

United States Department of the Interior  
National Park Service

4495

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



### 1. Name of Property

Historic name: Chapin Commercial Historic District

Other names/site number:

Name of related multiple property listing: N/A

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

### 2. Location

Street & number: Bounded by Lexington Avenue to the west, Beaufort Street and Chapin Road to the south, Clark Street to the east, and the rear of lots along Columbia Avenue to the north

City or town: Chapin State: SC County: Lexington

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria:

X A \_\_\_ B \_\_\_ C \_\_\_ D

	<u>8/21/2019</u>
<b>Signature of certifying official/Title:</b>	<b>Date</b>
Elizabeth M. Johnson, Deputy State Historic Preservation Officer	
_____ <b>State or Federal agency/bureau or Tribal Government</b>	

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In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

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**Signature of commenting official:** \_\_\_\_\_ **Date** \_\_\_\_\_

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**Title :** \_\_\_\_\_ **State or Federal agency/bureau or Tribal Government** \_\_\_\_\_

**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

*Donna Deane* \_\_\_\_\_ *10/7/19* \_\_\_\_\_  
Signature of the Keeper Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site

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Structure

Object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing

12

Noncontributing

2

buildings

sites

1

structures

objects

13

2

Total

Number of contributing resources previously listed in the National Register N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

COMMERCE—Financial Institution

COMMERCE—Specialty Stores

GOVERNMENT—Town Hall

GOVERNMENT—Fire Station

GOVERNMENT—Public Works

**Current Functions**

(Enter categories from instructions.)

COMMERCE—Specialty Stores

GOVERNMENT—Public Works

SOCIAL—Civic

VACANT/NOT IN USE

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN—Italianate

OTHER—One-Part Commercial Block

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: BRICK, CONCRETE BLOCK

Walls: CONCRETE BLOCK, BRICK, WOOD

Roof: METAL—Tin, METAL—Aluminum, ASPHALT SHINGLE

Chimneys: BRICK, CONCRETE BLOCK

Porches: WOOD

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Chapin Commercial Historic District occupies the area where the town's historic commercial center first developed in the 1890s. It stretches north from a single building at the northwest corner of Lexington Avenue and Chapin Road, on the south side of the Columbia, Newberry, and Laurens Railroad tracks, to the Chapin Dry Cleaners building on the west side of Lexington Avenue, then proceeds east along the north side of Beaufort Street for one block to Clark Street. The district includes two contributing buildings on the west side of Clark Street.

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In all, the district is comprised of twelve contributing buildings and one contributing structure. Most of the contributing buildings originate from two periods associated with local economic growth: 1) 1901-1922, when four fairly stylized buildings were constructed across the district during Chapin's first commercial boom, and 2) 1940-1969, when eight buildings that privileged function and affordability over form were built as the Chapin economy flourished following the construction of nearby Lake Murray. Four buildings from this second period were governmental in nature.

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## Narrative Description

### *The Setting*

The Chapin Commercial Historic District consists of resources grouped along the streets that made up Chapin's primary business district between 1890 and 1969. The Columbia Petroleum Company building, constructed about 1940, anchors the southwest end of the district from the south side of the Columbia, Newberry, and Laurens Railroad tracks, where Lexington Avenue meets Chapin Road. The district boundary proceeds north along the west side of Lexington Avenue, encompassing the 1922 J. S. Wessinger & Sons General Store and a cluster of concrete block buildings constructed during the 1940s and 1950s on land that had not been previously developed. The district boundary then proceeds east along the north side of Beaufort Street, along the center of Chapin's business district, directly opposite the former sites of Chapin's railroad depot and the P. M. Frick Store building (1907) that occupied the triangular block between Beaufort Street and the railroad tracks. This block is dominated by two of the district's oldest and most architecturally impressive resources: the James S. Boozer Building (1907) and the Bank of Chapin (1907).<sup>1</sup>

At the intersection with Clark Street, the district boundary runs north along the west side of Clark Street to its terminus at the G. W. Lindler Store (1901), the oldest resource in the district. Aside from the eastern portion of Beaufort Street, which has no surviving commercial resources from the period of significance other than the second Chapin Post Office, and the south side of Beaufort Street between Clark and Lexington, which has no surviving commercial resources from the period of significance, the district boundary encompasses the lion's share of Chapin's primary business district between 1890 and 1969.<sup>2</sup>

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<sup>1</sup> Passenger service on the Columbia, Newberry, and Laurens Railroad (the Atlantic Coast Line Railroad after 1924) ended in 1952. As a result, the Chapin Depot was removed from its site in the early 1960s and relocated to a lot far outside of town, where it continues to deteriorate. Ellet Brothers, a wholesale warehouse, took over the P. M. Frick Building in 1944, then later absorbed the building into a much larger warehouse complex. That complex was demolished in the 1990s for the current office complex on the site. For more on Ellet Brothers, see Addison Bostain, Jr., H. Donald Huffstetler, and Stanley E. Shealy, *Chapin, South Carolina: The First 100 Years*, (Columbia, SC: R. L. Bryan, 1989), 70-71, 115-17.

<sup>2</sup> Inclusion of the second Chapin Post Office in the district boundary was initially considered, but SHPO staff determined that alteration of the building's original, stepped parapet façade, as well as other changes, "have eroded its historic integrity to the point that the post office cannot contribute to the historic district." Virginia Harness, SC SHPO, to Eric Plaag, email communication, April 12, 2019.

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Buildings within the district include two frame buildings that date to 1901 and 1922, respectively, as well as two fairly sophisticated brick buildings that date to 1907, all of which are associated with Chapin's formative boom period. Also included are eight fairly pedestrian, concrete block and/or brick buildings that date to Chapin's post-Lake Murray boom period, when function and affordability were prioritized over form as additional town services became urgently needed amid the community's rapid expansion.

### *Historic Buildings and Resources*

#### **1. Columbia Petroleum Company, 1200 Chapin Road (ca. 1940), Contributing Building**

Numerous stories abound locally about the origins of this building, but it was likely constructed by the Columbia Petroleum Company as a purpose-built service station sometime after the company acquired the property in August 1930, and almost certainly after 1934.<sup>3</sup> Generally rectangular in shape with an angled, fifth wall at its southeast corner, this one-story, flat-roofed, brick building features five-course common bond. A pronounced, double course of rowlocks serves as a corbel band, although this feature appears to be an addition since 2016. There are two exterior pilasters along the north elevation (the west one utilized as a chimney), while four truncated pilasters serve as buttresses on the south elevation. Current windows appear to be vinyl replacements, although original openings generally appear to be intact, aside from a fifth window opening added at the west end of the south elevation since 2016. The fifth wall at the clipped, southeast corner forces an intriguing, interlocking appearance of the brick with the east and south elevations. During the recent renovations, the present owners have added a half-moon parapet to the west elevation, including a working clock surrounded by a medallion of brick stretchers. This feature was not present before 2016.<sup>4</sup>

Perhaps the most significant alteration is the erection of a caboose-like, wooden addition at the west end of the building. Replete with a rear platform and a ladder to the roof that mimic the back end of a caboose, the addition also includes a low-set cupola similar to the lookouts found on nineteenth-century cabooses. While entirely reversible, this caboose addition is a speculative feature that appears to have no historical precedent on the building, although a far plainer, one-story, wooden addition was located at the west end of the building, cheated slightly toward the

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<sup>3</sup> See Jacob K. Summers to Columbia Petroleum Company, August 14, 1930, Deed Book 4-N, Page 286, Lexington County Register of Deeds. A plat prepared for this transaction shows a larger, one-story, galvanized iron building with a metal roof on this site located much further to the east. It seems likely that this building was demolished shortly after the purchase to make way for the present building. See L. A. Ennerson, "Property of J. K. Summer in Town of Chapin, SC, to be Conveyed to the Columbia Petroleum Company," August 12, 1930, Plat Book 7G, Page 285, Lexington County Register of Deeds. Few historic images of this building have been located. Local resident Gloria Hendricks is in possession of a circa 1957 image of the building, but efforts to acquire a copy of this image have thus far been unsuccessful. Gloria Hendricks, telephone conversation with Eric Plaag, March 30, 2019; J. J. Casey to Eric Plaag, email communication, March 31, 2019; Gloria Hendricks, telephone conversation with Eric Plaag, April 18, 2019; and Eric Plaag to J. J. Casey, email communication, April 18, 2019.

<sup>4</sup> The current owners, Bohnkers, LLC, have conducted numerous renovations to the building over the period from 2016 to 2019. Jaime Bohnke to Eric Plaag, email correspondence, March 30 and March 31, 2019.

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south, as indicated on the unpublished Sanborn Fire Insurance Map of Chapin.<sup>5</sup> This addition was removed by 1970, according to the various aerial images of Chapin.<sup>6</sup>

Columbia Petroleum Company or W. J. Keenan (one of Columbia Petroleum's principals) owned the property until 1982. Local residents most frequently remember the property during that time as a Phillips 66 gas station, although the Sanborn map has the building marked as a general merchandise operation—perhaps a reference to its use at one time as the Eagles Corner General Store.<sup>7</sup> S&S Garage purchased the property in 1982, although local memory is uncertain whether the S&S Garage operation ever occupied the site.<sup>8</sup> After that, the site served briefly as an optometrist's office (Dr. Elmgreen), possibly as an ice cream shop, and then later as a hot dog stand. Its most recent tenant was Trucky's Wheels, a used car operation.<sup>9</sup>

## **2. Town Water Pump Building, No Address, Adjacent to 111 Lexington Avenue (1956), Contributing Building**

Local memory is remarkably fuzzy about the origins of this small, front-gabled, concrete block building with open tail rafters along its north and south elevations. Purpose-built to cover the town's water pump, the building sits between the tracks for the Columbia, Newberry, and Laurens Railroad and the Wessinger General Store Building at 111 Lexington Avenue. Local tradition holds that the building was constructed in tandem with town efforts to establish a modern, municipal water system.<sup>10</sup>

The building's origins actually appear to date to September 1956, when Geneva M. Wessinger conveyed to the town a small lot with 15 feet of frontage along Lexington Avenue and an

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<sup>5</sup> See J. T. C., Jr., Sanborn Fire Insurance Map Company, "Lexington County, Chapin, SC," October 9, 1934, corrected by J. C. C., April 1949, South Caroliniana Library. This particular unpublished Sanborn map shows numerous other corrections after 1949, including an update reflecting the construction of the Red and White Grocery Store in 1960, the Bank of Commerce in 1961, and the Chapin Variety Store in 1966, so the map's listed dates are not reliable. With this in mind, the Columbia Petroleum building is shown as an obvious correction to the original map, with the outline of the original, galvanized iron building underneath the pasted correction.

<sup>6</sup> Aerial images of Chapin are available from 1943 (ASX-6C-58), 1951 (ASX-5H-9), 1955 (ASX-5P-77), 1959 (ASX-3AA-73), 1966 (ASX-4GG-82), 1970 (ASX-4MM-116), and 1981 (ASX-178-153). See Lexington County, South Carolina USDA Historic Aerial Photographic Collection, Government Information and Maps Library, Thomas Cooper Library, University of South Carolina.

<sup>7</sup> Unfortunately, city directories for Chapin before 1970 are generally useless in determining tenants of specific buildings, as both the white pages and yellow pages listings and advertisements rarely listed street numbers. As an example, the Phillips 66 was known for many years as "Derrick's" (named for Willie B. "Pete" Derrick), but it's also believed that the Derrick's operation eventually moved further down Chapin Road to another station. Yellow pages listings only provide reference to "Highway 76" as a location for Derrick's, regardless of year.

