtown Columbia, the move is still an effort for an urban pioneer. This history of Columbia Historic District II shows that rehabilitation and adaptive reuse do not necessarily contribute to the

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<sup>106</sup> *The Bull Street Neighborhood*. (Columbia: Central Carolina Community Foundation, 2006) <[www.bullstreetsc.com](http://www.bullstreetsc.com)>

revitalization of a community; indeed, it might have precisely the opposite effect, intended or otherwise.

Future research opportunities include looking at Columbia Historic District II's emerging residential community. Who might move to the district? Why would they move to Columbia Historic District II? Would they 'save' the neighborhood?

## APPENDIX A

### SUMMARY OF PLANNING REPORTS

G. Yates Cook, Urban Renewal Consultant. *Rehabilitation Program Analysis*. (ca 1957). The report recommends laws for multiple dwelling units, including rooming houses, with regular inspections. Because the South Carolina Supreme Court ruled most uses of eminent domain unconstitutional, the report recommends trying to prevent further low-income units in the city center.

Urban Rehabilitation Commission. *Columbia Annual Report: 1956-1957* (1957). This report contains a map that locates the “evils of Columbia’s slums.” It claims that some people in the poorer areas do not have proper plumbing in their homes. The Pickens Street community, including portions of Columbia Historic District II, had 224 units. Only 17% of the homes were owner-occupied, 8% had no electricity, 33% had no inside water, 50% no bath, 68% no lavatory, 36% no toilet, 34% no kitchen sink, 71% dangerous wiring, 79% dangerous heating, 47% deteriorated roofs, and 77% were deteriorating structures.

Urban Rehabilitation Commission, *A Program of Action to Eliminate Columbia’s Slums: Columbia Must Rebuild Today for Tomorrow* (1960). The report claims that 25% of Columbians were living in substandard housing in 1950, but that the city was working to set minimum standards and had successfully renovated or demolished 2,000 housing units. The report is particularly concerned about rooming-house conditions.

*Doxiadis and Associates, Inc., The Central City, Columbia, SC Master Plan* (prepared for the Central City Development Committee, 1969). This is the most influential planning report. It recommends numerous types of beautification changes. It suggests a two-story pedestrian mall (the city never followed this advice), new light fixtures on Main Street, and furniture for the street. The main focus of the report is to bring people back downtown to work, shop, and live (the city was not able to get people to live downtown). It further suggests restoring historic structures, rather than “slum clearance.” Although this was the most influential planning report, only a small portion of it was implemented. The city made several changes to Main Street that were very unpopular; however, the pedestrian mall for Main Street was never developed because most Columbians thought it would aggravate the problems with parking downtown.

Prepared for the Central Midlands Regional Planning Council, *Neighborhood Analysis Columbia, Urban Area: An Analysis of the Social, Economic and Physical Environmental Quality of Residential Areas* (August 1970). This report discusses the dilapidated houses in various areas, the arrest rates, and the amount of fires. The chief recommendation for remedying these problems is to rehabilitate historic structures and relocate housing.

Central Midlands Regional Planning Council, *Beautification Program for Columbia's Urban Area* (June 1970). The report recommends stopping the demolition of older buildings and preventing the building of new “inappropriate” structures. It also

suggests that the city plant trees, add appropriate light fixtures, and remove above ground wiring. This report also suggests a pedestrian mall on main street.

LBC&W Consultants/Planning-Research-Management, Inc. *Urban Design and Historic Preservation for Columbia: Prepared for The Central Midlands Planning* (March, 1974). This report recommends the creation of a “Landmarks Commission.”

South Carolina Department of Archives and History, *SC Historic Preservation Plan: Volume III* (1977). This report discusses the state’s funding of the Mann-Simons Cottage rehabilitation, using the Community Development Block Grant. This report also discusses creating visual linkages in the downtown.

## APPENDIX B

### TAX INCENTIVE PROJECTS: DESCRIPTIONS AND PHOTOGRAPHS

#### 1512 Laurel Street

1512 Laurel Street is a two-story house that was built circa 1885 with Queen Anne and Eastlake elements (see Figures 20-21).<sup>107</sup> In 1979, Boyd C. Hipp II, who had purchased the property in 1978 for \$81,000, rehabilitated the house into an office building. He received a federal tax credit or accelerated depreciation for his project. In his application form, he estimated that the project would cost \$41,000.<sup>108</sup> The application form detailed some of the work that the architectural firm, Shandon Properties, undertook.<sup>109</sup> The rehabilitation included repairing and replacing wood from the gables and painting and restoring the entrance. For the interior of the building, they restored the mantle, which involved stripping paint and refinishing, painted interior doors, and removed paint and refinished the wood floors.<sup>110</sup> The owners sold the property in 1991 for \$175,000.<sup>111</sup>

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<sup>107</sup> Dollie McGrath. *National Register of Historic Places Inventory-Nomination Form: City of Columbia Historic District II*.

<sup>108</sup> South Carolina State Historic Preservation Office Files. *Federal Historic Preservation Tax Credits*. (March, 2008). These files had never been opened since they were put in storage. They had varying degrees of information about the projects. Some property owners were very thorough with photographs and detailed descriptions of work, while others provided very little information about the project. They do not make any distinction about which incentive program they would choose.

<sup>109</sup> South Carolina Business Filings. *Corporate Filings*. (May, 2008). Shandon Properties, Inc, is not listed in SC business filings, and it was impossible to find out exactly who this architectural firm was. They worked on at least two properties that received tax credits and could have been involved with other projects in this neighborhood.

<sup>110</sup> South Carolina State Historic Preservation Office Files. *Federal Historic Preservation Tax Credits*. (March, 2008).

<sup>111</sup> *Assessed Property Value Inquiry*. Richland County Online Services (May 10, 2008) <<http://richlandonline.com/services/assessorsearch/assessorsearch.asp>> Richland County's website supplies information about current property values and basic deed history.



Figure 20: 1512 Laurel Street Map (K. Rice, 2009)



Figure 21: 1512 Laurel Street (K. Rice, 2009)

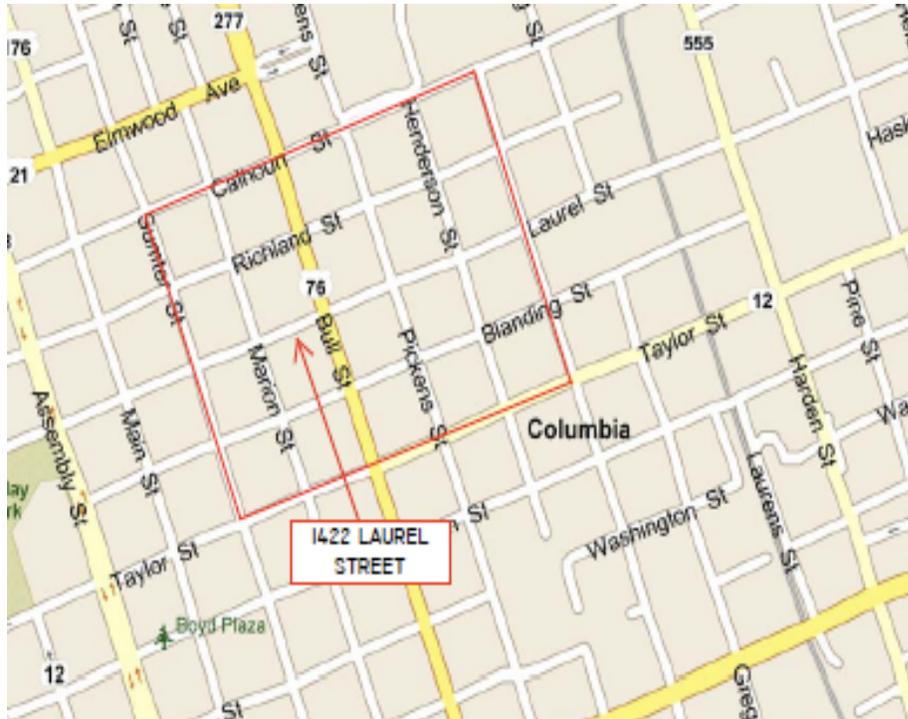


Figure 22: 1422 Laurel Street Map (K. Rice, 2009)



