

United States Department of the Interior
National Park Service

3938

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: Five Points 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: Harden Street, Devine Street, Greene Street, Santee Avenue, Saluda Avenue,

City or town: Columbia State: SC County: Richland

Not For Publication: Vicinity: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>Elizabeth M. Johnson</u>	<u>4/3/2019</u>
Signature of certifying official/Title:	Date
Elizabeth M. Johnson, Deputy State Historic Preservation Officer	
_____ State or Federal agency/bureau or Tribal Government	

Five Points Historic District
Name of Property

Richland, SC
County and State


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

Signature of commenting official: _____ **Date** _____

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:)


Signature of the Keeper

5/20/19
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

Five Points Historic District
 Name of Property _____

Richland, SC
 County and State _____

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>52</u>	<u>28</u>	buildings
_____	_____	sites
_____	_____	structures
_____	<u>2</u>	objects
<u>52</u>	<u>30</u>	Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Commerce/Trade – specialty store

Commerce/Trade – restaurant

Commerce/Trade – bank

Government – post office

Landscape – parking lot

Landscape – plaza

Current Functions

(Enter categories from instructions.)

Commerce/Trade – specialty store

Commerce/Trade – restaurant

Commerce/Trade – bank

Domestic – multiple dwelling

Recreation and Culture – monument/marker

Landscape – plaza

Landscape – parking lot

Five Points Historic District
Name of Property

Richland, SC
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Commercial Style

International Style

Moderne

Art Deco

Tudor Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: brick, stucco, concrete, glass, synthetic (vinyl), metal (aluminum), asphalt, concrete, wood, other

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.)

Summary Paragraph

Local speculative real estate interests developed the Five Points Historic District as a commercial area to serve the white suburbs on the southeastern edge of early twentieth-century Columbia, South Carolina. Two star-shaped, five point intersections give the town center its name and bely its twentieth-century growth in the city's otherwise orthogonal 1786 grid. The layout of the streets in Five Points is integral to the neighborhood's development and historic character. Following extensive infrastructure that improved the land's drainage and accessibility, its eighty-two resources were almost all built within the period of significance: 1919 to 1967.¹ Wide

¹ City directories, Sanborn Fire Insurance Company maps, aerial photographs, period newspaper articles and advertisements, plats, building permit indexes, and a volume of Inspections of Plumbing and Sewers from the 1940s were used to date individual buildings. Addresses have changed significantly over time, making it difficult to date some structures. The specific sources used to date each building are footnoted where appropriate in the text of Section 8. See Columbia City Directories, 1895-1980, Richland County Public Library, Columbia; 1919, 1923, 1950+, and 1956+ Sanborn Fire Insurance Maps; Building Permits 1931 to 1937, Richland County Public Library, Columbia, <https://localhistory.richlandlibrary.com/digital/collection/p16817coll11/id/5303/rec/2>; Building Permits 1937 to 1939, Richland County Public Library, Columbia, <https://localhistory.richlandlibrary.com/digital/collection/p16817coll11/id/5648/rec/1>; Inspections of Plumbing and

Five Points Historic District

Richland, SC

Name of Property

County and State

Harden Street acts as the district's spine with blocks of commercial development stretching off along College Street, Greene Street, Devine Street, Santee Avenue, and Saluda Avenue. The district includes one building already listed in the National Register of Historic Places (2003 Greene Street, Claussen's Bakery) and is adjacent to two historic districts listed in the National Register of Historic Places (Old Shandon and Waverly).²

Narrative Description

The low-lying land on which Five Points sits was long an undeveloped, marshy wetland thanks to Rocky Branch Creek, which runs underground below the neighborhood but is day lit in the parks along its edges: it runs above-ground in Martin Luther King Jr. Park to the northeast and Maxcy Gregg Park to the southwest. Significant culverting, draining, and rerouting buried the creek and prepared the land for construction in the 1910s and 1920s. The University Hill neighborhood to the west, Waverly and Shandon suburbs to the west, and Wales Gardens to the south all sit on higher ground than that of Five Points.

Harden Street descends into the neighborhood from Gervais Street and reaches its topographic low point at the intersection of Harden and Blossom Streets, the southern boundary of the district. It acts almost as a valley between the streets to either side. College and Greene streets stretch eastward across Harden Street in a nod to Columbia's original grid system at the district's northern end: Harden Street was the city's eastern edge until the land to the east was annexed to the city in 1913. Saluda Avenue, Santee Avenue, and Devine Street intersect with Harden Street at angles to create two star-like intersections. The northern of the two — formed by Greene, Harden, and Saluda — was articulated with a plaza featuring a five-pointed fountain in the 1990s. The second of the two — Devine, Harden, and Santee — is a major intersection for vehicular traffic moving between the district and the suburbs to the east via Devine Street. Saluda Avenue and Harden Street are the widest thoroughfares in the district; both avenues once had streetcar tracks running down their centers. Today, Saluda features angled parking down its center while Harden has an intermittently planted median and both angled and parallel parking.

The neighborhood developed building-by-building and block-by-block from the 1920s to the 1950s. This piecemeal growth is still visible in the landscape and is typically suburban: some blocks are denser or more coordinated than others according to historic growth patterns. The district south of Greene Street has always been denser than that to the north. The 2000 block of Devine Street, both sides of the 600 block of Harden Street, the west side of Harden's 700 block, and Saluda Avenue are densest; they present as continuous lines of storefronts sitting at the front of parcels, directly adjacent to the sidewalk. The northern part of the district is more sporadic.