<sup>8</sup> W. J. Keenan to S&S Garage, September 28, 1982, Deed Book 539, Page 47, Lexington County Register of Deeds.

<sup>9</sup> Al Koon to J. J. Casey, email communication, March 21, 2019; Ronald Price, personal conversation, February 25, 2019.

<sup>10</sup> Bostain, et al, *Chapin*, 121. Shealy affirmed this understanding of the timing in Stanley Shealy, personal interview, February 25, 2019.

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average depth on the lot of 12.5 feet.<sup>11</sup> This date was confirmed in a 1989 interview with Curtis Shealy, the mayor who oversaw the project after the failure of the well that provided water to the town hall and jail: “Shealy went to Mrs. Geneva Wessinger to purchase some land for a well between her store...and the railroad tracks, and the well that was dug is still a part of the town water system.”<sup>12</sup> A plat of the Wessinger General Store parcel completed in January 1963 shows the smaller town water pump parcel labeled as “Town Water Pump House.”<sup>13</sup> Given its likely date (ca. 1956) and the nearly identical construction methods found at the Chapin Town Hall, it is possible that Addison Bostain, Sr., played a role in its construction.

### 3. J. S. Wessinger & Sons General Store, 111 Lexington Avenue (1922), Contributing Building

This remarkable, tin-paneled, one-story, rear-gabled, frame building with a brick foundation and a high, decorative parapet on its primary (east) elevation dates to 1922, when Job S. Wessinger erected the building following the fire that destroyed his original, two-story, frame building that stood just to the north of the present building site.<sup>14</sup> The main elevation features decorative tin paneling designed to mimic the appearance of bricks, while the prominent parapet offers cast metal corner medallions at the upper corners of the storefront windows and a cast metal, dentiled, double cornice treatment replete with medallions and ball finials at its upper corners. The original storefront configuration appears to be intact, featuring a recessed, double-door entrance with angled, flanking windows leading out to the six-light, main shop windows at the façade plane. Brick bulkheads—apparently once covered by wooden panels—support the shop windows.<sup>15</sup> A fabric awning overhangs the storefront entrance and windows. The only major change to the building appears to be the removal of the original brick-patterned tin from the south and north elevations; it has been replaced with raised seam, vertical, metal siding, similar to what might be found on a Butler building. Roofing is identical.<sup>16</sup>

Job Wessinger, by then in his 70s, appears to have wearied of running the general store by 1930, when Addison Bostain took over the operations as Bostain Mercantile. This business remained in the Wessinger building until 1943, when Bostain completed construction on the building at 100 Beaufort Street.<sup>17</sup> Thereafter, the building housed a movie theater for many years. The Wessinger family sold the property to Curtis M. Shealy in 1963, and Shealy descendants still own the

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<sup>11</sup> Geneva M. Wessinger to Town of Chapin, September 22, 1956, Deed Book 8P, Page 599, Lexington County Register of Deeds.

<sup>12</sup> Bostain, et al, *Chapin*, 105. The authors confirm a date of 1956 at page 113.

<sup>13</sup> Jacob M. Bedenbaugh, Survey of Curtis M. Shealy Lot, January 22, 1963, Plat Book 67-G, Page 170.

<sup>14</sup> “Chapin News,” *Lexington Dispatch-News*, February 22, 1922: 1; *Lexington Dispatch-News*, March 29, 1922: 5; and “Reopens After Fire,” *Lexington Dispatch-News*, May 10, 1922: 1.

<sup>15</sup> These panels are evident in a September 1982 image by Nancy Fox taken for the SCDAH. See Nancy Fox, Chapin—Town, 1980/1983, S108042, Box 49, South Carolina Department of Archives and History.

<sup>16</sup> As indicated by the September 1982 image, the new siding has been installed since that date.

<sup>17</sup> See Ronnie E. Bostain, “History of 100 Beaufort Street, Chapin, SC,” typescript, Bostain Family Archives. Also critical to understanding the history of this building was Barbara Sweatman, Patricia Lewandowski, and Liesha Huffstetler, personal interview, February 25, 2019. Sweatman and Lewandowski are Addison Bostain’s granddaughters.



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property.<sup>18</sup> Later tenants included Western Auto during the 1980s; Dixie Furniture in the late 1980s; a florist; a drug store operation that packaged drugs for nursing homes; Wild Birds Unlimited; Serendipity Gift Shop; and, the present tenant, the Lake Murray Flower Shoppe.<sup>19</sup>

#### **4. Chapin Fire Station, No Address, Adjacent to 107 Lexington Avenue (ca. 1960), Contributing Building**

As with the Town Water Pump Building just to the south, confusion abounds among local townspeople about when this flat-roofed, concrete block, garage building with a boxed soffit was constructed. The garage features two garage bays along its east elevation, facing Lexington Avenue, while a standing seam tin-clad, frame addition on a concrete block foundation can be found on the west elevation. Open tail rafters are visible along the addition's west elevation. This addition appears to have been made between 1970 and 1981, based on the USDA aerial images cited supra.

Local tradition holds that this building was purpose-built as a fire station in late 1964 or early 1965 in response to a tragic fire on July 8, 1964, that claimed the life of 13-year-old Mary Allison Stockman.<sup>20</sup> Prior to this date, the Town of Chapin allegedly had no volunteer fire department. Indeed, there is significant evidence that a charter for the Chapin Volunteer Fire Department was not drawn until after the fire, and that funding for a new truck was not authorized until January 1965. However, Chapin apparently did have a truck of sorts before the 1964 tragedy, along with this garage building in which to house it. As Curtis Shealy reported in 1989, during his tenure as Chapin's mayor in the 1950s and 1960s, he acquired a used water tank from Fort Jackson, along with some old hoses and equipment, to serve as a fire apparatus. About this same time (1960), the town had this garage building constructed on land acquired from Susie P. Padgett in February 1959.<sup>21</sup> Indeed, the structure is visible on a January 1963 plat, where it is labeled as "Chapin Fire Station Building."<sup>22</sup>

#### **5. Chapin Town Hall, 107 Lexington Avenue (1948), Contributing Building**

This front-gabled, one-story, concrete block building with open tail rafters on its north and south elevations was purpose-built to suit Chapin's desperate need for a governmental building. Originally named City Hall (and later known colloquially as "Ity Hall"), the building featured a pair of six-over-six, double-hung sash, wooden windows with brick, rowlock sills flanking a center, paneled, wooden door with six upper lights.<sup>23</sup> While the original windows survive, a 15-

<sup>18</sup> Geneva M. Wessinger to Curtis M. Shealy, February 14, 1963, Deed Book 11-Z, Page 434, Lexington County Register of Deeds.

<sup>19</sup> Stanley Shealy, personal interview, February 25, 2019; John Shealy to J. J. Casey, email communication, February 28, 2016, J. J. Casey Scrapbooks; and Bostain, et al, *Chapin*, 105.

<sup>20</sup> Hal Zorn, "Chapin Girl Dies in Fire," *State*, July 9, 1964: 27.

<sup>21</sup> Bostain, et al, *Chapin*, 113; and Susie P. Padgett to Town of Chapin, February 7, 1959, Deed Book 9R, Page 34, Lexington County Register of Deeds.

<sup>22</sup> Jacob M. Bedenbaugh, Survey of Curtis M. Shealy Lot, January 22, 1963, Plat Book 67-G, Page 170.

<sup>23</sup> As Tyler Robinson reported in 1989, "Mr. Bostain, when he got it built, put a sign up there that read 'City Hall.' It no more got up there than somebody came along and knocked the letter 'C' off, and it stayed for all these years as it was left—'ity Hall.'" Robinson, quoted in Bostain, et al, *Chapin*, 94-95.

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light, vinyl replacement door now occupies the center entrance. A cable-hung, concrete, flat awning still appears over the door. The building also features an unusual clipped gable on its east elevation. Concrete block obelisks mark the lot at the northeast and southeast corners of the property. Two slightly separated, six-over-six, double-hung sash, wooden windows are visible on both the north and south elevations. A centered doorway on the west elevation marks the entrance to an interior foyer, off of which—to north and south—are jail cells at the rear of the building that were originally intended to serve a racially segregated prisoner population. Two single vents—about the size of a single concrete block with bars over the opening—provide the only exterior ventilation, one vent per cell. As on the east elevation, the west elevation gable is clipped.

The building was constructed in 1948 on land acquired that same year from the heirs of Job S. Wessinger.<sup>24</sup> In later years, the rather cramped building also housed offices for the Mt. Horeb Lutheran Church (1960s), a public kindergarten (1960s), the town library (1960s-1970s), the State Highway Department's once-a-week driver's license office (1960s-1980s), a dance studio (1980s), and a fledgling Chapin Museum (1990s).<sup>25</sup>

### **5A. Old Guardhouse, Behind 107 Lexington Avenue (ca. 1920), Non-Contributing Building**

It is unclear when the town's old guardhouse was built, or whether the wood-frame, one-story, side-gabled building with a standing seam tin roof that stands at the rear of the 1948 Chapin Town Hall was even the first such guardhouse. By the 1920s, however, this building stood on the south side of Beaufort Street, about midway between Clark Street and East Boundary Street.<sup>26</sup> With the construction of the new town hall and jail in 1948, local officials converted the old guardhouse into a one-room library, which remained there until the library moved to the town hall building in 1965.<sup>27</sup> The old guardhouse/library was later relocated to the rear of the town hall building after 1981, but the exact date is unclear; Stan Shealy has suggested a date in the late 1980s, and Google Earth historic imagery confirms its presence there at least by 2004, and perhaps as early as 1994.<sup>28</sup> While the building retains elements of its architectural integrity and offers a fascinating interpretive opportunity, its relocation within the past 35 years or so to a spot largely out of context with its history, along with its current foundation consisting of a poured concrete slab, makes it a non-contributing resource.

### **5B. Barbecue Pit, Behind 107 Lexington Avenue (ca. 1967), Contributing Structure**

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<sup>24</sup> Mrs. C. C. Shindell, et al, to Town of Chapin, April 1, 1948, Deed Book 6-U, Page 52, Lexington County Register of Deeds. "Chapin's New City Hall Is Completed," *State*, December 25, 1948: 10-A. See also the "1948" inscription on an obelisk on the property's southeast corner.

<sup>25</sup> Stan Shealy to J. J. Casey, email communication, April 30, 2015, J. J. Casey Scrapbooks.

<sup>26</sup> A map printed in the front of Bostain, et al, *Chapin*, that shows buildings in Chapin between 1907 and 1924 actually shows two Chapin Prison buildings. The first appears to have been located to the west of Job Wessinger's first store building on Lexington Avenue that burned in 1922. The second is the current building, which was originally located on the south side of the east end of Beaufort Street, near the town's baseball field.

<sup>27</sup> Stan Shealy, "A Centennial Notebook," *Chapin Times*, April 27, 1989: 2.

<sup>28</sup> Stanley Shealy, personal conversation, February 25, 2019.