Figure 23: 1422 Laurel Street (K. Rice, 2009)

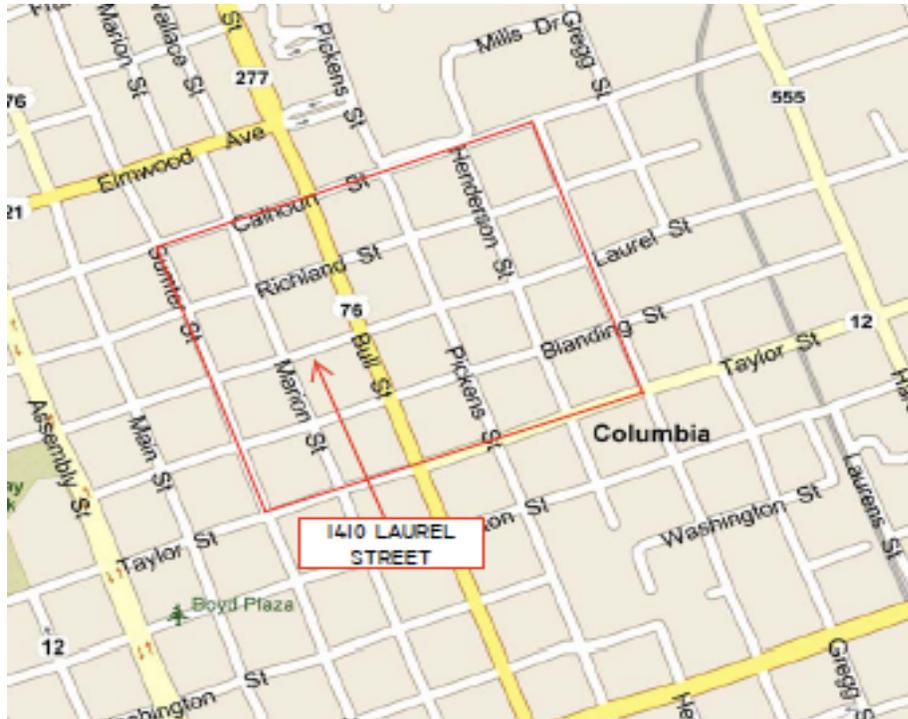


Figure 24: 1410 Laurel Street Map (K. Rice, 2009)



Figure 25: 1410 Laurel Street (K. Rice, 2009)

### **1325 Laurel Street: Berry, Dunbar, & Woods, Attorneys at Law**

1325 Laurel Street was constructed circa 1926 as a four-unit apartment building with two bedrooms upstairs and two downstairs (see Figures 26-27).<sup>112</sup> In 1979, James Bland Quantz, the owner, applied for the federal tax incentives (for work that had already been completed). He had purchased the property in 1977.<sup>113</sup> His rehabilitation project cost \$48,000. In his application form, Mr. Quantz claimed that the property was in need of repair. The house was occupied by “transient winos.” He suggested that his “restoration of the two buildings will displace undesirable transients and encourage further restoration to the adjoining historic area.” He planned to adapt the building for use as a law office. Some of the required work to the exterior included repointing and replacing soffits. The interior work was more extensive. He changed the interior configuration to allow for offices and relocated the stairs. Additionally, he removed upper-level bathrooms, added insulation, removed deteriorating plaster, painted and wallpapered, and added carpet.<sup>114</sup>

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<sup>112</sup> Dollie McGrath. *National Register of Historic Places Inventory-Nomination Form: City of Columbia Historic District II*.

<sup>113</sup> *Assessed Property Value Inquiry*. Richland County Online Services (May 10, 2008).

<sup>114</sup> South Carolina State Historic Preservation Office Files. *Federal Historic Preservation Tax Credits*. (March, 2008). The National Register nomination form does not include this property. It is unclear whether this building is still considered a contributing building in district.

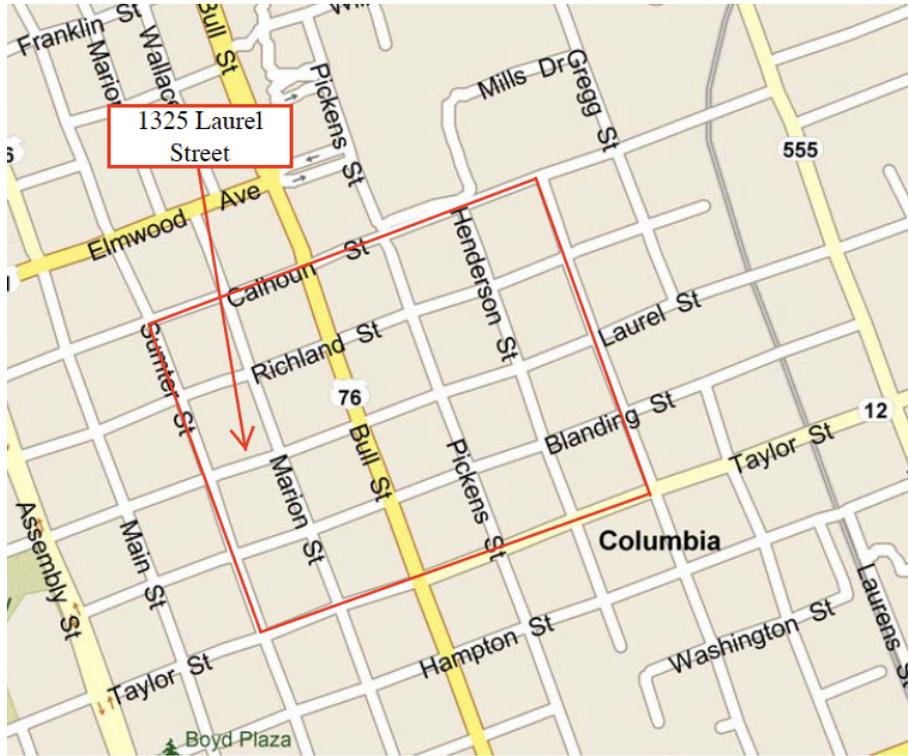


Figure 26: 1325 Laurel Street Map (K. Rice, 2009)



Figure 27: 1325 Laurel Street (K. Rice, 2009)

### **1501 Richland Street: The Wade Campbell Wright House**

1501 Richland Street is a Georgian style house built circa 1910.<sup>115</sup> SJN Investments, who purchased the property in 1978 for \$72,000 and remained the owner until 1998, rehabilitated the house into an office building in 1979 (see Figures 28-29).<sup>116</sup> They estimated that the project would cost \$84,000. The exterior repairs included, replacing the front porch floor, painting the exterior, and rebuilding the front stairs. In addition, they removed the front awnings, replaced decayed siding and re-stuccoed the basement exterior walls. For the interior, the owner converted the attic into a design studio. The plaster was deteriorating, so much of it had to be replaced at the time of the rehabilitation.<sup>117</sup>

### **1415 Richland Street: The McDonald Watson Jeffcoat House**

1415 Richland Street was constructed circa 1843.<sup>118</sup> The owner, the Moonlight Company, purchased the property in 1982 for \$265,000 and received federal incentives for its \$193,000 project (see Figures 30-31).<sup>119</sup>

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<sup>115</sup> Dollie McGrath. *National Register of Historic Places Inventory-Nomination Form: City of Columbia Historic District II*.