Sewers 1941-, Richland County Public Library, Columbia,
<https://localhistory.richlandlibrary.com/digital/collection/p16817coll11/id/4364/rec/1>.

² John M. Bryan, "Claussen's Bakery," National Register of Historic Places nomination form, listed 1987; Frank Brown and Mary R. Parramore, "Waverly Historic District," National Register of Historic Places nomination form, listed 1989; Renee Ballard, Jana Bean, John Christiansen, Jenny Fitzgerald, Lee McAbee, Darryl Murphy, Jenifer Powers, Staci Richey, Erica Somerwitz, and Barbara Stokes, "Old Shandon Historic District," National Register of Historic Places nomination form, listed 2003.

Five Points Historic District

Name of Property

Richland, SC

County and State

Buildings sit in groups of one-part commercial blocks at the front of lot lines, but also as freestanding structures in the centers of lots. The 900 block of Harden Street was still largely residential until the 1950s, and its sporadic building pattern suggests a gradual transition to commercial development.

Buildings throughout the district have brick false fronts that hide flat, gabled, or barrel-vaulted roofs. Structurally, they are made of brick but most read only as facades: their irregular depths or differing roof structures are impossible to discern from the street. Most building footprints follow the shapes of their narrow, long, rectangular lots and cornice lines are often consistent across facades. They are largely one-part commercial blocks but some later buildings feature enframed window walls (also called broad-fronts) and a handful are two-part commercial blocks (two-story buildings with retail below and offices above). Typical of commercial architecture of this scale in the early twentieth century, most buildings in the district do not express specific aesthetic styles. They are instead differentiated by their fenestration patterns, the heights of their bulkheads, the treatment of their entrances (recessed or flush), the definition of window bays (some have pilasters with simple Art Deco, Stripped Classical, or Moderne details), or the articulation of horizontal elements in their upper zones. Buildings constructed in the 1940s, for example, usually have lower bulkheads, larger display windows, and recessed entries. Some facades are stuccoed and a handful are covered by other materials. There are few slipcover facades. Many buildings have awnings or canopies shading entrances or fenestration and most have prominent custom signs oriented towards the pedestrian shopper.

The spoke-like arrangement of Five Points' intersections created opportunities for buildings oriented to corners, structures with canted corners, or odd-shaped buildings that addressed multiple streets. These unique building patterns are still visible on the landscape. Gas stations long occupied the corners of Devine, Greene, and Harden streets, for example. Businesses established themselves at the center of these lots to accommodate in-coming traffic from multiple angles. These arrangements survive at Harden and Greene (both northwest and southwest corners) and Devine and Harden (both southeast and northeast corners). Real estate developers chose to build to the edges of the parcel lines on the triangular lots at the intersections of Devine, Santee, and Harden Streets. The polygonal 2030 Devine Street and 631 Harden Street address the corners with storefronts facing onto multiple streets as well as the intersections. Additional polygonal buildings sit behind them, with storefronts opening to either side. Buildings with canted corners include 2030 Devine Street and 601, 631, and 701 Harden Street.

Some blocks were planned with alleys so that merchants and service people could access the backs of buildings in the centers of blocks. Most are still passable. These include a cut-through between Harden and Pavilion Avenue just south of 818 Harden Street; one behind the buildings on the eastside of the 600 block of Harden (accessed via Devine Street); and between the east side of Saluda Avenue and the buildings on the north side of the 2000 block of Devine Street.

Integrity

Both today and historically, Five Points has a piecemeal appearance. It has always consisted of a mix of one and two-story commercial buildings with large gaps occupied by surface parking or gas stations. Even as Five Points has changed, the general patterns of development have

Five Points Historic District

Richland, SC

Name of Property

County and State

survived: where it was historically dense, it remains so; where it was historically sparse, it continues to be.

Buildings largely retain their original massing, aperture patterns, and relationships to the street. The most significant changes occurred as buildings owners altered facades to transition from retail tenants to bars or restaurants. Dramatic alterations to elevations have left a handful of historic resources unrecognizable – even if they retain their original massing and footprints (e.g. 801 Harden Street). Such superficial alterations do not significantly disrupt the overall feel and rhythm of the district’s streets, even if they do jeopardize individual buildings’ integrity.

Note on the Names of Streets

Devine, Greene, and Harden Streets were all included in Columbia’s original 1786 gridded plan. The “e” was added to the end of “Green” in the 1970s to refer to Revolutionary War general Nathaniel Greene. The spelling of “Devine” is a little more complicated: although originally spelled “Devine,” it was spelled “Divine” by the end of the nineteenth century. The spelling shifted back to “Devine” around 1939. “Saluda” and “Santee” Avenues were named after South Carolina rivers as part of the Wales Gardens development. Other streets in the suburb were named after Native American peoples from South Carolina (e.g. Seneca, Waccamaw).