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Located at the west end of the lot that contains the first Chapin Town Hall and the first Chapin Fire Station, this long, rectangular, multicolored brick structure was apparently built in the late 1960s to provide the town with a rallying spot for its annual Labor Day Barbecue, a frequent fundraiser for Chapin's fire department and ambulance service that continued well into the 1970s.<sup>29</sup>

## 6. Chapin Dry Cleaners, 105 Lexington Avenue (ca. 1949), Contributing Building

Little is known about the origins of this one-story, concrete block building with a stepped parapet on its east elevation, facing Lexington Avenue. The building features a recessed entrance with a paneled wooden door, flanked on either side by large, plate glass shop windows on the sides of the inverted entrance as well as on the façade plane, with a spanning, brick, rowlock lintel over the entrance and façade windows and brick, rowlock sills beneath the windows. The eastern third of this long, narrow building with a raised seam, rear-gabled, metal roof accounts for the original building's footprint. Virgil Price added the western two thirds—also of concrete block—sometime between 1959 and 1965 to house dry cleaning machinery. This additional section was almost completely destroyed, aside from the concrete block walls, by a fire in 2011, while the original portion of the building sustained only smoke and water damage.<sup>30</sup>

There is general uncertainty about the exact date of construction for the original portion of the building. The current owner, Ronald Price, recalls being told by his father that the building was constructed in the 1920s, but the building is not visible on the 1943 USDA aerial image.<sup>31</sup> It is visible on the 1951 USDA aerial and as an addition to the Sanborn map of Chapin, suggesting that its construction may have followed shortly after David W. Frick's purchase of the lot from Lillie M. Cromer in July 1949.<sup>32</sup> Susie Padgett purchased the property in 1954 and may have briefly run a candy store out of the building until she sold it to Clarence Lever and Virgil G. Price in 1958. Price bought out Lever's interest the following year.<sup>33</sup> Based on the estimated date of construction and the method of construction, Addison Bostain, Sr., possibly also built the original section of this building about 1949, shortly after completing the Chapin Town Hall next door.

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<sup>29</sup> Bostain, et al, *Chapin*, 126; and Stanley Shealy, personal conversation, February 25, 2019.

<sup>30</sup> Ronald Price, personal conversation, February 25, 2019. Price dates the addition to 1965, when he believes his father moved the dry cleaning operation here from the old post office building on Beaufort Street. Price may be referencing Bostain, et al, *Chapin*, 107, which reads, "The business was located originally on Beaufort Street across from the old jail, and moved to its present location in about 1965, a building that had been owned by Sue Pa[d]gett." Unfortunately, the USDA aerials do not clear up the question; the addition is not visible in the 1959 aerial but is visible in the 1966 aerial. As noted below, though, Price controlled the building by 1959, leaving open the question of how the building was used if he did not move the dry cleaning business here until 1965.

<sup>31</sup> Ronald Price, personal conversation, February 25, 2019.

<sup>32</sup> Lillie M. Cromer to David W. Frick, July 16, 1949, Deed Book 6-S, Page 468, Lexington County Register of Deeds.

<sup>33</sup> David Frick to Susie Padgett, March 13, 1954, Deed Book 7-T, Page 313, Lexington County Register of Deeds; Ronald Price, personal conversation, February 25, 2019; Susie Padgett to Clarence Lever and Ronald G. Price, October 30, 1958, Deed Book 9-N, Page 307, Lexington County Register of Deeds; Clarence W. Lever to Virgil G. Price, October 27, 1959, Deed Book 9-Z, Page 320, Lexington County Register of Deeds.

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## 7. Bostain Mercantile, 100 Beaufort Street (1943), Contributing Building

Located on the northeast corner of Beaufort Street and Lexington Avenue, the Bostain Mercantile is a one-story, concrete block and brick building with a pronounced, stepped parapet on its main (south) elevation, facing Beaufort Street. The south elevation features a center, double-door entrance with paneled, half-light doors that offers an unusually wide frame of brick veneer. Flanking this entrance are three-light, wooden windows with brick, rowlock sills. The parapet and its corner battlements are also coped in brick rowlock. A secondary entrance is on the west elevation, flanked by six-over-six, double-hung sash windows with brick, rowlock sills and lintels that resemble soldier courses but may in fact be thin slabs of concrete block. The north elevation, meanwhile, is composed of brick veneer, apparently a result of Addison Bostain, Sr.'s fear about fire risk from the wood-frame Williams home that stood to the north when the Bostain Mercantile was built.<sup>34</sup> The hipped roof is clad in standing seam metal and terminates in a boxed soffit on its visible edges. As indicated on the Chapin Sanborn, during the mid-twentieth century, a wooden awning, perhaps supported by porch posts, adorned the south elevation, but based on the USDA aerials, this appears to have been removed after 1966, when the building to the east was constructed.

Addison Bostain, Sr., built the Bostain Mercantile in 1943, shortly after purchasing the corner lot from Ollie Farr and Gary Farr Bruce.<sup>35</sup> Bostain, who had worked as a foreman on construction of the Lake Murray Dam power house, spillway, and other concrete features of the dam project, had settled in Chapin following completion of the dam in 1930, operating out of the old J. S. Wessinger & Sons General Store building across Lexington Avenue until he decided to purchase this lot and build the new Bostain Mercantile building. Bostain and his wife Bertha operated the Bostain Mercantile until 1961. Beginning in 1961, Thomas D. Crooks, Sr., leased the building for his own five-and-dime store operation, the Chapin Variety Store.<sup>36</sup> Since the Crooks operation closed, the building has also been home to a furniture store, an antique store, and a hair salon.<sup>37</sup> The building is still owned by Bostain descendants.

## 8. Chapin Variety Store, 102 and 104 Beaufort Street (1967), Contributing Building

This one-story, rear-gabled, concrete block building features a stepped parapet coped in terracotta tiles along its south elevation, reflecting a common architectural trend in this section of the district from the 1940s to the 1960s. Unlike some of its counterparts, this building features unusual concrete block pilasters along its east and west elevations that are apparently designed to provide buttressing support. The main (south) elevation, meanwhile, offers two symmetrical entrances with 15-light, vinyl replacement doors, while large shop windows with brick, rowlock sills (the west a wood-frame window divided into three lights, the east an aluminum-frame,

<sup>34</sup> Barbara Sweatman, Patricia Lewandowski, and Liesha Huffstetler, personal interview, February 25, 2019.

<sup>35</sup> Ollie Farr and Gary Farr Bruce to Addison Bostain, Sr., August 20, 1942, Deed Book 5, Page 482, Lexington County Register of Deeds.

<sup>36</sup> Bertha S. Bostain to Thomas D. Crooks, lease agreement, May 13, 1961, Bostain Family Archives.

<sup>37</sup> Ronnie E. Bostain, "History of 100 Beaufort Street, Chapin, SC," typescript, Bostain Family Archives.

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single, plate glass window) are symmetrically placed to flank the two center doors. A steel-frame, quarter-round, vinyl awning covers most of the storefront.

After renting the Bostain Mercantile building at 100 Beaufort Street from the Bostain family for several years, Thomas D. Crooks, Sr., acquired the lot on which this building is located in October 1966, which included a ten-foot alley extending from the rear of the lot to Lexington Avenue.<sup>38</sup> Here, Crooks erected the present building. Crooks then expanded his five-and-dime operation into this building, creating a doorway in the east wall of the Bostain Mercantile to facilitate passage between the two properties. This doorway was closed off in 1987, when Crooks's widow sold the property to Stephen C. and Patricia D. Blackwell, who operated Framecraft here for several years.<sup>39</sup> Since being split into a duplex, the building has also been home to Price's Furniture, Julia Neal Fashions, the Whooo Needs New? antique store, and, most recently, Fancy Pants Boutique.

### **9. James S. Boozer Building, 106 Beaufort Street (1907), Contributing Building**

Often referred to as the Fulmer Grocery, after a later tenant, this one-story, Italianate, brick, commercial block duplex is one of three similar buildings that the John W. Fry Construction Company constructed in downtown Chapin in 1907. One—the old P. M. Frick Building on Clark Street—no longer stands, but Fry's other two creations actually stand next to one another, separated by an alley.<sup>40</sup> The Boozer Building features two storefronts, the western smaller than the eastern, but each originally featuring a paneled, large upper light, double-door, recessed entrance flanked by large, plate glass windows angling out to the façade plane, where they join two more large, plate glass windows. Unfortunately, the original doors have been replaced with single, full-light wooden doors that appear age- and architecture-appropriate but are not original. Bulkheads are of paneled wood, while round, iron columns provide support for the inset-paneled, wooden lintels at the top of each storefront. The brick face of the building is of six-course common bond brick (painted since at least the 1980s) and offers an unusual degree of decoration at its parapet, including a dentiled cornice, a triple-tier corbel band, and a tiered, inset brick pattern that also suggests a dentil treatment. A brownstone slab now clad in square, ceramic tile serves as the step up into the shop spaces. The east and west elevations are generally featureless, save for the low, stepped parapet rooflines and earthquake rods that are visible on both sides, just below the roofline. A single doorway with a rounded arch lintel of double soldier courses is visible near the northeast corner of the building in the alley. Oddly, the rear (north) elevation is clad in standing seam metal, with a single, metal door providing access to the west shop space.

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<sup>38</sup> Bertha S. Bostain to Thomas D. Crooks, Sr., October 15, 1966, Deed Book 15-L, Page 35, Lexington County Register of Deeds. The Bostains acquired this parcel in 1946, shortly after building the Bostain Mercantile next door. See B. A. Wessinger to A. Bostain, December 31, 1946, Deed Book 6-D, Page 301, Lexington County Register of Deeds. See also Richard M. Lee, Plat Prepared for Bertha S. Bostain, October 8, 1966, Plat Book 84G, Page 44, Lexington County Register of Deeds.

<sup>39</sup> Billie S. Crooks to Stephen C. Blackwell and Patricia D. Blackwell, May 8, 1987, Deed Book 892, Page 113, Lexington County Register of Deeds.

<sup>40</sup> Bostain, et al, *Chapin*, 30.

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Built by John W. Fry for James S. Boozer in 1907 on a lot Boozer purchased from Paul H. Haltiwanger in 1904, the new duplex was originally home to Dr. Joseph Eargle's offices and drug store (west) and Boozer's general store (east).<sup>41</sup> Boozer sold out to Eargle in 1919, who in turn sold the entire building to Lonnie K. Fulmer in 1926.<sup>42</sup> Fulmer operated Fulmer's Grocery in the building for about 50 years, while his wife Annie operated a "ladies' store" either here or in the Bank of Chapin building next door. Lonnie Fulmer also had a barbershop that he operated out of the back of his store.<sup>43</sup> The building was home to Murry's Fashion Outlet in the early 1980s.<sup>44</sup> Other tenants have included Plantation Cove Interiors in the late 1980s and the Chapin Yoga Center.<sup>45</sup> The building is currently home to Second Hand Time (west) and Downtown Nutrition (east).