<sup>116</sup> *Assessed Property Value Inquiry*. Richland County Online Services (May 10, 2008). They sold the property for \$340,000 in 1998.

<sup>117</sup> South Carolina State Historic Preservation Office Files. *Federal Historic Preservation Tax Credits*. (March, 2008).

<sup>118</sup> Dollie McGrath. *National Register of Historic Places Inventory-Nomination Form: City of Columbia Historic District II*.

<sup>119</sup> South Carolina State Historic Preservation Office Files. *Federal Historic Preservation Tax Credits*. (March, 2008).

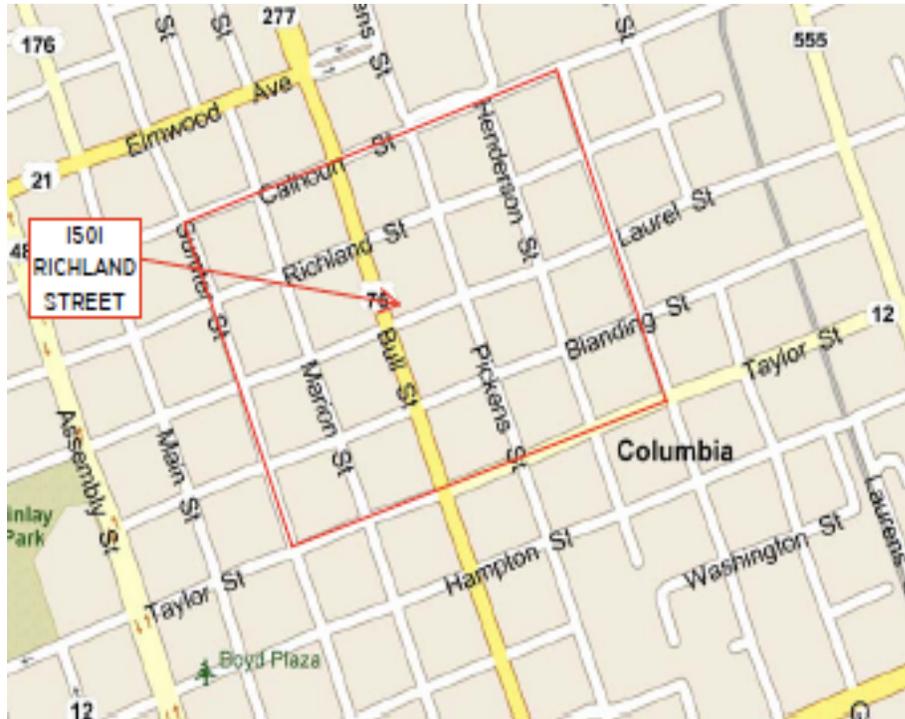


Figure 28: 1501 Richland Street Map (K. Rice, 2009)

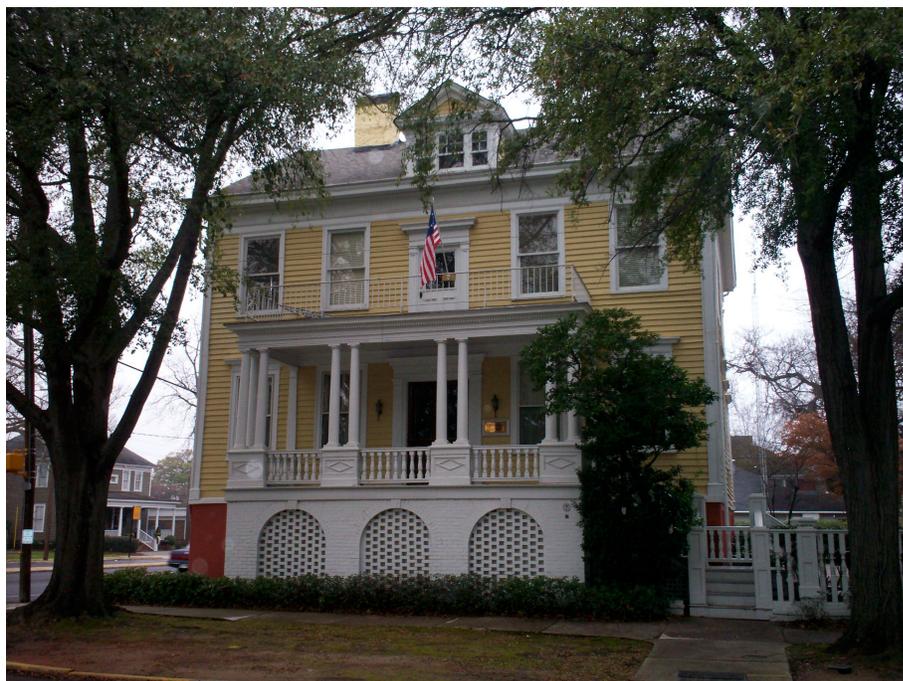


Figure 29: 1501 Richland Street (K. Rice, 2009)

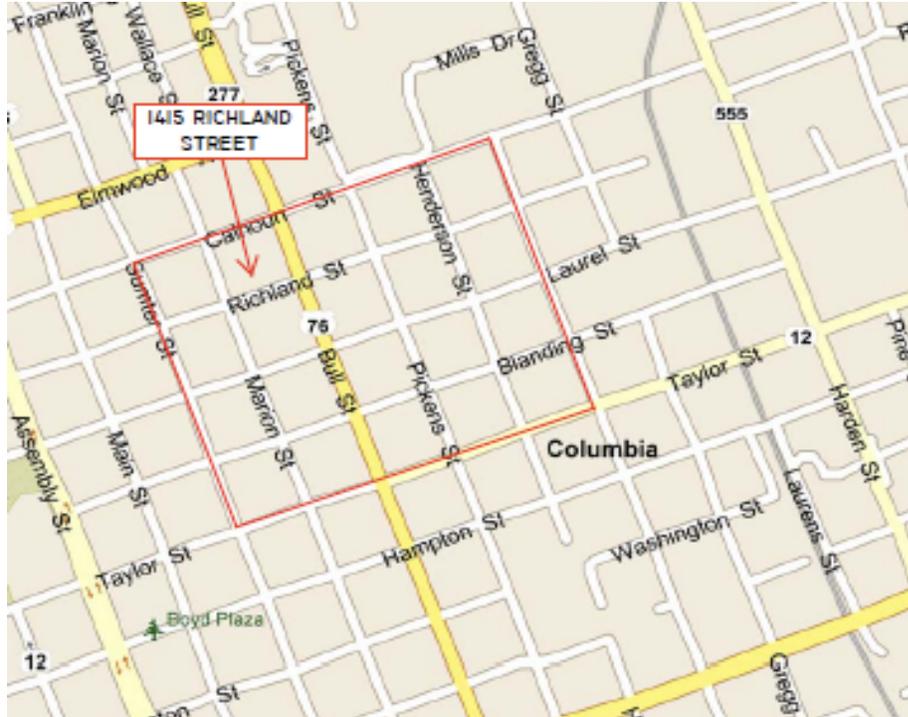


Figure 30: 1415 Richland Street Map (K. Rice, 2009)



Figure 31: 1415 Richland Street (K. Rice, 2009)

### **1516 Richland Street**

1516 Richland Street was built circa 1912 (see Figure 32-35).<sup>120</sup> Richland Street Associates, purchased the property in 1985 for \$154,000.<sup>121</sup> The owner, received a federal tax incentive in 1986 for their rehabilitation of the property.<sup>122</sup> The project cost \$88,396, to replace the damaged roof and repair the deteriorated wood on the eaves, fascia, and soffits. Additionally, they stuccoed the foundation and restored the interior plaster.<sup>123</sup>

### **1701 Richland Street**

1701 Richland Street was built circa 1905 (see Figures 36-38).<sup>124</sup> The owner, Dennis A. Leverette, rehabilitated the building in 1985 for \$6,500,000. The rehabilitation included repairs to windows and plaster as well as water damage repair.<sup>125</sup>

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<sup>120</sup> Dollie McGrath. *National Register of Historic Places Inventory-Nomination Form: City of Columbia Historic District II*.