Contributing Resources³

1. 2119 College Street (c.1950): This one-story, flat-roofed building is made of brick laid in five-course common bond. The sills of the low, fixed windows sit proud of the facade and the double glass door is centered on the three-bay, symmetrical facade.
2. 2106 College Street (c. 1940): This one-story, brick building has a stepped gable hiding its front-gabled roof. Its facade has two bays articulated with flat arches of soldier course bricks above a long fixed window and above the front door with its transom.
3. 2121 College Street (c. 1950): This one-story, concrete block building features a stepped gable on its south-facing facade. Its large industrial windows hint at its original use as an auto repair shop.
4. 2005/2007 Devine Street (1945): This one-story, flat-roofed, brick store is V-shaped: it has entrances on both Saluda and Devine Street. Its three-part, symmetrical Devine Street facade is the principal entrance. It has large, square fixed windows with low bulkheads on either side of a glass door.
5. 2013/2015 Devine Street (1931): This one-story, rectangular, flat-roofed building has a false cross gable similar to its Tudor Revival neighbors on Devine and Harden streets; the

³ For specific language used in this inventory, see Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture*, rev. ed. (Walnut Creek, VA: AltaMira press, 2000).

Five Points Historic District

Richland, SC

Name of Property

County and State

party walls that divide it from the store to the east rise through the roof. The asymmetrical glass storefront has been remodeled with low bulkheads.

6. 2017 Devine Street (1930): This one-story, rectangular, flat-roofed building has a false cross gable similar to its Tudor Revival neighbors on Devine and Harden streets; the party walls that divide it from the stores to the west and east rise through the roofs on either side. Its facade is symmetrical and it has a recessed cant entrance. The building retains its distinctive gable with its fake half-timbering and corbels beneath.
7. 2019 Devine Street (1930): This one-story, rectangular, flat-roofed building has a false cross gable similar to its Tudor Revival neighbors on Devine and Harden streets; the party walls that divide it from the stores to the east and west rise through the roofs on either side. Its wood-clad facade is symmetrical; replacement, three-part windows flank the central entrance.
8. 2021 Devine Street (1937): This one-story, rectangular, flat-roofed building has a false cross gable similar to its Tudor Revival neighbors on Devine and Harden streets; the party walls that divide it from the stores to the east and west rise through the roofs on either side. Its facade features a door and a single large fixed window. It has always been occupied by a barbershop.
9. 2030 Devine Street (1935): Originally built as a one-story structure that addresses the corner with a cant, a second story was added to the building in the early 1950s. It has an additional entrance on Devine Street and ghosts of original additional storefronts along both of its side elevations. It has a flat roof, retains its original 2/2 sash windows with horizontal lights on the second story, and the brick walls are laid in five-course American bond.
10. 2111 Devine Street (1964): This two-story, brick, flat-roofed, International Style bank has a symmetrical, one-story facade facing onto Devine Street. A blank brick mass projects from its western elevation and an awning covers the drive-through lanes on the two-story rear elevation. The building has an exposed concrete frame, brick-faced curtain walls, and a prominent concrete cornice. The building originally housed the Citizens and Southern National Bank.
11. 2003 Greene Street (1928): One of the most architecturally distinguished buildings in the district, Claussen's Bakery is a two-story brick building with a trapezoidal footprint and a 128 foot-long facade with thirteen bays that faces onto Greene Street. It has cast-stone details including an inlaid signboard spanning the central three bays spelling out "Claussen's Bakery." Its variegated brick is laid in a running bond and the surrounds for the square metal windows are stacked brick bond. This building was individually listed in the National Register in 1987.
12. 2005 Greene Street (1960s): This one-story, brick-faced restaurant is a simple rectangle in a parking lot. It has a prominent, red, metal, false mansard roof hiding its flat roof and

Five Points Historic District

Richland, SC

Name of Property

County and State

three-part fixed windows in regular bays across each elevation. A brick patio is attached to its facade.

13. 2013 Greene Street (1938): This is a brick, one-part commercial block built into the slight incline of Green Street. It retains its original fenestration arrangement: two sets of three bays distinguish two distinct storefronts, each with a large, square, fixed window flanked by two tall narrow doors (three of the windows have been converted into doors).
14. 2015 Greene Street (1920): This is a brick, one-part commercial block with a stepped gable false front. A blank signboard runs almost the width of the facade. The building has two bays: a door topped by a transom and a segmental arch surround in the western bay and double fixed windows in the eastern bay.
- 15-16. 2107/2111 Greene Street (c. 1935): The one-story building long-known as the bar Group Therapy is actually two separate brick structures joined by a continuous brick face and matching stepped gable false fronts. The eastern building (2111 Greene Street) is twice as wide as that attached to its western elevation (2107 Greene Street); it has a symmetrical facade with a centered recessed square entrance flanked by large square windows. The eastern building has a single door and window. Both have flat roofs.
17. 2113 Greene Street (c. 1950): This one-story brick building has a stepped gable false front, steel trusses, and an irregular footprint, roofline, and asymmetrical facade. It has three large plate-glass storefront windows and a wide glass entrance that sit in the former garage door entrances. It sits back from Greene Street with a handful of perpendicular parking spots in front.
18. 601/605 Harden Street (c. 1940): One of the few buildings in the district originally constructed with two stories, this brick building addresses the corner with a canted storefront and has an additional storefront on Harden Street. Rear entrances for the stores open onto Blossom Street, as do doors that lead directly to the second story. Bands the full length of the three street-facing elevations run along the lintels and sills of the paired 1/1 sash windows on the second story; they are made of cast stone on the second story and terrazzo on the first. Terrazzo also faces the corner storefront.
19. 610 Harden Street (c. 1945): This brick, flat-roofed, stuccoed one-part commercial block retains the forms of its distinctive storefront with Stripped Classical details. Fluted pilasters mark either end of the symmetrical facade and the recessed cant entrance is almost entirely glass. A square signboard (now reading "Copper Penny") runs the width of the facade between the two pilasters.
20. 611 Harden Street (c. 1940): This one-story, brick, flat-roofed, three-bay commercial building has been partially stuccoed over but retains its distinctive Art Deco brick detailing on the southern two bays, including an entablature and pilasters. The final northern bay is an addition; the space between the original 805-07 Harden Street was "filled in" to create continuous street frontage that meets with 813-15 Harden Street after

Five Points Historic District

Richland, SC

Name of Property

County and State

1950. The lack of detail on this section makes the distinction between the two structures obvious. The northern elevation of 801 Harden Street is now connected to this building and its original storefronts largely bricked in.