### 10. Bank of Chapin, 108 Beaufort Street (1907), Contributing Building

The other building on Beaufort Street constructed by the John W. Fry Construction Company in 1907, the Bank of Chapin is a one-story, Italianate, brick, commercial block building with many similarities to the James S. Boozer Building next door to the west. Constructed from six-course common bond brick kilned locally by C. P. Robinson, the building's parapet on the main (south) elevation features the same dentiled cornice, a triple-tier corbel band, and tiered, inset brick pattern found on the Boozer building. Below this, however, the decorative elements are quite different and substantially more ornate. Set to the east side of the building is a double, paneled, three-quarter-light doorway with a stout transom. A painted, brownstone step provides access into the building. Just to the west are two symmetrically set, one-over-one, double-hung sash, wooden windows with limestone sills. Ornate, decorative, iron grates shield the lower sashes—a feature that saved much of the glass in the building from a vandalism event that affected most of the Beaufort Street businesses several years ago.<sup>46</sup> The windows and doorway are set in flat arch openings with eyebrow inset panels occupying the upper arch space. The arches feature an unusual lintel treatment of a soldier course stacked atop a rowlock course. Above this, an undulating double band of brick headers spans the entire south elevation, mirroring the flat arches below, then wraps as a linear band along the west elevation. This linear band is believed to be present on the east elevation as well, although a building to the east now obscures that elevation. Earthquake rods are visible along the west wall in the alley, just below the original stepped parapet roofline. Perhaps the most unfortunate element of this building is a weatherboard-sided, half-gabled addition to the roof, sloping from east to west, which was

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<sup>41</sup> Paul H. Haltiwanger to James [S.] Boozer, January 19, 1904, Deed Book VV, Page 408, Lexington County Register of Deeds; "Third Week Out," *Lexington Dispatch*, December 4, 1907: 1; Bostain, et al, *Chapin*, 30.

<sup>42</sup> James S. Boozer to J. W. Eargle, December 8, 1919, Deed Book 4-D, page 33, Lexington County Register of Deeds; and J. W. Eargle to Lonnie K. Fulmer, August 20, 1926, Deed Book 4-D, Page 34, Lexington County Register of Deeds.

<sup>43</sup> Bostain, et al, *Chapin*, 83. The "ladies' store" was not limited to fashion. As Bostain, et al, explained, "Ladies would dress up and wear their hats and finery when visiting 'Miss Annie' to buy anything from sewing notions to canned goods to penny candy." In short, it was a store intended specifically for female shoppers.

<sup>44</sup> The double doors are evident in a September 1982 image by Nancy Fox taken for the SCDH, when the building was home to Murry's Outlet. See Nancy Fox, *Chapin—Town, 1980/1983*, S108042, Box 49, South Carolina Department of Archives and History.

<sup>45</sup> Bostain, et al, *Chapin*, 30.

<sup>46</sup> Judy Bolton Jarrett, personal conversation, February 4, 2019.

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apparently installed in the early 1970s in order to direct rainwater away from the roof of the then-new building to the east.

The west elevation, aside from the corbel band, is otherwise featureless, and much of the north elevation is obscured by a raised-seam metal-clad shed addition associated with buildings to the east. The portion of the north elevation that is visible reveals the corbel band wrapping onto this north elevation, as well as a single, one-over-one, double-hung sash, wooden window covered with iron bars, which is set inside a flat arch opening with a lintel of two courses of rowlock bricks.

Built on land purchased in 1907 from P. S. Fulmer and R. W. Frick, the Bank of Chapin was organized in March 1907 by Job S. Wessinger, P. M. Frick, and J. S. Honeycutt. Past accounts have suggested that the bank building was not complete until 1908, but press accounts from December 1907 make it clear that the bank building was already standing by then.<sup>47</sup> With the arrival of the Great Depression, however, the Bank of Chapin failed in October 1931.<sup>48</sup> Local residents report that the building stood vacant for a very long time at mid-century, although Annie Fulmer owned the building from 1934 to 1973, raising questions about whether her “ladies’ store” was actually in the Boozer building to the west or located here instead.<sup>49</sup> Owned in the 1970s by George R. Wessinger and in the late 1980s by Chapin Furniture and Appliances, Inc., both of whom operated Chapin Furniture in the buildings to the east, the bank building may have been used as a furniture storage area for Chapin Furniture.<sup>50</sup> A television repair shop occupied the building in the early 1980s, and a tearoom occupied the space for a time.<sup>51</sup> The Bank of Chapin building has been home to the ArtCan Studio Gallery since about 1991.<sup>52</sup>

### **11. Chapin Furniture Company, 119 Clark Street and 110 Beaufort Street (ca. 1976), Non-Contributing Building**

Built circa 1976 for George R. Wessinger, Sr., as a massive addition to his Chapin Furniture Company operation, the building falls outside of the period of significance for this historic district and thus is not considered a contributing building. The building essentially consists of

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<sup>47</sup> P. S. Fulmer to Bank of Chapin, April 3, 1907, Deed Book 3-A, Page 400, Lexington County Register of Deeds; R. W. Frick to Bank of Chapin, April 3, 1907, Deed Book 4-S, Page 221, Lexington County Register of Deeds; Bostain, et al, *Chapin*, 30; and “Third Week Out,” *Lexington Dispatch*, December 4, 1907: 1.

<sup>48</sup> Bostain, et al, *Chapin*, 67.

<sup>49</sup> Barbara Sweatman, Patricia Lewandowski, and Liesha Huffstetler, personal interview, February 25, 2019; T. O. Stoudenmire, Receiver, to Annie L. Fulmer, January 10, 1934, Deed Book 4-S, Page 221, Lexington County Register of Deeds.

<sup>50</sup> Annie D. Fulmer to George R. Wessinger, Sr., July 19, 1973, Deed Book 23-L, Page 313, Lexington County Register of Deeds. Wessinger sold the building in 1981. See George R. Wessinger, Sr., to John Ronald Elliott, March 6, 1981, Deed Book 452, Page 90, Lexington County Register of Deeds. See also Elliott Family Real Estate Partnership to Chapin Furniture and Appliances, Inc., July 1, 1988, Deed Book 1128, Page 58, Lexington County Register of Deeds.

<sup>51</sup> A photo of the bank as a television repair facility can be seen in Nancy Fox, *Chapin—Town, 1980/1983*, S108042, Box 49, South Carolina Department of Archives and History. Stanley Shealy, personal conversation, February 25, 2019, reported that the building was a tearoom for a while.

<sup>52</sup> Judy Bolton Jarrett, personal conversation, February 4, 2019.

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three different sections, all of which were built at one time. The easterly section, fronting on Clark Street, is composed of multicolored, running bond brick, topped with an enormous boxed soffit clad in raised seam, metal roofing material. The east elevation, facing Clark Street, offers five symmetrically spaced, rounded arch openings, each with a large plate glass window in an aluminum frame and a soldier course arch, save for the center opening, which has an aluminum frame door with an arched transom, all placed inside an arch with a double arch of brick rowlocks. This general treatment wraps partially onto the south elevation (Beaufort Street), where two similar arched window openings can be found. The middle section, located along Beaufort Street and presently composed of concrete block painted white, features only a single, plate glass window surrounded by a brick outline. The westerly section (110 Beaufort Street), which is separated from the middle section by a concrete block pilaster, is composed of concrete block painted red. At its east end is a single, paneled, half-light, vinyl replacement door with two concrete steps rising to the entrance. To the west is an offset plate glass window, similar to the one in the middle section and surrounded by brick. At the far west end is another plate glass window in a brick surround. Steel-frame awnings partially covered with tattered vinyl hang over the two windows.

George Wessinger bought the old Chapin Red and White grocery store building (located to the north) as well as the parcel on which this building sits, which had served as the Red and White parking lot, in August 1973.<sup>53</sup> Wessinger's son, Delbert Wessinger, indicates that he began operating his Chapin Furniture business in the old Red and White in 1971 but did not build the Chapin Furniture building at the corner of Clark and Beaufort Streets until about 1976. At that point, Wessinger removed the old southern exterior wall of the Red and White, essentially making the interior space of the two buildings a single, giant showroom. This divider between the old Red and White and the Chapin Furniture building was later re-established shortly before Wesley T. Wilson purchased the Chapin Furniture property in 1994.<sup>54</sup> Pat Wilson has operated Fashion Exchange out of the east part of the building since 1994, with a NASCAR collectibles store located along Beaufort Street opening shortly thereafter.<sup>55</sup>

## **12. Red and White Grocery, 115 Clark Street (1960), Contributing Building**

This one-story, concrete block, commercial block building with a running bond brick veneer applied to its main (east) elevation was originally built as the Red and White Grocery in 1960. Its east elevation currently features a set of five aluminum-framed, plate glass windows positioned toward the south end of the elevation, with a single, aluminum-framed entry door located just to the north of these windows. A metal-framed, quarter-round, vinyl awning hangs over the windows and door. Coping along the south elevation is of aluminum. A single, concrete block pilaster and two iron posts serve as buttresses along the north elevation. A raised seam, metal-clad addition along the east elevation obscures portions of the Chapin Furniture Company Building and the Bank of Chapin, located to the south.

<sup>53</sup> Chapin Red and White to George R. Wessinger, Sr., August 10, 1973, Deed Book 23-N, Page 501, Lexington County Register of Deeds.

<sup>54</sup> Delbert Wessinger, personal conversation, February 27, 2019; Patricia D. Blackwell to Wesley T. Wilson, June 30, 1994, Deed Book 3072, Page 52, Lexington County Register of Deeds.

<sup>55</sup> Pat Wilson, personal conversation, February 26, 2019.



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The Red and White Grocery was built in 1960 on land that Heyward Shealy and Jimmy Metts purchased from Wilbur F. Fulmer and Walter B. Randall in April 1960.<sup>56</sup> The store, built by T. O. Frick as the general contractor, with George and Sam Frick as the masons, opened on October 31, 1960. Shealy bought out Metts's interest in 1962 and operated here until 1968, when he moved his operation to a new store on the other side of town.<sup>57</sup> Sometime thereafter, George R. Wessinger, Sr., opened the Chapin Furniture Company in the former grocery store; Wessinger later purchased the building from Shealy in 1973.<sup>58</sup> During Wessinger's ownership of this building and the Chapin Furniture Company building to the south (built 1976), Wessinger eliminated the southern exterior wall of the Red and White Grocery to create a giant showroom occupying both buildings. The two buildings were divided again when PM Systems Corporation purchased the building in 1993 and operated a computer business out of the property for a number of years.<sup>59</sup> The building has been vacant for several years.

### 13. George W. Lindler Building, 103 Clark Street (ca. 1901), Contributing Building

Constructed circa 1901 for George W. Lindler as a general store, this building is known locally as the Dispensary, a reference to its use after Lindler relocated his business after a brief period in the building. This front-gabled, weatherboard-clad, frame building sits on makeshift piers assembled from flagstones, concrete blocks, and old bricks. A standing seam, tin roof covers its storefront and rests on rough-hewn, log posts. At the center of the elevation is a small staircase with flanking, spindled, wooden balustrades rising to a double-door entrance composed of rough-cut, diagonally arranged boards. Flanking the entrance are two, four-light, wooden windows with rough, vertical board shutters. The entire building is also roofed in standing seam tin. Its north and south elevations offer limited fenestration covered with single shutters, instead privileging the importance of interior retail shelf space over natural light or decoration. The rear (west) elevation provides a wooden, double door that no doubt served as a delivery entrance. A modern set of pressure-treated wood steps rises to this opening, although it's likely that this doorway was originally reached via a ramp to facilitate deliveries. Just to the north is a six-over-six, double-hung sash, wooden window that does not have shutters.

Shortly after Lindler relocated his own business, he leased the building to the State Dispensary, despite a deed provision that stipulated, "[N]o intoxicating liquor is to be sold on these premises for a period of ninety-nine years."<sup>60</sup> The presence of the dispensary created a bit of a stir in town,

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<sup>56</sup> Wilbur F. Fulmer to James Metts and Heyward Shealy, April 1960, Deed Book 10-F, Page 211, Lexington County Register of Deeds; and Walter B. Randall to James Metts and Heyward Shealy, April 1960, Deed Book 10-F, Page 209, Lexington County Register of Deeds.