<sup>121</sup> *Assessed Property Value Inquiry*. Richland County Online Services (May 10, 2008).

<sup>122</sup> No further information was available in Richland County's listing of corporations for Richland Street Associates.

<sup>123</sup> South Carolina State Historic Preservation Office Files. *Federal Historic Preservation Tax Credits*. (March, 2008).

<sup>124</sup> Dollie McGrath. *National Register of Historic Places Inventory-Nomination Form: City of Columbia Historic District II*.

<sup>125</sup> South Carolina State Historic Preservation Office Files. *Federal Historic Preservation Tax Credits*. (March, 2008).

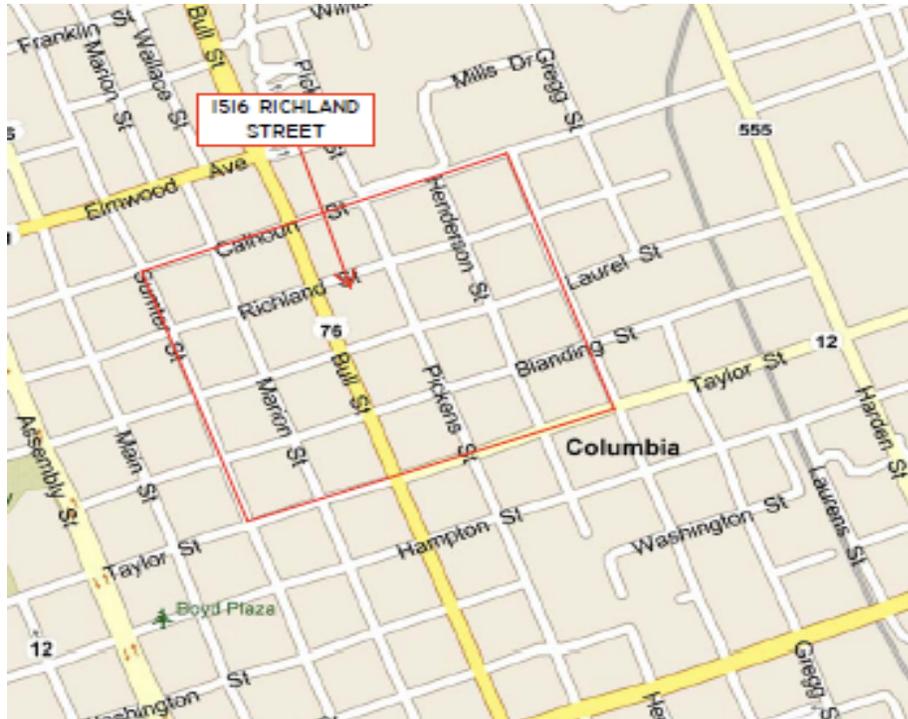


Figure 32: 1516 Richland Street Map (K. Rice, 2009)



Figure 33: 1516 Richland Street (K. Rice, 2009)



Figure 34: 1516 Richland Street Prior to Rehabilitation (SC State Historic Preservation Office Federal Tax Incentives Files, 2009)



Figure 35: 1516 Richland Street Prior to Rehabilitation (SC State Historic Preservation Office Federal Tax Incentives Files, 2009)



Figure 36: 1701 Richland Street Map (K. Rice, 2009)



Figure 37: 1701 Richland Street (K. Rice, 2009)



Figure 38: 1701 Richland Street Prior to Rehabilitation (SC State Historic Preservation Office Federal Tax Incentives Files, 2009)

### **1703 Richland Street**

1703 Richland Street was built circa 1905 (see Figures 39-40).<sup>126</sup> Before 1981, the property was used as a residence. In 1988, the building was adapted for use as an office space. The owner, Peter W. Postal, who purchased the building in 1986 for \$110,000, received federal tax incentives for his \$100,000 rehabilitation of the building.<sup>127</sup> For the project, the building underwent numerous improvements including removing the damaged roof, replacing damaged wood siding, leveling the

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<sup>126</sup> Dollie McGrath. *National Register of Historic Places Inventory-Nomination Form: City of Columbia Historic District II*.

<sup>127</sup> *Assessed Property Value Inquiry*. Richland County Online Services (May 10, 2008).

floor, gutting the interior, attaching fiberglass shingles, removing a rotted and damaged front porch, and installing treated floors. Postal rearranged the building configuration to allow for offices. He also replaced the windows with custom-made insulated windows that matched the originals, installed new heating, new plumbing, and new sheet rock, and replaced all wood flooring, insulation, and paint.<sup>128</sup>

### **1705 Richland Street**

1705 Richland Street was constructed in 1890 (see Figures 41-42).<sup>129</sup> Dennis A. Leverette, purchased the property in June of 1983 for \$20,900. In August of 1983, he received federal tax incentives for the rehabilitation of the building. The rehabilitation included repairs to the siding and windows as well as repairs to damage caused by sandblasting.<sup>130</sup> In 1988, he sold the property for \$115,998.<sup>131</sup>

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<sup>128</sup> South Carolina State Historic Preservation Office Files. *Federal Historic Preservation Tax Credits*. (March, 2008). The original architect did not follow the Secretary of the Interior's standards for rehabilitation.

<sup>129</sup> Dollie McGrath. *National Register of Historic Places Inventory-Nomination Form: City of Columbia Historic District II*.

<sup>130</sup> South Carolina State Historic Preservation Office Files. *Federal Historic Preservation Tax Credits*. (March, 2008).

<sup>131</sup> *Assessed Property Value Inquiry*. Richland County Online Services (May 10, 2008).

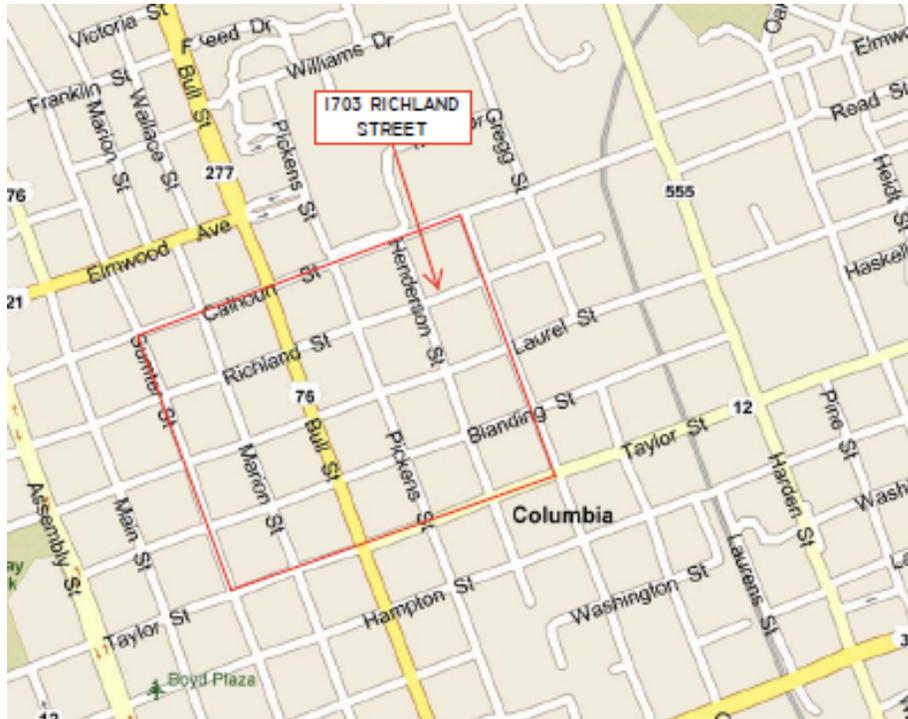


Figure 39: 1703 Richland Street Map (K. Rice, 2009)