21. 613/617 Harden Street (c. 1940): This flat-roofed, brick, one-part commercial block has variegated brickwork laid in a running bond and two distinct storefront. Its upper zone is blank and the bulkheads on the lower zone are low. The facade of each storefront is symmetrical and each has a recessed cant entrance.
22. 618 Harden Street and 620 Harden Street (c. 1945): This one-story, flat-roofed, brick building retains its two-part facade. The northern portion has a symmetrical facade with a brick-faced false front. Pairs of double casement windows in a diamond pattern flank the centered door and a row of headers marks the top of the parapet. The narrower storefront to the south is clad in brick and wood and features a single door and large square fixed window. A blank signboard for a store's name sits below the stepped parapet.
23. 619/621/623 Harden Street and 714/716/718/720 Santee Avenue (1938): This V-shaped, one-story, brick, polygonal building wraps the rear elevation of the polygonal 631 Harden Street and so it has two facades: one faces onto Santee Avenue and the other onto Harden Street. Both facades read as one-part commercial blocks with false fronts of variegated brick laid in running bond. The upper zones of the facades are blank. The Santee Avenue facade is divided into three parts: one end features two doors that lead into the building's interior, the others each have recessed cant entrances each with two doors leading into two distinct interior spaces. The Harden Street side features four storefronts with only the front doors in canted recesses.
24. 630/634 Harden Street (1939): This two-story, brick, flat-roofed building has a two-part, stuccoed, Art Deco facade: the larger is to the north and the smaller to the south. The northern section was the front for the Five Points Movie Theater and features a recessed cant entrance and its original marquee above reading "Five Points South" in illuminated metal letters. It has a stepped gable false front: scoring divides the central section into squares and a simple linear frieze stretches to either side. The storefront to the south is even simpler: its central door is flanked by narrow, fixed windows. The rest of the two-story stucco facade is blank and scored into regular rectangular sections to extend the horizontal lines of the theater's marquee and frieze.
25. 640 Harden Street (1930): This small, one-story, flat-roofed, stuccoed brick commercial building has an asymmetrical facade. A centered door is flanked to the south by a three-part fixed window and to the north with a single fixed window; both have low bulkheads. An iron fence runs along the roof to pen in the patio.
26. 701 Harden Street (1929): This one-story, rectangular, flat roofed building faces onto both Harden and Devine Streets. Entrances are located in the sheered corner of the building, in the northernmost of the two Harden Street storefronts, and on the southwest end (a private entrance); fixed glass windows now replace the original entrances and

Five Points Historic District

Richland, SC

Name of Property

County and State

storefronts on Devine Streets. The building retains its distinctive false cross gables on both sides and the canted corner, similar to its Tudor Revival neighbors on Devine and Harden streets.

27. 707 Harden Street (1930): This one-story, rectangular, flat-roofed building has a false cross gable similar to its Tudor Revival neighbors on Devine and Harden streets; the party walls that divide it from the stores to the north and south rise through the roofs to either side. Its facade is symmetrical; replacement, three-part windows flank the recessed cant entrance.
28. 711 Harden Street (1930): This one-story, rectangular, flat-roofed building has a false cross gable with fake half-timbering similar to its Tudor Revival neighbors on Devine and Harden streets; the party walls that divide it from the stores to the north and south rise through the roofs to either side. Its facade is asymmetrical; a replacement four-part band of fixed windows sits to the north of the door.
29. 715 Harden Street (1930): This one-story, rectangular, flat-roofed building has a false cross gable with corbels similar to its Tudor Revival neighbors on Devine and Harden streets; the party walls that divide it from the stores to the north and south rise through the roofs to either side. Its facade is symmetrical: a recessed cant entrance sits between fixed square glass windows with a ribbon window above.
30. 719 Harden Street (1930): This one-story, rectangular, flat-roofed building has a false cross gable with corbels similar to its Tudor Revival neighbors on Devine and Harden streets; the party walls that divide it from the stores to the north and south rise through the roofs to either side. Its facade is symmetrical: a glass door sits in between two fixed square windows with a signboard above.
31. 734 Harden Street (c. 1923): This is a brick, two-part commercial block with a stuccoed, largely symmetrical facade and a stepped gable false front masking its front-gabled roof. Its two entrances survive, but have been at least partially filled in with glass block to convert the downstairs into a single use as a bar/restaurant. The second floor has three bays with pairs of 1/1 wooden windows on the end bays and a single window in the center. An historic one-story addition to the rear, east-facing elevation and flush with the southern elevation sits up against the United States Postal Service building, as does a portion of the rear elevation.
32. 736 Harden Street (c. 1930): This is a one-story, brick commercial building with a simple recessed cant opening centered on its symmetrical stuccoed facade. It has a flat roof and wide plate-glass windows shaded by an awning.
33. 800 Harden Street (c. 1937): This one-story, stuccoed brick building with a hipped roof with flared eaves has long been used as a restaurant. It features a concrete entablature and a corner entrance, along with an additional entrance on the west-facing elevation. It has

Five Points Historic District

Richland, SC

Name of Property

County and State

three bays of pairs of low windows on its Greene Street elevation and an additional pair and single window on the west side. All windows have simple concrete slip sills.