<sup>57</sup> Heyward Shealy, undated manuscript, J. J. Casey Scrapbooks, J. J. Casey Archives.

<sup>58</sup> Chapin Red and White to George R. Wessinger, Sr., August 10, 1973, Deed Book 23-N, Page 501, Lexington County Register of Deeds.

<sup>59</sup> Patricia D. Blackwell to PM Systems Corporation, April 19, 1993, Deed Book 2663, Page 117, Lexington County Register of Deeds.

<sup>60</sup> A. S. Laird to George W. Lindler, January 5, 1891, Deed Book JJ, Page 506, Lexington County Register of Deeds. While the 1901 construction date is consistently cited for this building, no primary evidence for this date has been found. Indeed, the local press described Lindler as the local wheelwright, cabinetmaker, and blacksmith as early as 1893, although the frontispiece map in Bostain, et al, *Chapin*, suggests that at least

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with the local chapter of the Women's Christian Temperance Union insisting that women and children should not walk past the dispensary on that side of the street.<sup>61</sup> In October 1919, Lindler sold the building to J. Hollie Comalander, and the Comalander family operated a meat market and general store out of the building for decades.<sup>62</sup> Later tenants included Chapin Lamps and Antiques (early 1980s), the St. Francis Episcopal Church's Thrift Shop (late 1980s), a quilting store (1990s), and the Chapin Emporium (early 2000s).<sup>63</sup>

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some of his business enterprises were located well south of the railroad tracks on Lexington Avenue, behind his home. See also "Trip Through the County," *Lexington Dispatch*, November 15, 1893: 2; and "Wayside Notes," *Lexington Dispatch*, January 22, 1896: 2.

<sup>61</sup> Bostain, et al, *Chapin*, 21.

<sup>62</sup> G. W. Lindler and the Town of Chapin to J. Hollie Comalander, October 13, 1919, Deed Book 3-U, Page 133, Lexington County Register of Deeds; and Bostain, et al, *Chapin*, 21.

<sup>63</sup> Nancy Fox, Chapin—Town, 1980/1983, S108042, Box 49, South Carolina Department of Archives and History; [Stan Shealy], "Old Dispensary First Was Store," *Chapin Times*, April 20, 1989; Lezlie Patterson, "Old Chapin Store on the Market," *State*, December 15, 2005: 1.

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### 8. Statement of Significance

#### Applicable National Register Criteria

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

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

#### Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

#### Areas of Significance

(Enter categories from instructions.)

COMMERCE

\_\_\_\_\_  
\_\_\_\_\_

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**Period of Significance**

1901-1969

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1901, 1907, 1922, 1940, 1943, 1948

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

\_\_\_\_\_  
\_\_\_\_\_

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Chapin Commercial Historic District is significant under Criterion A for its role in the commercial development of Chapin between 1901 and 1969. From 1890, when the Columbia, Newberry, and Laurens Railroad finally chugged through the tiny town of Chapin for the first time, until 1929, when water began to fill the area behind the brand new Lake Murray Dam, just a few miles to the south, Chapin was a bustling railroad town. Its downtown core flourished with a combination of brick and frame buildings that largely served the businesses that were heavily dependent on the passenger and freight traffic the train brought. However, the flooding of the lake, coupled with the devastating effects of the Great Depression, caused Chapin's population to nosedive and led to the shuttering of many of its businesses. Recovery came more than a decade later, when increased tourist traffic to the lake renewed Chapin's downtown business district. With that expansion came new pressures, primarily in the demand for new town services and more centralized local government. As a result, the period from 1940 through 1969 saw Chapin's downtown revitalized through new, affordable, and mostly functional commercial architecture. This boom continued until the end of the 1960s, when the arrival of new development pressures—in the form of subdivisions and large manufacturing operations—drew residents away from Chapin's cramped downtown core and out to the strip malls that began to develop along US 76 (Chapin Road), the main highway that passes through Chapin just south of the

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **Criterion A: Commerce**

Martin Chapin (1821-1894) and Laura Anne Benjamin Chapin (1829-1919), natives of New York, first relocated to South Carolina in 1850, seeking a health cure for Martin, who suffered from a lung disease. While working in Columbia, Martin Chapin began to invest heavily in real estate throughout the Dutch Fork vicinity of Lexington County. Eventually, he built a home just to the south of present-day US 76, a short distance from the proposed Chapin Commercial Historic District. Shortly thereafter, Chapin established a sawmill, which he used to process the timber from his substantial landholdings throughout the county. When Chapin learned that a new railroad, the Columbia, Newberry, and Laurens Railroad (CN&L), was proposed to pass through his land, he seized the opportunity, recognizing that a depot just north of his home place would provide an excellent shipping conduit for the lumber from his mill. While the railroad did its work of acquiring easements in 1887, Chapin laid off land for a new town bearing his name that measured roughly three quarters of a mile square, with his own home at the center. He incorporated the town in December 1889, and rail service finally opened the following year. As plans for the railroad materialized, a fledgling town grew up around the proposed depot site. By 1891, Chapin had also given land to the town for its principal streets, including Lexington Street, Clark Street, and Beaufort Street. A hotel quickly followed on the south side of the tracks, immediately opposite the depot, along with numerous businesses on the north side of the tracks, close to the depot, the latter eventually forming a downtown core. By 1900, Chapin was a small but bustling railroad town, to the point that there was even something of a housing shortage.<sup>64</sup>

The evolution of this downtown core was likely driven largely by the location of the depot building on the north side of the tracks, just southwest of the intersection of Beaufort and Clark Streets. As new residents purchased land from Chapin and his widow, new businesses organically accumulated along Lexington, Beaufort, and Clark Streets after the railroad's arrival, eventually creating a defined business area extending from the tracks north to Columbia Street, and from Lexington Street east to a point about halfway between Clark Street and East Boundary Street. Beaufort Street ran west to east at the center of the downtown core.<sup>65</sup> Prior to 1907, the vast majority of the buildings in Chapin's commercial core were of frame construction. One example was George W. Lindler's general store building, constructed by 1901 on the west side of Clark Street midway between Beaufort and Columbia Streets. Lindler was an early resident of Chapin, having established a reputation as a wheelwright, cabinetmaker, and blacksmith by

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<sup>64</sup> This brief summary of Chapin's early history is gleaned from Bostain, et al, *Chapin*, 1-10, 15. Chapin's mill was already a recognized landmark in the county when plans for the railroad emerged, but it was not an incorporated place until Chapin laid off its acreage and gave his name to the new village.

<sup>65</sup> While there were a handful of early businesses south of the tracks prior to the railroad's arrival, most of these were located at the rear of domestic lots near Chapin's home. In considering the development of Chapin, it is important to remember that US 76 (Chapin Road) was not constructed until 1921. See Bostain, et al, *Chapin*, 45.

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1893.<sup>66</sup> While Lindler's occupation of the one-story, front-gabled, frame building on Clark Street was short-lived, he soon profited from the site by leasing it to the State of South Carolina for use as a liquor dispensary.<sup>67</sup>

By 1907, however, the influx of cash from cotton cultivation and timber harvesting led to more substantial architectural investment in the downtown business district. That year alone, three Italianate, brick, commercial block buildings—all the work of the John Fry Construction Company, using brick kilned at the southwest end of town by C. P. Robinson—went up on Beaufort and Clark Streets. The most significant of these belonged to Chapin's first bank, the Bank of Chapin, and was located at the center of the Beaufort Street block, in the heart of the downtown core. Another was the James S. Boozer Building, a duplex located just to the west of the bank that housed a doctor's office and drug store, as well as a general store. Both buildings still stand. The third building was P. M. Frick's store on the west side of Clark Street, immediately adjacent to the Chapin Depot.<sup>68</sup> By 1924, the bulk of Chapin's retail businesses were located along Beaufort Street, with warehouses clustered along the railroad tracks just to the south.

While Chapin's first commercial boom meant success for many local residents and business owners, many also failed to anticipate the costs of that success. The prevalence of frame buildings throughout downtown Chapin, for example, brought with it the serious risk of fire, and Chapin certainly had its share proportionate to its size. In 1914, for example, fire completely destroyed C. S. Brawley's store building.<sup>69</sup> Eight years later, a raging blaze claimed Job S. Wessinger's two-story, wooden general store on Lexington Street, immediately opposite the intersection with Beaufort Street. Wessinger chose to rebuild that same year on the same lot, this time installing a decorative tin front on the main façade of his new frame building as a fire protection measure.<sup>70</sup> This building, along with its unusual façade, still survives.

The 1920s also brought increased availability of transportation, primarily through relatively inexpensive automobiles, and the need for improved roads led to the construction in 1921 of a state highway passing by Chapin just south of the railroad tracks (US 76 or Chapin Road).<sup>71</sup> About this same time, Chapin began to see a decline in its downtown business, possibly as a result of the increased mobility that allowed locals to drive to Columbia stores for a much wider variety of merchandise.<sup>72</sup> Worse, in 1925, was the CN&L's decision to cut back exclusive passenger train service on their line, then end it altogether in 1931, which dramatically cut the

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<sup>66</sup> "Trip Through the County," *Lexington Dispatch*, November 15, 1893: 2.

<sup>67</sup> [Stan Shealy], "Old Dispensary First Was Store," *Chapin Times*, April 20, 1989.

<sup>68</sup> Bostain, et al, *Chapin*, 30.

<sup>69</sup> Bostain, et al, *Chapin*, 35.

<sup>70</sup> Bostain, et al, *Chapin*, 47

<sup>71</sup> Bostain, et al, *Chapin*, 45.

<sup>72</sup> Bostain, et al, *Chapin*, 56. Bostain, et al, explained, "Perhaps it was the automobile and better roads, more than anything else, that started Chapin's pre-depression decline, even before the stock market crash in 1929. Curtis Shealy remembers that anything you could find in Columbia could also be found in Chapin at that time, just not as much of it. And with the means of travel at their disposal, the people started bypassing the Chapin merchants and going to the city to shop."

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number of travelers stopping at Chapin.<sup>73</sup> Meanwhile, in 1927, Chapin lost its primary lifeline to the county seat to the south—the Chapin-Lexington Road—which was soon to be flooded as a result of the construction of the Lake Murray Dam on the Saluda River. The project forced hundreds of locals off their land and devastated the local economy, which reeled further with the coming of the Great Depression in 1929. Between 1923 and the mid 1930s, Chapin’s roster of local businesses fell from twenty-seven to ten. Among the casualties was the Bank of Chapin, the community’s only financial institution, along with much of the community’s personal savings. Local population figures plummeted as well.<sup>74</sup>

At the same time that Chapin’s first commercial boom was ending, some local residents and newcomers took advantage of new opportunities that led to the town’s commercial revitalization. The Chapin Mercantile Company opened in the mid-1930s as a feed and seed operation located close to the depot on the southeast corner of Beaufort and Clark Streets, then eventually became one of the major grocers for the community.<sup>75</sup> W. J. Keenan, Jr., a principal with Columbia Petroleum Company, saw opportunity in the old warehouse lot on the northwest corner of Lafayette Street and Chapin Road, the state highway between Laurens and Columbia, where he built a brick service station building about 1940. Addison Bostain, Sr., who had moved to nearby Alston in 1925 for construction work on a steam plant at Parr, found work supervising the concrete work on the Lake Murray Dam in 1927. When the project ended in 1930, Bostain and his family stayed at Chapin. Bostain took over the old Job S. Wessinger general store, operating Bostain Mercantile in that space until 1943, when Bostain built a new concrete block building on the northeast corner of Lexington and Beaufort Streets and moved his mercantile operation there.<sup>76</sup> About this same time, E. A. Frick and Son opened a boat building business to meet tourist demand in the old, brick Willie Haltiwanger Building (1918, demolished 1990s), which was located in the middle of the west side of the Clark Street block, just south of Comalander’s Meat Market, which was located in the old Dispensary building.<sup>77</sup> Meanwhile, Ellet Brothers, who initially operated their wholesale warehouse on the north shore of Lake Murray, eventually

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<sup>73</sup> Bostain, et al, *Chapin*, 56.