Figure 40: 1703 Richland Street (K. Rice, 2009)



Figure 41: 1705 Richland Street Map (K. Rice, 2009)



Figure 42: 1705 Richland Street (K. Rice, 2009)

### **1814 Bull Street: The Spanns House**

1814 Bull Street was constructed in 1915 (see Figures 43-44). The building is characterized by shingling on the first floor and the stucco finished second floor exteriors.<sup>132</sup> In 1979, the owner, Dr. Richard Boette, rehabilitated the building. The architectural firm, Shandon Properties, Inc., estimated that the work would cost \$7,500. They reglazed the windows, refinished the interior floors, and sanded and painted the exterior. Additionally, they restored the brass light fixtures, and ‘cleared’ and restored the front door.<sup>133</sup> Dr. Boette sold the house to RSW Partners in 1985 for \$95,000.<sup>134</sup>

### **1534 Blanding Street: The Guignard House**

1534 Blanding was built circa 1885 and moved to this site from 1416 Hampton (see Figures 45-46).<sup>135</sup> The Italianate style two-story building was purchased in 1980 by O. Fayrell Furr Jr for \$146,500.<sup>136</sup> The owner received federal tax incentives for the rehabilitation project in 1981. The exterior work included, window repair, replacing missing shutters, repainting columns and repairing brackets. Interior rehabilitation work included repairs to the stairway and sanding and re-staining the interior floors.<sup>137</sup>

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<sup>132</sup> Dollie McGrath. *National Register of Historic Places Inventory-Nomination Form: City of Columbia Historic District II*.

<sup>133</sup> South Carolina State Historic Preservation Office Files. *Federal Historic Preservation Tax Credits*. (March, 2008).

<sup>134</sup> *Assessed Property Value Inquiry*. Richland County Online Services (May 10, 2008).

<sup>135</sup> Dollie McGrath. *National Register of Historic Places Inventory-Nomination Form: City of Columbia Historic District II*.

<sup>136</sup> *Assessed Property Value Inquiry*. Richland County Online Services (May 10, 2008)

<sup>137</sup> South Carolina State Historic Preservation Office Files. *Federal Historic Preservation Tax Credits*. (March, 2008). There was very little information about this property in the SC Archives files.

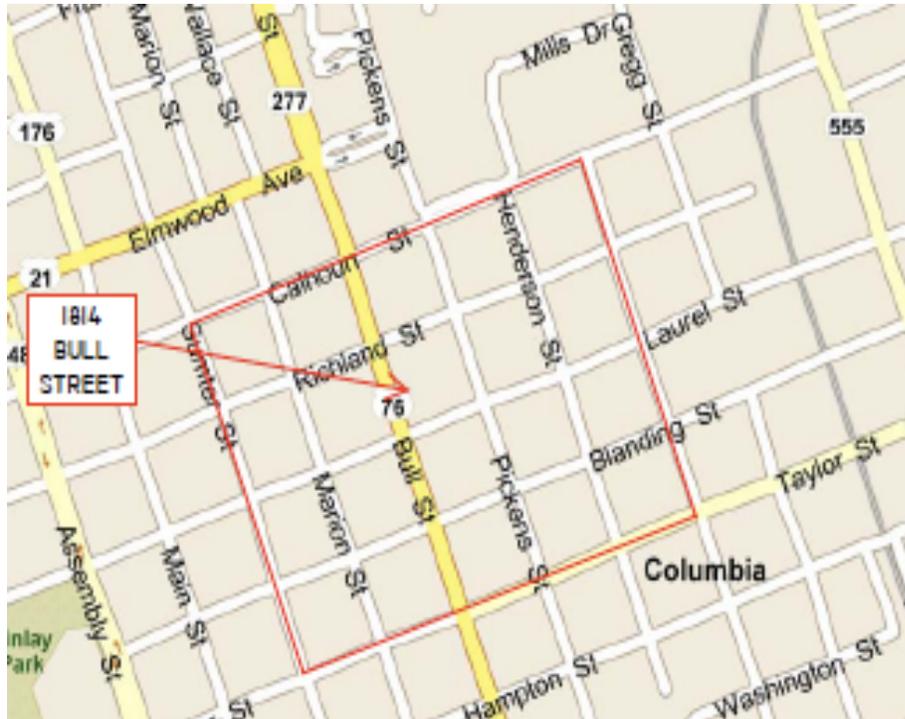


Figure 43: 1814 Bull Street Map (K. Rice, 2009)



Figure 44: 1814 Bull Street (South Carolina Department of Archives and History, 2009)

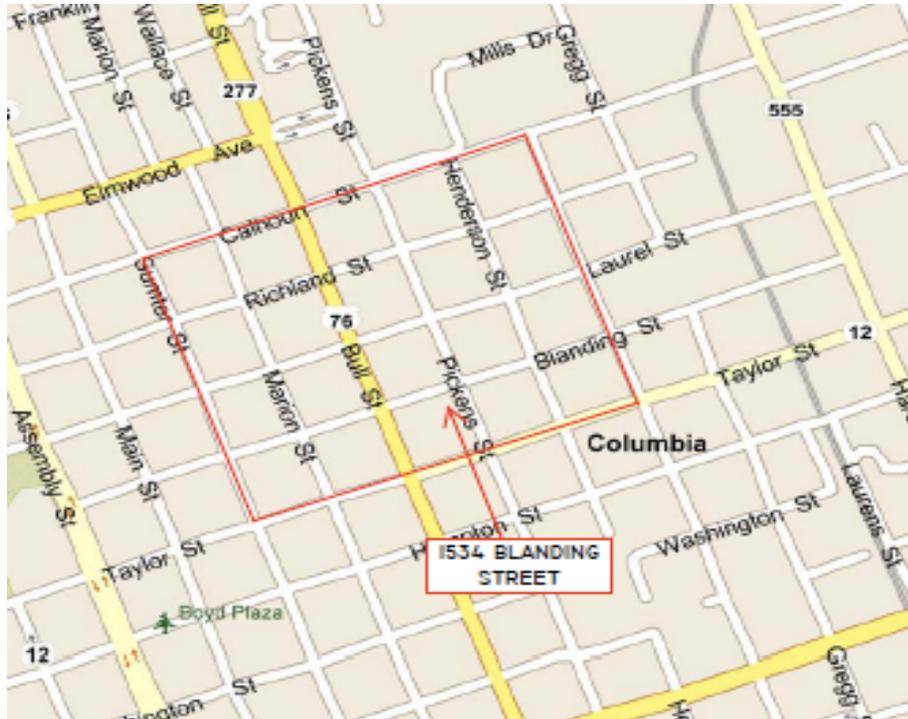


Figure 45: 1534 Blanding Street Map (K. Rice, 2009)



Figure 46: 1534 Blanding Street (K. Rice, 2009)

### **1528 Blanding Street: The Bond House**

1528 Blanding Street was built circa 1870 and moved from its original 1404 Hampton Street location in 1980 (see Figures 47-48).<sup>138</sup> The owner, Mr. H. Randolph Spencer, who purchased the house in 1980 for \$117,500, applied for a federal tax credit in 1981 for the \$100,000 project. The project's architect, J. Lesesne Monteith, helped the owner return the Italianate style house to its original size and redesigned the rear of the building.<sup>139</sup> They repaired broken windows, replaced missing shutters, and repainted the front entrance. In the interior of the house, they repaired deteriorated plaster, re-stained the staircase tread, and sanded and stained the floors throughout the house. Spencer sold the building in 1993 for \$66,000.<sup>140</sup>

### **1430 Blanding Street: The Whaley-Caughman House**

1430 Blanding Street was built circa 1880 (see Figures 49-50).<sup>141</sup> The owners, Betty and Mitchell Willoughby, applied for a federal tax credit in 1982. The project cost \$98,000.<sup>142</sup>

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<sup>138</sup> Dollie McGrath. *National Register of Historic Places Inventory-Nomination Form: City of Columbia Historic District II*.