34. 812 Harden Street (c. 1925-37): This one-story, brick building has two separate recessed cant entrances; its barrel vaulted roof is hidden by a false front that has a continuous roofline with 806 Harden Street to the south. The facade is four bays with entrances alternating with fixed windows; it has a continuous tiled water table.
35. 813/819 Harden Street (c. 1936): This two-part commercial block has a low-pitched, side-gabled roof that appears flat from the street. It has retail space on the first floor and offices/apartments on the second. Brick pilasters divide the facade into four bays: the outer two are smaller and feature doors that lead directly into stairways to the second floor; the inner two have recessed entrances on the first floor and two pairs of 1/1 windows on the second. The building retains its corbeled brick detailing on the stringcourse that separates the two floors and in the windows' corner blocks, on the pilasters, and in the transoms above the side doors.
36. 900 Harden Street (c. 1935): This long, frame, one-story building appears to be a cross gabled house from Harden Street but it stretches far to the east along College Street. Its symmetrical Harden Street facade features five bays with a boxed pediment marking the central, three-bay entrance pavilion. The College Street elevation features multiple windows and a concrete handicapped ramp leads to an additional entrance. It has a brick foundation and is covered with vinyl siding.
37. 902 Harden Street (c. 1936): This long, one-story, brick, rectangular building has a gable on hip roof masked by a false, stuccoed front. Its facade is divided into two halves: the southern half is a large glass window, indicating it once held a roll-up garage door; the other is a three-part flush center entrance. Simple horizontal lines scored into the stucco divide the two zones of the facade.
38. 910/912 Harden Street (c. 1936): Fluted, concrete, Art Deco pilasters divide the facade of this brick triangle-shaped, one-part commercial block into two parts: both are symmetrically organized around recessed cant entrances but the southern is larger. The building has an articulated stamped concrete cornice and inset concrete blocks in the false front. The upper zone has dogtooth brick details and black tile covers the low bulkheads. The building has two skylight clerestories that are historic.
39. 930 Harden Street (c. 1950): This simple, one-story, flat-roofed, stuccoed, concrete block commercial building has an asymmetrical facade with three bays. A door sits in the approximate center of the building with fixed windows to either side. Its facade is simple and undecorated.
40. 936 Harden Street (c. 1955): This brick, flat-roofed one-story commercial building has a symmetrical enframed window wall on its facade. The lower half is recessed and canted to the double doors at the center. Trios of four-part fixed windows sit to either side of the

Five Points Historic District

Richland, SC

Name of Property

County and State

entrance with two-part transoms above. The upper half of the facade is undecorated save two courses of green glass brick at the very top; a soldier course of green brick decorates the low bulkhead.

41. 940 Harden Street (c. 1955): This brick, flat-roofed commercial building has a symmetrical enframed window wall on its facade. It is faced with Roman bricks; the flush fixed glass windows and double doors are slightly recessed behind the two side "pilasters" laid in stacked brick bond. It has a cornice of headers.
42. 948 Harden Street (c. 1950): This brick, flat-roofed one-part commercial block has a recessed square entrance on its symmetrical facade. It is flanked to either side with three-part fixed windows that are slightly taller than those on 950 Harden Street to the north. Lintels composed of soldier courses of brick headers and stretchers top the windows and the entrance. The facade's surface and cornice line is flush with 950 Harden Street; the central portion of the facade is raised slightly to create a stepped gable and features an Art Deco dogtooth brick pattern.
43. 950 Harden Street (c. 1950): This brick, flat-roofed, one-part commercial block has a recessed square entrance flanked to the north by a three-part fixed glass window and to the south with a window that is two parts. Soldier courses of header faces form a boxed entablature across the facade and a single row of tile forms the cornice and extends across the cornice of 948 Harden Street as well.
44. 707/709/711/711.5 Saluda Avenue (1941): This very long and narrow building reads only as a two-part commercial block with three distinct storefronts from the street. Each storefront has a recessed square entrance on the first floor topped by two 1/1 windows on the second. An additional door sits to the north of the northernmost storefront leading directly to the second floor. The facade is stuccoed and the cornice features three simple stepped concrete rows.
45. 713/715 Saluda Avenue (1945): This brick, one-story, one-part commercial block has two slightly different storefronts united under a single upper horizontal zone. The southern one is asymmetrical with a recessed, canted wall lit by a large fixed window; the northern is symmetrical with a recessed canted entrance at the center of the composition. The brick is laid in five course American bond in the upper zone of the facade and a stacked brick bond in the lower.
46. 717/719/721/723 Saluda Avenue (c. 1947): This group of four distinct storefronts forms a single, brick, one-part commercial block with a single flat roof. Each facade has an undecorated upper zone and a three-bay lower zone. Fixed, almost square windows flank central entrances with low bulkheads.
47. 724 Saluda Avenue (1945): This one-story, flat-roofed, brick building has multiple storefronts opening into the same business. Three-part arrangements of large, square,

Five Points Historic District

Richland, SC

Name of Property

County and State

fixed windows with low bulkheads on either side of glass doors echo those of the adjacent southern storefronts and across Saluda Avenue.