<sup>74</sup> Bostain, et al, *Chapin*, 61-65, 67. In 1940, schedules of total population for Chapin’s town limits showed 311 people, down from 429 in 1930. By 1950, the population still hovered at 327 individuals. It’s likely that Chapin’s population total reached its nadir sometime in the mid-1930s, but no figures are available. See United States Department of Commerce, Bureau of the Census, “South Carolina, Table 5: Population of Incorporated Places: 1940 and 1930,” *Sixteenth Census of the United States, Population: 1940*, Volume 1: Number of Inhabitants, (Washington, DC: US Government Printing Office, 1942), 982; and United States Department of Commerce, Bureau of the Census, “South Carolina, Table 7: Population of All Incorporated Places and of Unincorporated Places of 1,000 or More: 1950 and 1940,” *A Report of the Seventeenth Decennial Census of the United States, Census of Population: 1950*, Volume 1: Number of Inhabitants, (Washington, DC: US Government Printing Office, 1952), 40-15. A total of 350 individuals were enumerated in the Chapin Town enumeration district in 1940, of which 298 were white and 52 black, although this enumeration district likely included some areas just outside of the town limits. See “Broad River Township, Chapin Town, Lexington County, South Carolina,” Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

<sup>75</sup> Bostain, et al, *Chapin*, 81-82.

<sup>76</sup> Addison Bostain, Jr., “Bostain Family History,” typescript, Bostain Family Archives; Ronnie E. Bostain, “History of 100 Beaufort Street, Chapin, SC,” typescript, Bostain Family Archives.

<sup>77</sup> Bostain, et al, *Chapin*, 85.

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moved to Chapin's downtown in 1944, taking over the old P. W. Frick Building adjacent to the depot and expanding their warehouse structure around the building over the next three decades.<sup>78</sup>

By the end of World War II, Chapin was once again bustling, its economy spurred by agricultural investment and tourist traffic running along US 76 and down to Lake Murray, which had turned into a major tourism draw. Unfortunately, Chapin lacked the governmental infrastructure to support its revitalized downtown district. Other than US 76, most roads in town remained unpaved, despite local fundraising efforts and promises from state representatives, so Mayor F. T. Robinson finally leveraged the state's need to widen the state highway's right of way onto town-owned land for funding to pave the town's streets.<sup>79</sup> Town government, which had never had its own meeting place, continued to meet at downtown businesses such as Lonnie Fulmer's store, Chapin Lumber Company, or the depot.<sup>80</sup> In response to this growth, town officials amplified collection efforts on local taxes and business license fees, securing enough funds to finally pay for construction of the community's long-discussed, first town hall, and give the long-running practice of council meeting in downtown businesses, it likely made sense to put the new town hall in the midst of the downtown business district.<sup>81</sup> In 1948, Addison Bostain, Sr., put his expertise with concrete and concrete block to work, constructing the Chapin Town Hall on the west side of Lexington Avenue in less than three months. Because the small building contained a new, two-room, racially segregated jail, the old, wood-frame guardhouse on the east end of Beaufort Street was converted into a public library.<sup>82</sup> These segregated jail cells are the only documented example of architectural partitioning originally designed to separate whites and blacks in Chapin's downtown district.<sup>83</sup>

New buildings continued to pop up like weeds in the downtown commercial district, the vast majority of them simplistic in design and materials, privileging affordability over high style. Two of those buildings may also have been Addison Bostain creations: the concrete block Chapin Dry Cleaners, originally constructed for David Frick just north of Town Hall about 1949,

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<sup>78</sup> Bostain, et al, *Chapin*, 70-71.

<sup>79</sup> Bostain, et al, *Chapin*, 94.

<sup>80</sup> Bostain, et al, *Chapin*, 90, 94.

<sup>81</sup> Bostain, et al, *Chapin*, 91, 94. Bostain, et al, note that by 1945, Chapin's town council was "tiring of having no official meeting place [and] began looking at ways to secure a town hall building."

<sup>82</sup> Bostain, et al, *Chapin*, 93-96.

<sup>83</sup> Contrary to common (and often errant) stereotypes about segregation in South Carolina as a strict, binary practice, Chapin's version was much more nuanced and variegated. For example, Virgil Price, a local black resident, worked for years at the Chapin Dry Cleaners operation on Beaufort Street, in the middle of the downtown core, then acquired the business from its owner about 1948 and moved it to Lexington Street—also in the district—about 1959. It was Chapin's only dry cleaning operation, serving both whites and blacks. Similarly, the white-owned Chapman's Texaco Service Station (building no longer extant), located across US 76 from the Columbia Petroleum Company building, had a reputation as a trusted business among the local black population, in large part because Chapman was willing to grant credit to blacks, in contrast to some other service stations in town. Nevertheless, Chapman's served both whites and blacks; it was also the local bus station. Ronald Price, personal conversation, February 25, 2019. For more on the complexities of segregation in the Columbia vicinity and South Carolina more generally, see Ruth Bagley Ayres, et al, "Resources Associated with Segregation in Columbia, South Carolina, 1880-1960," National Register of Historic Places MPDF, South Carolina State Historic Preservation Office, 2005, available online at <http://www.nationalregister.sc.gov/MPS/MPS048.pdf>.



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and Chapin's second post office building, located on the northeast corner of Beaufort and Clark. Both featured stepped parapets, just as the Bostain Mercantile building did. New development created new pressures. When the Town Hall well failed, local officials acquired land for a new town well on Lexington Street near the railroad tracks, then placed a concrete block pump house over it in 1956.<sup>84</sup> Four years later, increasing concerns about the community's ability to fight a major fire prompted the ever-strapped town council to purchase some old firefighting equipment from Fort Jackson and build a concrete block fire station immediately south of Town Hall.<sup>85</sup>

Thereafter, development in Chapin's business district often represented a clash between the old and new versions of the town. In 1960, Jimmy Metts and Heyward Shealy purchased two lots near the northwest corner of Clark and Beaufort Streets, then demolished Fanny Frick's wood-frame drug store that had stood on the corner for decades. In its place, Metts and Shealy opened the concrete block, brick-veneered Red and White Grocery, leaving space for parking on the corner where the drug store had once been. The following year, the Bank of Commerce—Chapin's first financial institution since the Great Depression—opened on the corner at the northwest end of Clark Street, which had never been developed.<sup>86</sup> Other infill occurred in the wide lot between the Bostain Mercantile building and the old James S. Boozer Building on Beaufort Street. Here, Thomas D. Crooks, Sr.—who had taken over the Bostain Mercantile space with his Chapin Variety Store in 1961—expanded his operation into a new, concrete block building with a stepped parapet.

This same growth, however, marked the end of Chapin's downtown as the dominant business district beginning in the late 1960s. In 1968, the Red and White Grocery moved to a new strip shopping center out on US 76, drawing substantial, regular traffic away from the downtown core. Ellet Brothers began experiencing significant growing pains and by 1975 had moved its operations to a new building on Columbia Avenue, away from downtown.<sup>87</sup> Meanwhile, new and larger businesses began to seek out the cheap real estate around Chapin as a new base for industrial operations. Weisz Decal, Lexington Homes, and Chapin Concrete Company all arrived in 1969. Population boomed, too, growing from 1,696 residents in 1960 to 4,725 in 1980, with the vast majority of those residents building new homes in subdivisions located progressively further out from Chapin's downtown core. Strip development, meanwhile, continued along US 76, drawing retail customers away from the older businesses in the downtown core.<sup>88</sup> By the mid-1970s, the old Ellet Brothers warehouse complex was considered an eyesore, and the vast majority of the older buildings in the downtown district were either abandoned or desperately in need of rehabilitation.

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<sup>84</sup> Geneva M. Wessinger to Town of Chapin, September 22, 1956, Deed Book 8P, Page 599, Lexington County Register of Deeds.

<sup>85</sup> Bostain, et al, *Chapin*, 105, 113.

<sup>86</sup> Bostain, et al, *Chapin*, 113, 129. The original Bank of Commerce building actually survives on the site, but it has been consumed by additions to the current Wells Fargo Bank and is no longer indicative of its original, architectural context. For this reason, the property has been excluded from the district boundary.

<sup>87</sup> Bostain, et al, *Chapin*, 113, 115.

<sup>88</sup> Bostain, et al, *Chapin*, 131-45.

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## Evaluation

The Chapin Commercial Historic District is significant at the local level under Criterion A for its continued representation of Chapin's two principal phases of commercial development between 1901 and 1969. The first phase, which followed the laying out of streets in the commercial district and the scattered construction of warehouses and shops near Chapin's new depot during the 1890s, reached its peak between 1901 and 1929. Four key buildings—the George W. Lindler Store, the Bank of Chapin, the James S. Boozer Building, and the Job S. Wessinger and Sons General Store—retain outstanding architectural integrity and nicely illustrate the transition from vernacular, functional architecture to more refined architectural flourishes as Chapin's fortunes increased.

Chapin's second boom phase began about 1940, when some of Chapin's new residents and businessmen seized the opportunities opened by the construction of the Lake Murray Dam and the end of the Great Depression. This period saw a significant amount of new construction in Chapin's downtown commercial district, the vast majority of it on lots that had never before been developed. As this development peaked, local officials saw the need to create more town services and infrastructure, much of it centered in the commercial district. Of the eight buildings constructed within the district boundary during this period, most were functional, affordable, concrete block buildings that nevertheless presented a somewhat uniform appearance and helped tie together the commercial district. All of these contributing resources retain a moderate to high degree of integrity, and most continue to convey their historical context in their present form.

Chapin's commercial district remained centered downtown until the late 1960s, when outside development pressures and the expansion of business opportunities outside the district gradually eroded the importance and stability of Chapin's downtown. Fortunately, the district boundary includes only two non-contributing buildings—the Chapin Furniture Company and the relocated guardhouse—that were built outside of the period of significance or lack integrity as a result of other factors.

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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*State.*

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Wilson, Pat. Personal conversation. February 26, 2019.

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**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Stanley Shealy Archives, Bostain Family Archives, J. J. Casey Archives

**Historic Resources Survey Number (if assigned):**

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Name of Property

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## 10. Geographical Data

**Acreeage of Property** Approx. 2.12 Acres

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: 34.166112, Longitude: -81.350513
2. Latitude: 34.166266, Longitude: -81.350476
3. Latitude: 34.166368, Longitude: -81.350457
4. Latitude: 34.166845, Longitude: -81.350420
5. Latitude: 34.166824, Longitude: -81.349915
6. Latitude: 34.166764, Longitude: -81.349915
7. Latitude: 34.166756, Longitude: -81.349801
8. Latitude: 34.166739, Longitude: -81.349409
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11. Latitude: 34.167066, Longitude: -81.349367
12. Latitude: 34.167047, Longitude: -81.348951
13. Latitude: 34.166397, Longitude: -81.348992
14. Latitude: 34.166435, Longitude: -81.349948
15. Latitude: 34.166010, Longitude: -81.350018

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**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary of the nominated district runs from the southwest corner of the intersection of Lexington Avenue and US 76 (Chapin Road) north along the west side of Lexington Avenue to the intersection with Beaufort Street, then along the north side of Beaufort Street east to Clark Street, then north to include the property at 103 Clark Street, then back south along the west side of the Clark Street properties along a defined alleyway to the back of the Beaufort Street properties, then west to the west side of Lexington Avenue where 105 Lexington Avenue is located, then back to the intersection with Beaufort Street.