<sup>139</sup> South Carolina State Historic Preservation Office Files. *Federal Historic Preservation Tax Credits*. (March, 2008).

<sup>140</sup> *Assessed Property Value Inquiry*. Richland County Online Services (May 10, 2008).

<sup>141</sup> Dollie McGrath. *National Register of Historic Places Inventory-Nomination Form: City of Columbia Historic District II*.

<sup>142</sup> South Carolina State Historic Preservation Office Files. *Federal Historic Preservation Tax Credits*. (March, 2008).

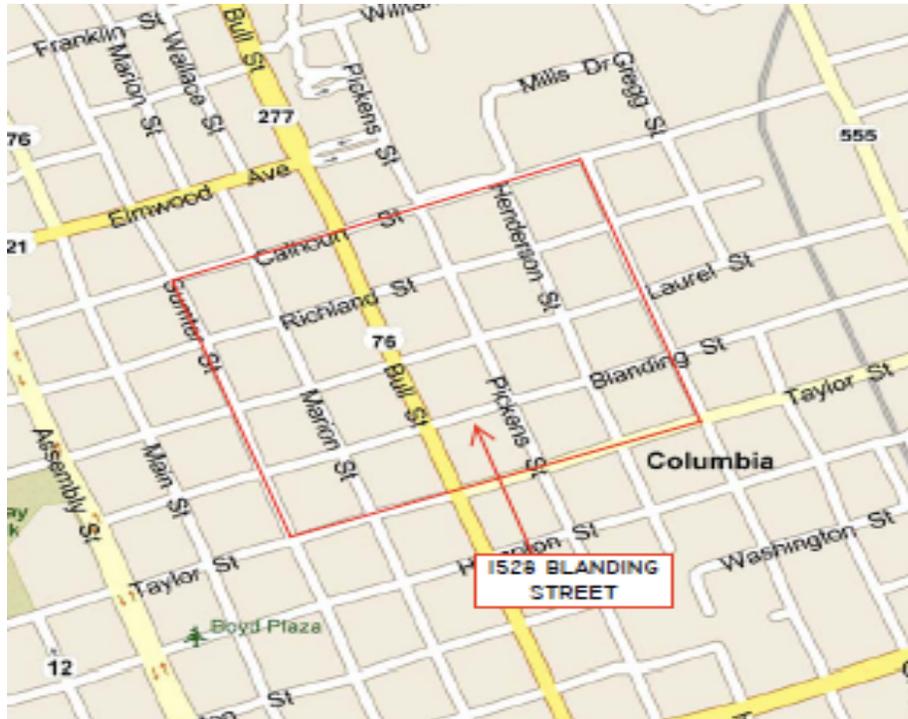


Figure 47: 1528 Blanding Street Map (K. Rice, 2009)



Figure 48: 1528 Blanding Street (K. Rice, 2009)

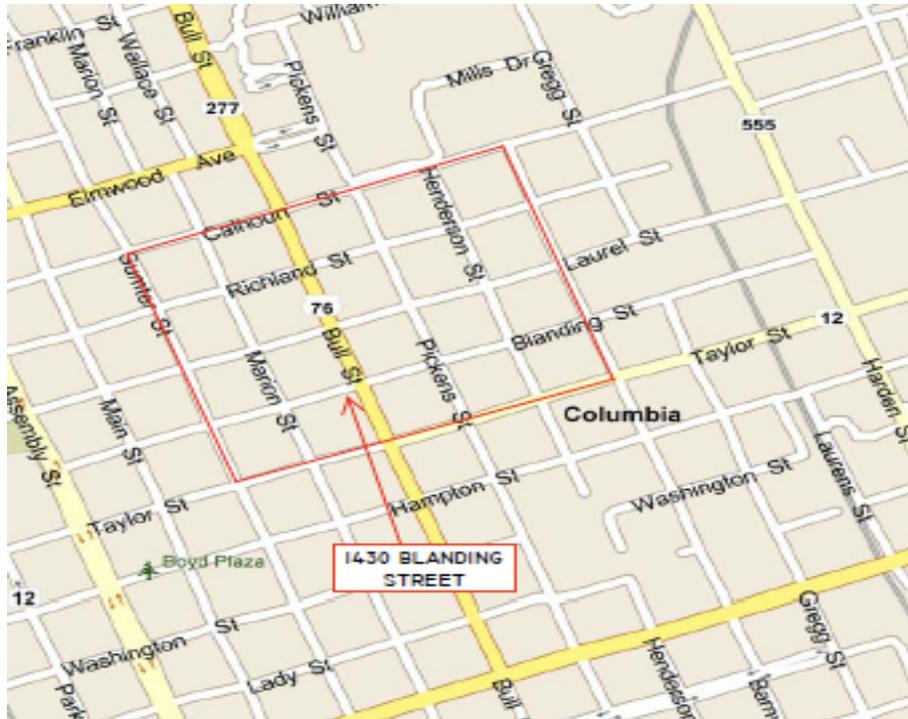


Figure 49: 1430 Blanding Street Map (K. Rice, 2009)



Figure 50: 1430 Blanding Street (K. Rice, 2009)

### **1517 Blanding Street**

1517 Blanding Street was constructed circa 1905 but was damaged by a fire in 1977 (see Figures 51-52).<sup>143</sup> Originally a single family house, 1517 Blanding had been used as a rooming house for much of the 1970s. The owner, Barbara Whatley, rehabilitated the residence into an office building in 1981. The estimated cost of the project was \$100,000 and included enclosing a front porch and repairing plaster. In 1997, a new owner, Robert B. Lewis, applied for a federal tax credit for a \$45,000 rehabilitation project. In his application form, he claimed that the property had been unoccupied for four years. The project included repairing the wood on the second floor balcony and first floor porch and repairing the exterior siding on the front facade and repainting the entire building. Interior work included refinishing the staircase, rewiring the electrical system and replacing the HVAC system.<sup>144</sup>

### **1531 Blanding Street: The “Howe” House**

1531 Blanding was constructed circa 1830 for George Howe (see Figures 53-56). In 1970, the house was damaged by a fire.<sup>145</sup> In 1981, W.A. Jarvis purchased the property for \$102,500. The owner received a federal tax credit in 1982 for his \$186,000 rehabilitation project.<sup>146</sup> Jarvis sold the building in 1987 for \$324,600.<sup>147</sup>

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<sup>139</sup> Dollie McGrath. *National Register of Historic Places Inventory-Nomination Form: City of Columbia Historic District II*.

<sup>144</sup> South Carolina State Historic Preservation Office Files. *Federal Historic Preservation Tax Credits*. (March, 2008). There was very little information in SC Archives historic preservation tax credit files about what was done for the \$100,000, aside from opening up the formerly enclosed front porches.

<sup>145</sup> Dollie McGrath. *National Register of Historic Places Inventory-Nomination Form: City of Columbia Historic District II*.