48. 728 Saluda Avenue (1945): This brick, one-part commercial block matches others on Saluda. Its single storefront has a blank upper zone and three-part lower zone with low bulkheads. Large fixed windows flank a central symmetrical entrance with double doors.
49. 729/733/737 Saluda Avenue (1945): This brick, one-part commercial block features three storefronts. The two southern fronts match those elsewhere on the block: they have symmetrical facades with doors flanked by large fixed glass windows. That to the north is symmetrical, but larger. It features central double glass doors flanked by three-part, fixed windows each with low bulkheads.
50. 732 Saluda Avenue (1950-56): This two-story, brick, flat-roofed building has a distinctive sheered rear footprint to maximize the lot up against the alley that runs through the center of this block as well as an empty southwest corner that can be accessed from two sides. Its simple brick facade is stuccoed with an undecorated cornice and four bays. The entrance is a recessed cant in the southern corner of the facade.
51. 741 Saluda Avenue (1945): Slightly taller than its neighbors to the south, this brick, one-part commercial block was originally constructed for the United States Post Office. It has a blank upper zone and an asymmetrical, four-bay lower zone. Pairs of 6/6 sash windows sit to either side of the flush, double-door entrance.
52. 743/745 Saluda Avenue (by 1956): This one-story, brick commercial building has two similar storefronts within a single enframed window wall. The southern has a canted lower zone and the northern is flush with the facade. The upper zone is covered in variegated brick laid in a variation of Flemish bond, the side pilasters are stacked brick bond, and the aluminum window frames are original.

Non-Contributing Resources

1. 2001 Devine Street (1945): This one-story, flat-roofed, brick store is triangular with a canted corner addressing the intersection of Saluda and Devine. It is covered in vinyl siding with Colonial Revival details around its alternating rhythm of apertures along either side elevation.
2. 2009 Devine Street (1931): This building began as two one-story storefronts that matched its Tudor Revival neighbors to the north, but its facade was heavily amended when it a second story was added after 1950. Today it appears to be a two-story brick building with a stuccoed and scored second story. The first story features a rounded, glass block storefront with an entrance on the west side that leads directly to a stair and the second story.

Five Points Historic District

Richland, SC

Name of Property

County and State

3. 2100A Devine Street (1976): This one-story, brick, flat-roofed commercial building has a rectangular footprint with a shed-roofed patio on its northern elevation. A recessed square entrance, three four-part fixed windows, and a small sash window sit on the northern end of its west-facing facade. It is attached to 2100B Devine Street along its eastern elevation.
4. 2100B Devine Street (1976): This one-story, brick, flat-roofed convenience store has a glass and brick enframed window wall facade. It is attached to 2100A Devine Street along its western elevation.
5. 2009 Greene Street (1985): This six-story, stuccoed apartment building has parking on its ground floor. The main entrance is on the west elevation, accessed by a series of steps to the first story. The facade features seven bays, three of which are blank. It has a prominent cornice.
6. 2123A Greene Street (c. 1920): This one-story, hipped roof, brick building has been stuccoed over and its triangular footprint slightly changed. Today it has two businesses: a restaurant that opens on its western side, and an exercise studio that opens onto Greene Street in its eastern end.
7. 616 Harden Street (c. 1945): This one-story, flat-roofed, brick building housed two businesses at various points in its lifetime. It is divided in half, with the northern side featuring a recessed cant entrance and the southern a large, three-part plate glass window. A stringcourse stretches the length of the facade above the window and entranceway. The entrance and window are modern replacements.
8. 622 Harden Street (probably 1940s): This one-story, brick, flat-roofed building has a stuccoed, simple Modern storefront likely modified in the 1970s. Its entrance is set in a centered and tiled recess with curved edges. The false front is also slightly curved, with notched edges.
9. 631 Harden Street and 730 Santee Avenue (1938): Originally built as a one-story structure that addressed the corner with a cant, a second story was added to the building in the early 1950s and it was stuccoed over and remodeled in the late twentieth century. Gabled false fronts were added to both the Santee and Harden Street entrances, giving the building a distinctly Postmodern feel. It retains multiple storefronts on Harden and Santee.
10. 636/638 Harden Street (c. 1935): This two-story brick building has a hipped roof with deck; the second story is a relatively recent addition. The first story is stuccoed and divided into six bays. Two pairs of French doors in segment heads flank the centered entrance and a door that leads to stairs to the second floor sits in the bay furthest north. The second story has a row of modern paired casement windows. Simple concrete string courses mark the division between the first and second floors and decorate the top of the false front.