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated district consists of 12 parcels (two with non-contributing buildings) that are historically associated with the commercial development of downtown Chapin between 1901 and 1969. The vast majority of these parcels include buildings or structures that retain a moderate to high degree of integrity in communicating the history and context for the development of Chapin's downtown commercial district.

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**11. Form Prepared By**

name/title: Eric Plaag, PhD  
organization: Carolina Historical Consulting, LLC  
street & number: 703 Junaluska Rd.  
city or town: Boone state: NC zip code: 28607  
e-mail ericplaag@gmail.com  
telephone: (828) 773-6525  
date: April 23, 2019

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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### **Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### **Photo Log**

The following information pertains to all photographs listed below:

Name of Property: Chapin Commercial Historic District

City or Vicinity: Chapin

County: Chapin County

State: SC

Photographer: Eric Plaag

Location of Original Digital Files: 703 Junaluska Rd., Boone, NC 28607

1. Southeast oblique of Columbia Petroleum Company, looking northwest, February 5, 2019
2. Southwest oblique of Columbia Petroleum Company, looking northeast, February 5, 2019
3. Northeast oblique of Town Water Pump Building, looking southwest, February 5, 2019
4. East elevation of J. S. Wessinger and Sons General Store, looking west, February 5, 2019
5. Southeast oblique of J. S. Wessinger and Sons General Store, looking northwest, February 5, 2019
6. East elevation of Chapin Fire Station, looking west, February 5, 2019
7. East elevation of Chapin Town Hall, looking west, February 5, 2019
8. Southwest oblique of Old Guardhouse, looking northeast, February 5, 2019
9. Southeast oblique of Barbecue Pit behind Town Hall, looking northwest, February 4, 2019
10. East elevation of Chapin Dry Cleaners, looking west, February 5, 2019
11. South elevation of Bostain Mercantile, looking north, February 5, 2019
12. Southwest oblique of Bostain Mercantile, looking northeast, February 5, 2019
13. Southwest oblique of Chapin Variety Store, looking northeast, February 5, 2019
14. South elevation of Chapin Variety Store, looking north, February 5, 2019
15. South elevation of James S. Boozer Building, looking north, February 5, 2019
16. Southeast oblique of James S. Boozer Building, looking northwest, February 5, 2019
17. South elevation of the Bank of Chapin, looking north, February 5, 2019
18. Southwest oblique of the Bank of Chapin, looking northeast, February 5, 2019
19. Southeast oblique of Chapin Furniture Company Building, looking northwest, February 5, 2019
20. South elevation of Chapin Furniture Company Building, looking north, February 5, 2019
21. East elevation of Red and White Grocery Building, looking west, February 5, 2019

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22. Northeast oblique of Red and White Grocery Building, looking southwest, February 5, 2019
23. East elevation of the G. W. Lindler Store, looking west, February 5, 2019
24. Southeast oblique of the G. W. Lindler Store, looking northwest, February 5, 2019
25. Southwest oblique of the G. W. Lindler Store, looking northeast, February 5, 2019

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

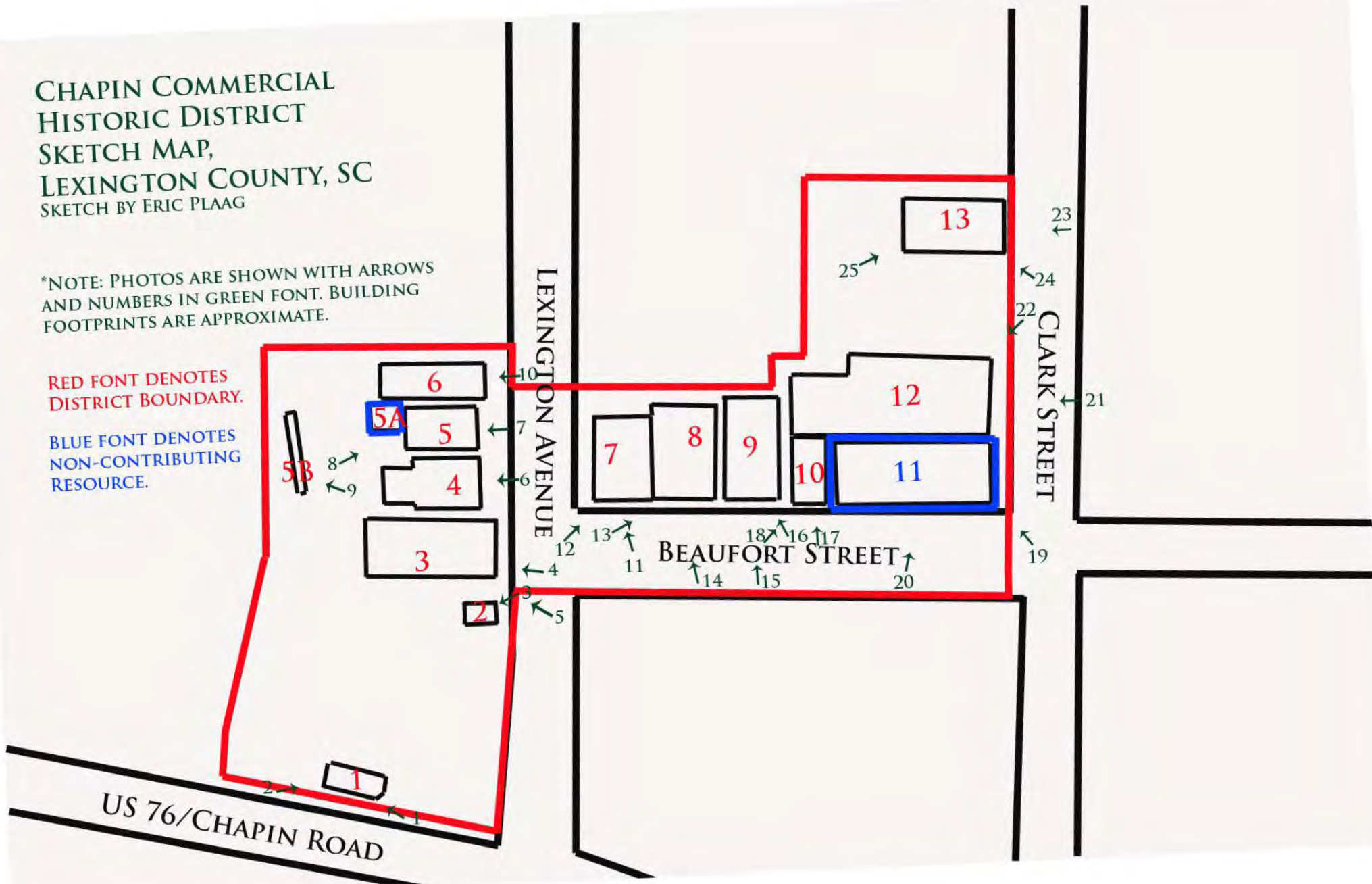


CHAPIN COMMERCIAL  
HISTORIC DISTRICT  
SKETCH MAP,  
LEXINGTON COUNTY, SC  
SKETCH BY ERIC PLAAG

\*NOTE: PHOTOS ARE SHOWN WITH ARROWS  
AND NUMBERS IN GREEN FONT. BUILDING  
FOOTPRINTS ARE APPROXIMATE.

RED FONT DENOTES  
DISTRICT BOUNDARY.

BLUE FONT DENOTES  
NON-CONTRIBUTING  
RESOURCE.