<sup>146</sup> South Carolina State Historic Preservation Office Files. *Federal Historic Preservation Tax Credits*. (March, 2008).

<sup>147</sup> *Assessed Property Value Inquiry*. Richland County Online Services (May 10, 2008).

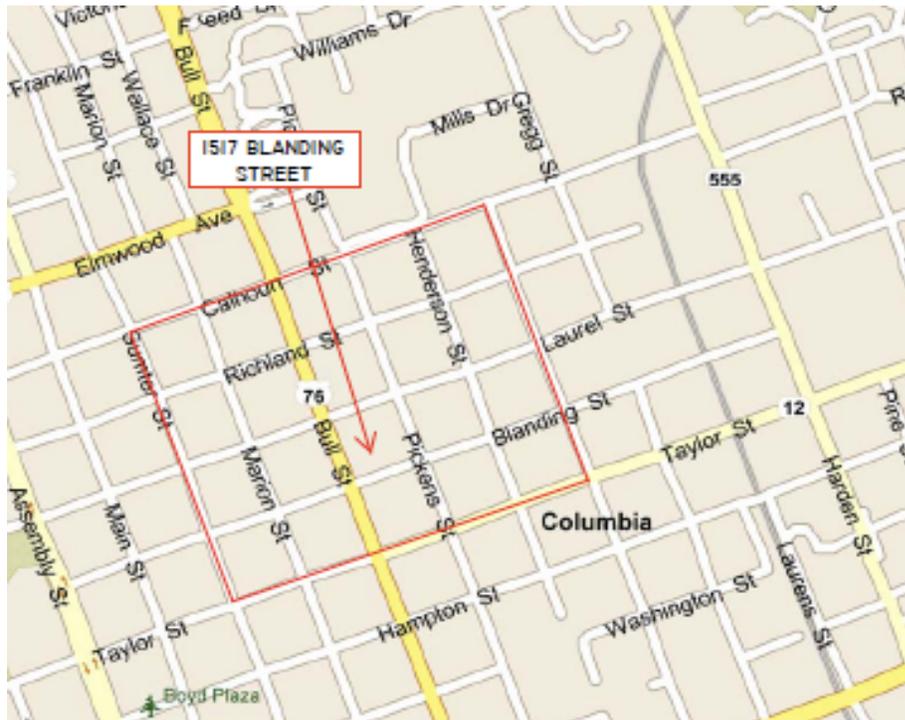


Figure 51: 1517 Blanding Street Map (K. Rice, 2009)



Figure 52: 1517 Blanding Street (K. Rice, 2009)

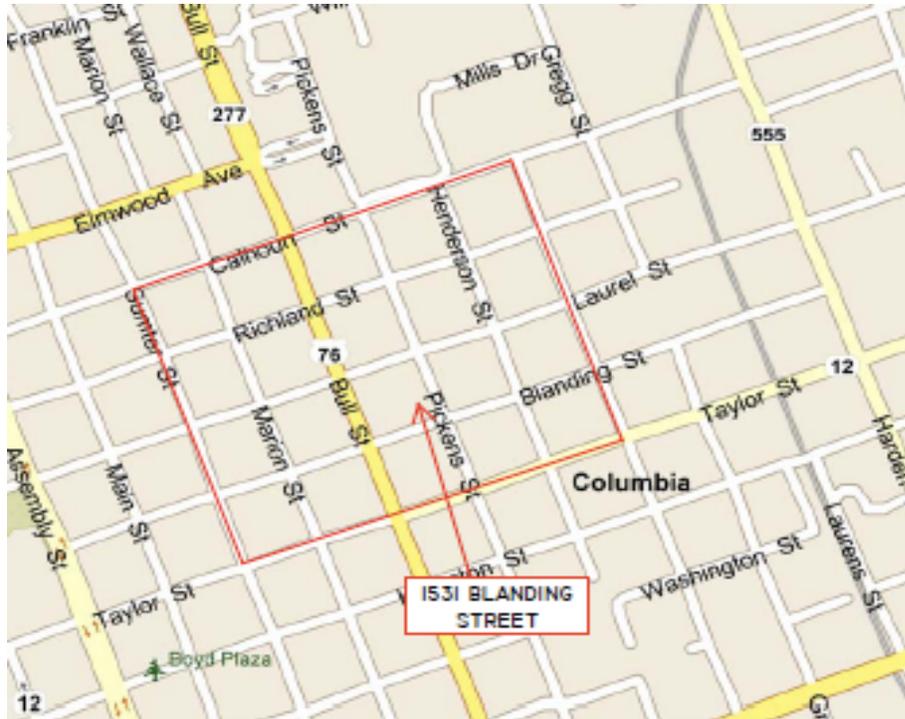


Figure 53: 1531 Blanding Street Map (K. Rice, 2009)



Figure 54: 1531 Blanding Street (K. Rice, 2009)



Figure 55: 1531 Blanding Street Prior to Rehabilitation (SC State Historic Preservation Office Federal Tax Incentives Files, 2009)



Figure 56: 1531 Blanding Street Prior to Rehabilitation (SC State Historic Preservation Office Federal Tax Incentives Files, 2009)

### **1327-29 Blanding Street**

1327-1329 Blanding Street was built in the 1880s (see Figures 57-58).<sup>148</sup> In 1992, Arianna H. Capers received a federal tax credit for a \$192,000 rehabilitation. The architect, Walter H. Sims, helped her convert the house into an office building. The rehabilitation required roof repairs and restoring the eaves. They also repaired and painted the porch floors, repaired interior plaster, and refinished the interior floors. Other improvements included restoring the windows, repairing the electrical system, and replacing the HVAC system.<sup>149</sup>

### **1711 Pickens Street**

1711 Pickens Street is a two-story house built circa 1905 (see Figures 59-62).<sup>150</sup> The owner, Dr. William Greenberg, purchased the property in 1981 for \$52,500 and rehabilitated the building with the help of Curry and Company, local developers, in 1982. The cost of the project was \$111,502 and included removing the brick veneer and restoring the original weatherboarding.<sup>151</sup> Dr. Greenberg sold the property in 1998 for \$250,000.<sup>152</sup>

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<sup>148</sup> Dollie McGrath. *National Register of Historic Places Inventory-Nomination Form: City of Columbia Historic District II*.

<sup>149</sup> South Carolina State Historic Preservation Office Files. *Federal Historic Preservation Tax Credits*. (March, 2008).

<sup>150</sup> Dollie McGrath. *National Register of Historic Places Inventory-Nomination Form: City of Columbia Historic District II*.

<sup>151</sup> South Carolina State Historic Preservation Office Files. *Federal Historic Preservation Tax Credits*. (March, 2008).

<sup>152</sup> *Assessed Property Value Inquiry*. Richland County Online Services (May 10, 2008).