Five Points Historic District
Name of Property

Richland, SC
County and State

11. 700 Harden Street (c. 1990): This large, one-story, brick restaurant has an irregular footprint and sits at the center of its lot with surface parking on all sides. It has multiple covered outdoor eating areas and addresses the Santee Avenue/Devine Street/Harden Street corner with an entrance pavilion on its southwest edge.
12. 724 Harden Street (c. 1940): This is a one-story, brick and frame building added to over time that now serves as a bar/restaurant. It has brick facing on its Harden Street facade, a flat roof, and its entrance sits on its northern elevation. Its distinctive triangular footprint follows the shape of the lot determined in a 1915 plat.
13. 738/746 Harden Street (1987): This is a two-story, brick-faced, L-shaped commercial complex with a handful of perpendicular parking spaces incorporated into its Harden Street-facing lot. A two-story storefront with a triangular pediment false front faces onto Harden Street, flush with the historic storefront at 736 Harden Street. A two-story wing stretches perpendicular off its north side and has loading docks that open onto the parking area.
14. 748 Harden Street (c. 1930): This one-story, brick commercial building is composed of a square sitting directly on the corner of Harden and Greene Street with a rectangular addition perpendicular to its east-facing rear elevation. It has a flat roof and a symmetrical glass storefront.
15. 801 Harden Street (1936): This one-story, brick, flat-roofed building addresses the corner at Harden and Greene Streets. It retains its distinctive historic V-shaped footprint. The west-facing elevation is blank, while the southern corner and eastern elevations are almost entirely glass.
16. 805 Harden Street (c. 1940): This one-story, brick, flat-roofed, three-bay commercial building has been partially stuccoed over but retains its distinctive Art Deco brick detailing on the southern two bays, including an entablature, stepped cornices, and pilasters. The final northern bay is an addition; the space between the original 805-07 Harden Street was "filled in" to create continuous street frontage that meets with 813-15 Harden Street after 1950. The lack of detail on this section makes the distinction between the two structures obvious. The northern elevation of 801 Harden Street is now connected to this building and its original storefronts largely filled in.
17. 806 Harden Street (c. 1925-37): This one-story, brick building has long contained four separate storefronts, which can still be distinguished on the facade. The northernmost has a brick front and the other three are stuccoed. Each features a single door and large fixed window. They have a continuous parapet that hides the barrel vaulted roof, transoms above each door, and higher bulkheads than found in the southern part of the district.

Five Points Historic District

Richland, SC

Name of Property

County and State

18. 818 Harden Street (c. 1990): This one-story, brick commercial building has a barrel vaulted roof and a false vinyl, brick, and glass front. Its clipped northeast corner indicates that it was built on the foundations of a much earlier building: a brick skating rink built in the late 1910s (one of the first buildings in Five Points). Its blank southern elevation hosts a billboard and its northern elevation faces onto a parking lot.
19. 830 Harden Street (c. 1940): This one-story, brick, stuccoed, flat-roofed commercial building has been adapted from a gas station. It faces onto Harden Street with five bays: the southern four have fixed windows divided into thirds and its entrance sits in the northern end. It has a *porte cochere* that acts as a drive-through entrance on its northern end.
20. 916 Harden Street (2012): This is a one-story, brick Waffle House restaurant with a flat roof and its shorter elevation oriented towards Harden Street.
21. 922 Harden Street (1919-50): This is a one-story, frame hipped roof building with a false brick front. Its shorter end is oriented towards the street. This is a frame house that has been converted into a commercial building: the brick facade is blank and completely encompasses any historic fabric.
22. 926 Harden Street (after 1980): This small, one-story, brick, flat roofed building sits in the center of its lot with parking to either side. Its facade is almost entirely glass and is shaded by a wide modern awning.
23. 934 Harden Street (c. 1960): Originally a Toddle House Restaurant, this one-story, side-gabled, stuccoed concrete block building was remodeled to convey a distinctly southwestern feel. It has two patio pavilions attached to its facade with arched openings and hipped metal roofs with flared eaves. Metal shingles intended to read as clay tiles cover the front of the gabled roof and brick chimneys are attached to each of the side elevations.
24. 942/942.5 Harden Street (c. 1950): This one-story, brick commercial building initially reads as two distinct storefronts because of changes to the facades. The northern storefront has a recessed entrance with a single door flanked by a fixed square window; stuccoed metal covers the facade. The southern side has a recessed square entrance on its outside edge flanked by a window of a different size and character. The building's original brick-facing pattern is visible on this side. Both fronts have cornice lines that are contiguous with their northern neighbor, 944 Harden Street.
25. 944/946 Harden Street (c. 1950): This one-story, brick building with an enframed window wall facade has been gutted and its roof and fenestration stripped. Its symmetrical facade is divided into two equal parts: each has a door with a sidelight and transom flanked by a large window opening. The doors are next to one another in the facade's central bays.

Five Points Historic District

Richland, SC

Name of Property

County and State

26. Five Points Fountain, Harden Street and Greene Street (1997): A large, five-sided fountain sits in the center of a five-sided, brick paved plaza. The plaza is surrounded by low brick walls.
27. 705 Saluda Avenue (probably 1960s): This one-story, rectangular, brick bank originally had a decorative screen shading its glass curtain wall facade. A facade of tinted glass and synthetic siding replaces it. The building has a simple brick drive-through attached to its rear elevation.
28. 725 Saluda Avenue (1945): This brick, one-part commercial block is sandwiched between two groups of storefronts. Originally a match for the buildings to either side, its three-part facade has been recessed to accommodate a patio.
29. 747/749/751 Saluda Avenue and 2014 Greene Street (by 1948): This large, two-story, brick building features multiple storefronts on Greene Street and Saluda Avenue. Although sitting on the footprint of a historic structure, it was largely rebuilt in the 1990s. It has a flat roof with a two-story porch on its east-facing elevation.
30. Hootie and the Blowfish Monument, Santee Avenue and Harden Street (2010): The monument to Grammy Award-winning rock band Hootie and the Blowfish consists of an abstract composition composed of three metal arches launching from the concrete connected by flowing bands of a metal music staff. A granite plaque in the shape of a guitar pick is embedded in the concrete beneath and lists the band's accomplishments. The band was formed in Columbia in 1986.