# Lexington County Map



4/23/2019, 10:28:01 AM

1:1,000

**Lines**

— Override 1

— Interstate

+ Railroad

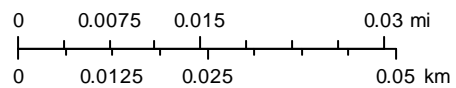
**Level\_12**

— Arterial

□ Parcels

— Collector

— Local



# Chapin Commercial Historic District

Lexington County, South Carolina

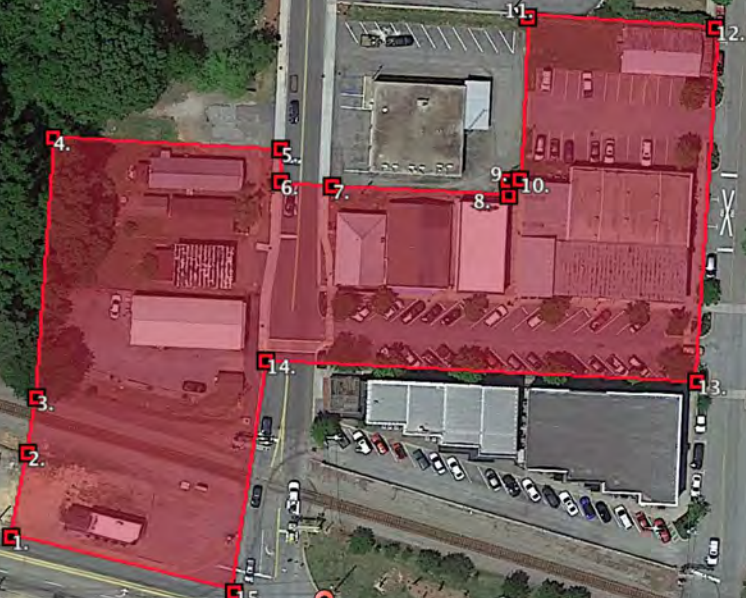
## Legend



Chapin



Chapin Commercial Historic District



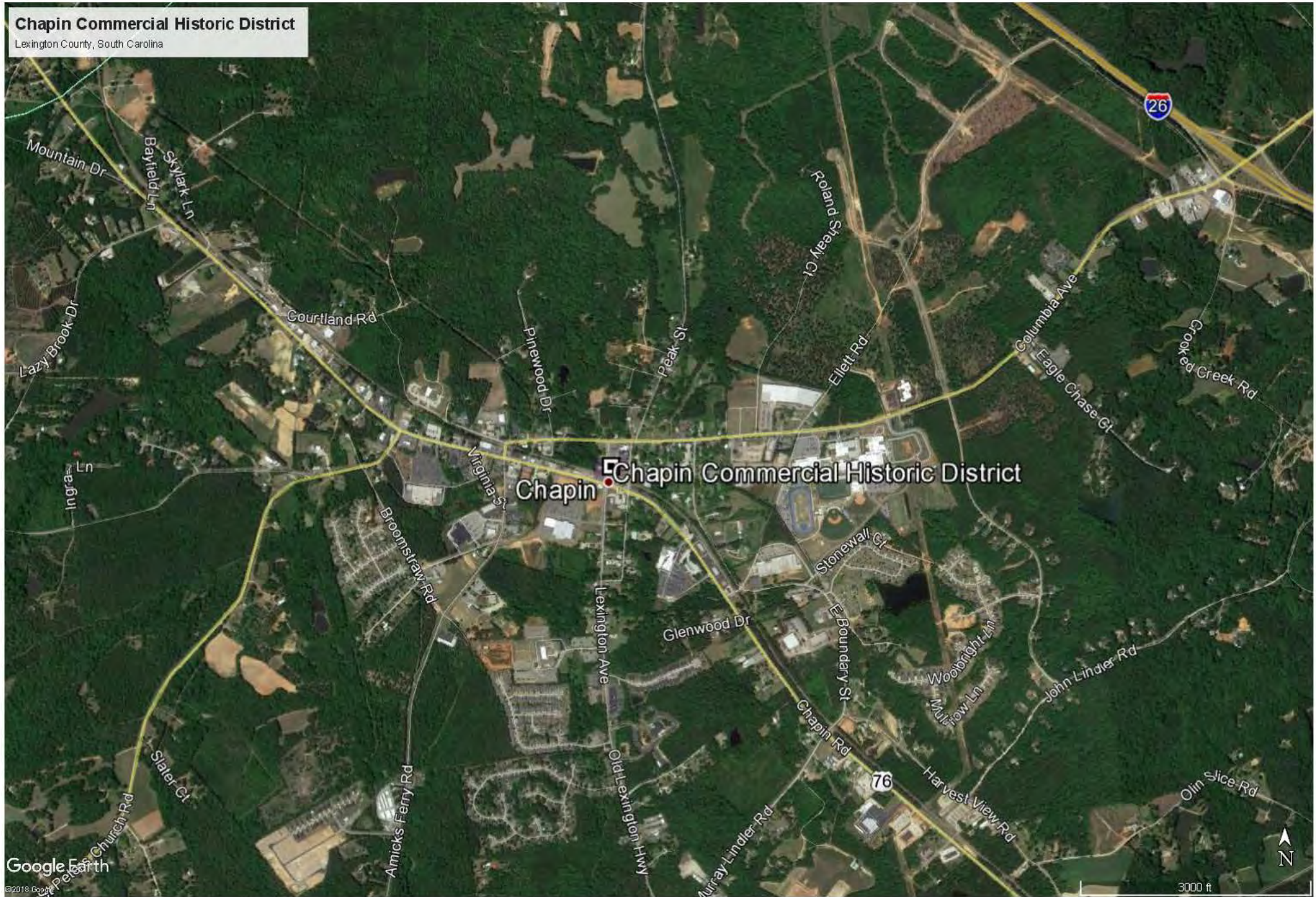
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- 13. LAT: 34.166397, LON: -81.348992
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400 ft

# Chapin Commercial Historic District

Lexington County, South Carolina

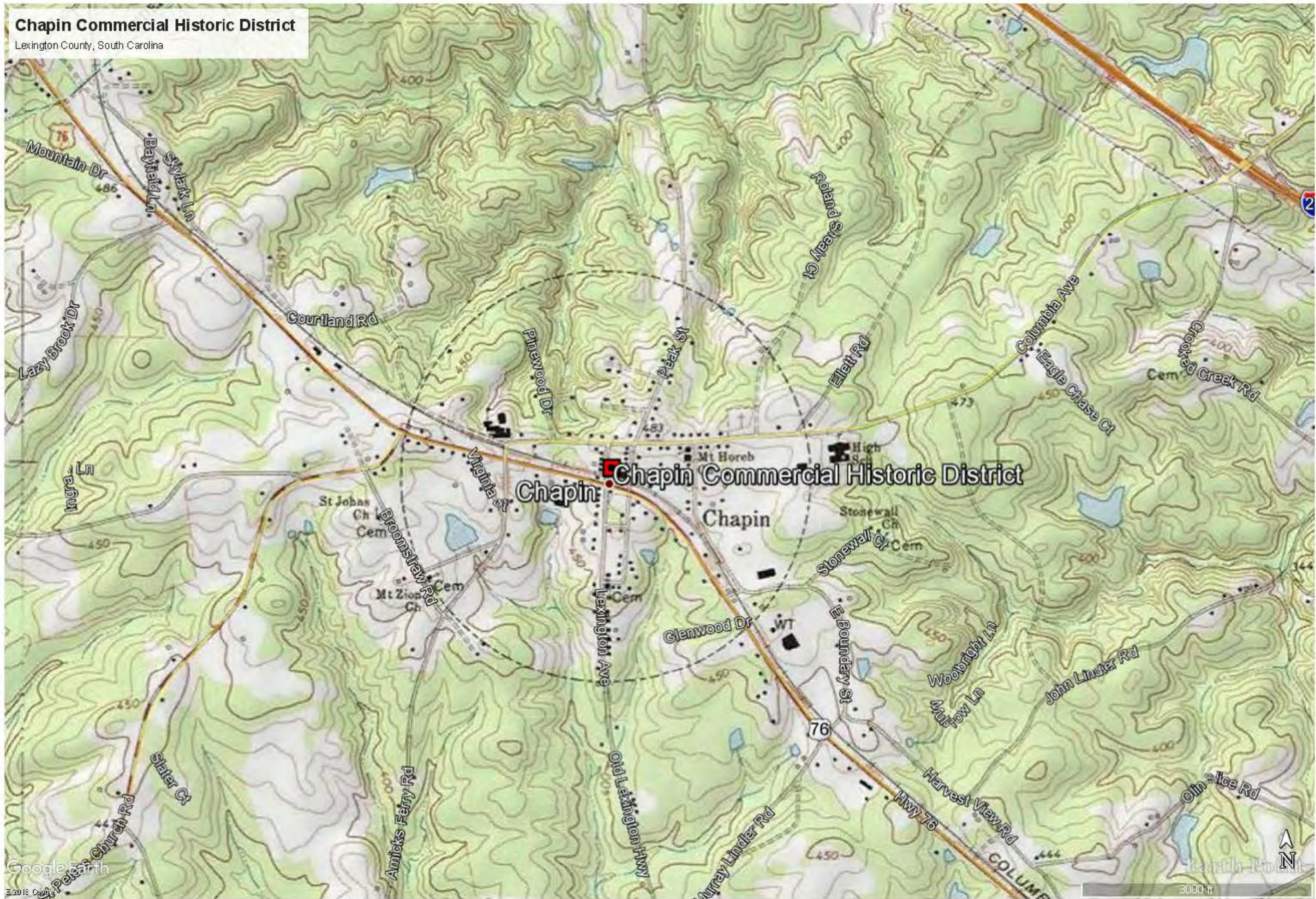


Chapin Commercial Historic District



# Chapin Commercial Historic District

Lexington County, South Carolina



Trucky's Wheels  
Used Cars, Trucks and Boats  
345-1511

DESTINATION  
1200  
CHAPIN ROAD





Trucky's Wheels  
Used Cars, Trucks and Boats  
345-1511



9  
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1

PARKING  
IN REAR



Advanced  
Disposal





LAKE MURRAY FLOWER SHOPPE





Flower Shoppe

LAKE MURRAY FLOWER SHOPPE

Flower Shoppe  
932-7001

Chad n



Chap'n

Chap'n



1948

1001  
1002  
1003  
102





**CHAPIN  
DRY CLEANERS**

105



CHATTIN NAIL & HAIR SALON  
Treatment Based Salon  
Hair, Massage, & More

CLEAN

Property Maintenance

brush  
shampoo  
highlight  
treatment based salon  
1000 Woodloch Street  
Chattanooga, TN 37405  
Call for appointments  
423.249.1111

HOURS OF PARKING  
CUSTOMERS ONLY  
THIS SIDE OF STREET

304 410 1111





Lexington

APPOINTMENT BOARDING  
Pet, Hair, Massage, & More

DIRECTV

Property Maintenance

ONE WAY



The Fancy Pants  
BOUTIQUE

2 HOUR  
PARKING  
CUSTOMERS  
ONLY  
THIS SIDE  
OF STREET

Downtown  
Nutrition

HAIR & NAIL SALON  
Treatment Room  
Hair, Massage, & More

Blue awning over the storefront

FOR SALE

KOBALT

PDI 651



FOR SALE

106a

106b

TWO HOUR PARKING

START HERE

NWTF

1-800-4-A-STRONG

1-800-4-A-STRONG



Downtown  
Nutrition

  
Downtown  
Nutrition

Hours:  
Monday - Friday  
8am - 2pm

106B

108

Judy Britton Jewett  
Artist's Studio • ORIGINALS

PRINT PAINTED FURNISHINGS

ARI CA  
Jill  
HOURS  
MON - SAT. by Appointment  
242-4128 or 781-8282  
THURS & FRI. 12:00-5:30  
SAT. 12:00-4:00  
NO SOLICITING  
NO SIGNATURES





108

Betty Bennett  
Studio • ORIGINALS



k St.

Fashion Exchange

BEAUFORT ST

Fashion Exchange

3450715  
SALES  
DISCOUNT  
TEES, CAPS  
IN  
STOCK







**NASCAR**

THE BEST NASCAR STORE IN S.C.

CLASSIC AUTO  
REPLICAS

NASCAR  
&  
REPLICAS

*Fashion Exchange*

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Retail, Office, Industrial  
**Available**  
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ROICommercialServices.com  
GEORGE MEETZE  
SHERI BURKISS





WYCLIFF STREET

WYCLIFF STREET  
COMMERCIAL REAL ESTATE



**FOR SALE**  
  
803.394.3218  
VickiBrooksProperties.com

Built  
in  
1901





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Chapin Commercial Historic District

Multiple Name:

State & County: SOUTH CAROLINA, Lexington

Date Received: 8/23/2019      Date of Pending List: 9/12/2019      Date of 16th Day: 9/27/2019      Date of 45th Day: 10/7/2019      Date of Weekly List:

Reference number: SG100004495

Nominator: SHPO

Reason For Review:

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Appeal       | <input type="checkbox"/> PDIL            | <input type="checkbox"/> Text/Data Issue         |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo                   |
| <input type="checkbox"/> Waiver       | <input type="checkbox"/> National        | <input checked="" type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period                  |
| <input type="checkbox"/> Other        | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years      |
|                                       | <input type="checkbox"/> CLG             |  |

Accept       Return       Reject      10/7/2019 Date

Abstract/Summary AOS: Commerce; POS: 1901-1969; LOS: local  
Comments:

Recommendation/ Criteria NR Criterion: A.

Reviewer Lisa Deline

Discipline Historian

Telephone (202)354-2239

Date 10/7/19

DOCUMENTATION: see attached comments : No      see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



SOUTH CAROLINA DEPARTMENT OF  
**ARCHIVES & HISTORY**



August 21, 2019

Ms. Joy Beasley  
Keeper of the National Register of Historic Places  
National Register of Historic Places  
1849 C Street NW, Mail Stop 7228  
Washington, DC 20240

Dear Ms. Beasley:

Enclosed is the National Register nomination for the Chapin Commercial Historic District in Chapin, Lexington County, South Carolina. The nomination was approved by the South Carolina State Board of Review as eligible for the National Register of Historic Places under Criterion A at the local level of significance. We are now submitting this nomination for formal review by the National Register staff. The enclosed disk contains the true and correct copy of the nomination for the Chapin Commercial Historic District to the National Register of Historic Places.

If I may be of further assistance, please do not hesitate to contact me at the address below, call me at (803) 896-6179, or e-mail me at [vharness@scdah.sc.gov](mailto:vharness@scdah.sc.gov).

Sincerely,

Virginia E. Harness  
Architectural Historian and National Register Co-Coordinator  
State Historic Preservation Office  
8301 Parklane Rd.  
Columbia, SC 29223