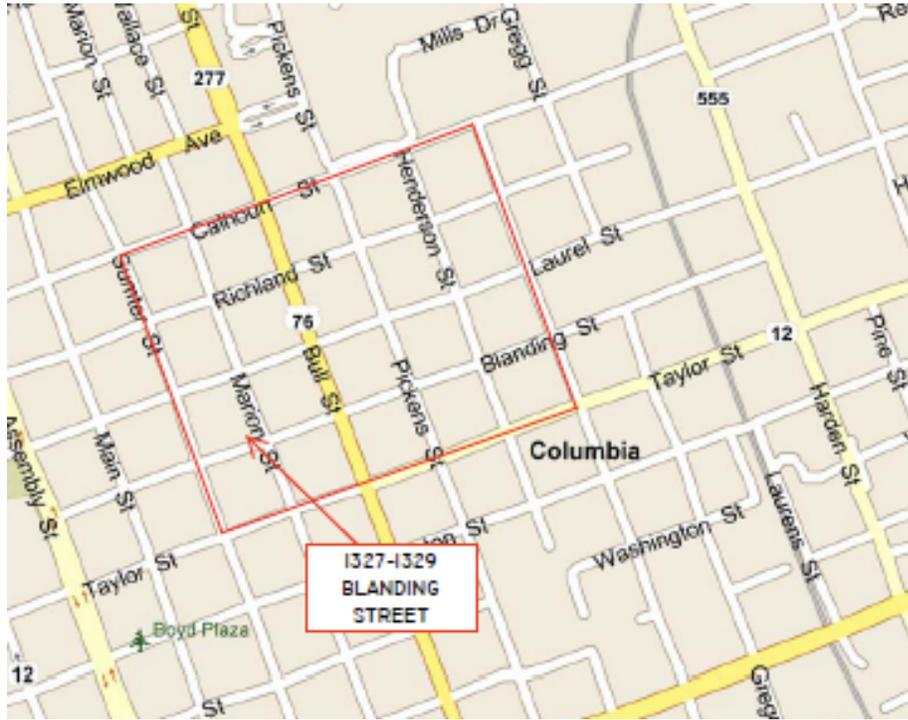


Figure 57: 1327-1329 Blanding Street Map (K. Rice, 2009)



Figure 58: 1327-1329 Blanding Street (K. Rice, 2009)

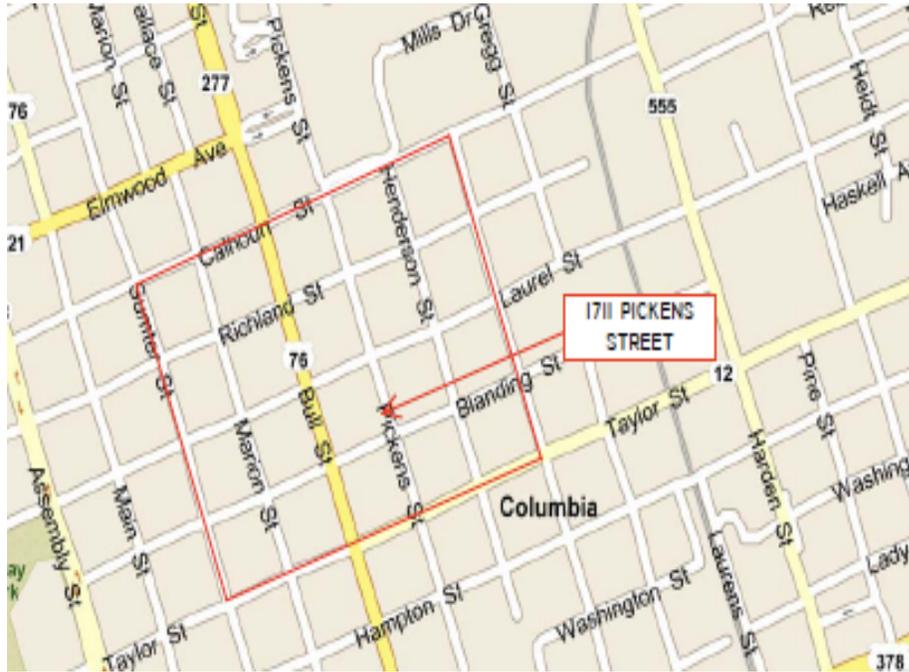


Figure 59: 1711 Pickens Street Map (K. Rice, 2009)



Figure 60: 1711 Pickens Street (K. Rice, 2009)



Figure 61: 1711 Pickens Street Prior to Rehabilitation (SC State Historic Preservation Office Federal Tax Incentives Files, 2009)



Figure 62: 1711 Pickens Street Prior to Rehabilitation (SC State Historic Preservation Office Federal Tax Incentives Files, 2009)

### **1715 Pickens Street**

1715 Pickens Street was constructed circa 1904 (see Figures 63-64).<sup>153</sup> The owner, Mark B. Coplan, received a federal tax credit in 1983 for a \$167,000 rehabilitation project.<sup>154</sup>

### **1914 Henderson Street**

1914 Henderson Street was constructed circa 1900 (see Figures 65-66). Dr. Harry B. Rutherford purchased the property in 1983 for \$17,500.<sup>155</sup> He claimed that the property had been in his family for many years and was significant because of the prominent African American educators and professionals that had lived there. In 1989, Rutherford received a federal tax credit for the rehabilitation of the property to a single family rental property. The exterior repairs included replacing the roof, repairing windows, and replacing the porch floor. Repairs in the interior included, replacing plaster with sheet rock, refinishing floors, and electrical and plumbing repairs. The estimated cost of the rehabilitation was \$60,000.<sup>156</sup>

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<sup>153</sup> Dollie McGrath. *National Register of Historic Places Inventory-Nomination Form: City of Columbia Historic District II.*

<sup>154</sup> South Carolina State Historic Preservation Office Files. *Federal Historic Preservation Tax Credits.* (March, 2008).

<sup>155</sup> *Assessed Property Value Inquiry.* Richland County Online Services (June 1, 2009)

<sup>156</sup> South Carolina State Historic Preservation Office Files. *Federal Historic Preservation Tax Credits.* (March, 2008).

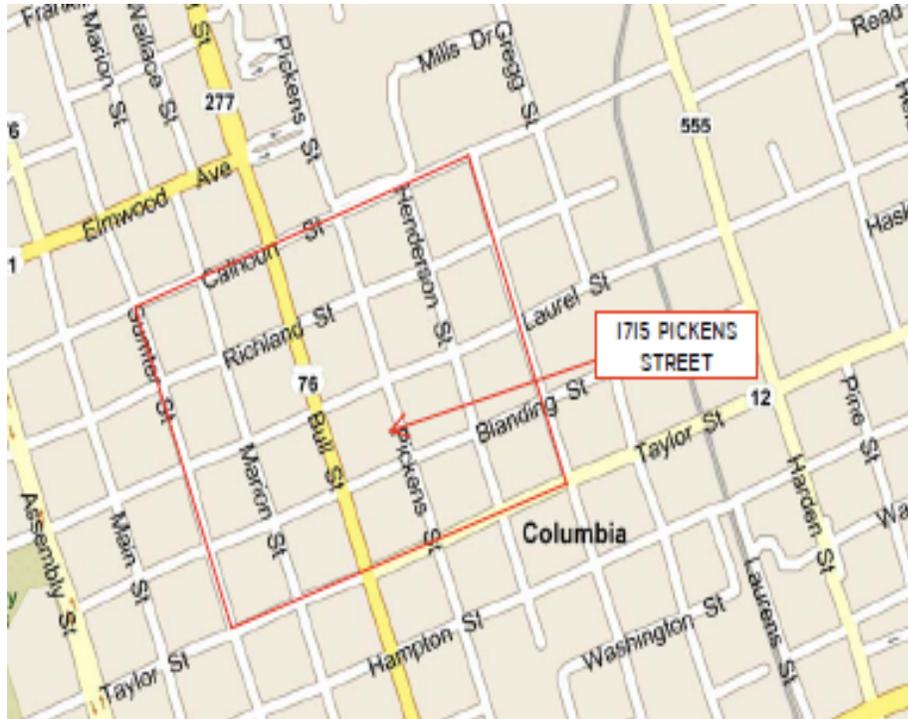


Figure 63: 1715 Pickens Street Map (K. Rice, 2009)



Figure 64: 1715 Pickens Street (K. Rice, 2009)



Figure 65: 1914 Henderson Street Map (K. Rice, 2009)



Figure 66: 1914 Henderson Street (K. Rice, 2009)

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