Vacant Lots in the Five Points Historic District

1. Parcel # R11308-08-10: This is a parking lot on Devine Street.
2. Parcel #R11312-01-18: This is a parking lot fronted on Harden Street with a low brick wall.
3. Parcel #R11405-09-07: This is a parking lot on Harden Street.
4. Parcel #R11308-07-04: This is a parking lot on Harden Street.
5. Parcel #R11308-08-06: This is a parking lot on Santee Avenue.

Five Points Historic District
Name of Property

Richland, SC
County and State

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

Five Points Historic District
Name of Property

Richland, SC
County and State

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Commerce

Period of Significance

1919-1967

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Five Points Historic District
Name of Property

Richland, SC
County and State

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 Five Points Historic District is eligible for listing on the National Register of Historic Places at the local level of significance under Criterion A for Community Planning and Development and Commerce. The district is significant for its establishment as a retail town center for Columbia, South Carolina's early twentieth-century white residential suburbs. The period of significance begins in 1919 with the grading and paving of Harden Street. It ends with the changes in the neighborhood introduced by the expansion of the University of South Carolina campus and the construction of the Capstone House dormitory in 1967.

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

Criterion A: Community Planning and Development

The Five Points Historic District is significant under Criterion A for Community Planning and Development as the direct result of Columbia, South Carolina's suburban growth. The transformation of Five Points from a marshy "no man's" land on the edge of Columbia into a thriving commercial district was possible only after the establishment of the nearby white suburbs, none of which were planned with commercial shopping areas. Although on the edge of Waverly, an established mixed-race residential neighborhood, the land that would become Five Points was not buildable until new suburbs prompted significant improvements to the area. Columbia's annexation of Shandon and the establishment of Wales Gardens in 1913 motivated and helped to fund the city's taming of Rocky Branch Creek, the eventual grading and paving of Harden Street, and the marriage of the city's street grid with Shandon's. With paved roads, safeguards against flooding, and residential neighborhoods expanding to the east and south, the district was finally poised to develop into a commercial town center by the establishment of the first businesses at the end of the 1910s.

Southern cities' post-Civil War residential suburbs were usually mixed race, partly within city limits, and developed piecemeal without master plans. As railroads and the accompanying advancement of industry fueled the growth of urban populations and wealth, speculative real estate developers in cities like Columbia began to think more strategically about organizing residential neighborhoods by the 1890s.⁴ They increasingly sought to create exclusively white residential areas outside of the boundaries of the urban grid. Parks, distinct street systems, and restrictive covenants separated these enclaves geographically, racially, and politically from downtowns. Working closely with local governments to annex neighborhoods once construction was already underway, speculators quickly expanded city services into their new developments. This process allowed developers control over the spatial organization and racial makeup of the

⁴ See Howard N. Rabinowitz, "Continuity and Change: Southern Urban Development, 1860-1900," in *The City in Southern History: The Growth of Urban Civilization in the South*, eds. Blaine A. Brownell and David R. Goldfield (National University Publications, 1977), 105-110.

Five Points Historic District

Richland, SC

Name of Property

County and State

suburbs while ensuring that the latest amenities — water, sewer, paved roads, and street railway routes — made them attractive to desirable white, middle-class residents.⁵

With Harden Street as its spine, the area now known as Five Points was an attractive target for such development in the 1890s. Sitting along the southeastern border of Columbia's 1786 orthogonal grid, it was a largely undeveloped, marshy wetland at the end of the century.⁶ The city's commercial activity had long centered along the north-south running Main (then Richardson) Street north of the South Carolina State House, located at the intersection of Main and Gervais streets. By 1860, railroad tracks running down the center of Laurens Street from Calhoun (then Lumber) Street south formed a real and ideological boundary between downtown and the north-south running Harden Street one block to the east before curving westward at Greene (then Green) Street.⁷ Separated from the downtown residential and commercial districts by the railroad and with its western side still within the city limits, Harden Street hosted institutions undesirable near residential property or those requiring quantities of land difficult to find within the city grid. Railroad yards and freight depots; the city alms, county poor house, and Columbia Hospital; and the historically black colleges Benedict College and Allen University took over entire blocks of Harden Street in the 1870s-80s.⁸

Beginning in the years before the Civil War, the Latta and Childs families had divided their plantations on the eastside of Harden Street — just south of Allen and Benedict — into the city's first residential suburb: Waverly.⁹ Unlike the planned suburbs that would follow, Waverly grew intermittently over the 1870s and 1880s, with different styles of architecture and lot sizes.¹⁰ It roughly continued the pattern of Columbia's grid, extending Taylor, Hampton (then Plain), Washington, Lady, and Gervais Streets across Harden Street to Heidt Street in slightly narrower thoroughfares. Waverly began as a mixed race neighborhood, but as new suburban residential options became available for whites (and explicitly excluded African Americans), it became predominantly Black. By 1943, almost every head of household in Waverly was African American.¹¹

⁵ Rabinowitz, "Continuity and Change," 113-16.

⁶ On Columbia's grid, see John Hammond Moore, *Columbia and Richland County: A South Carolina Community, 1740-1990* (Columbia: University of South Carolina Press, 1993), 43-6; Tomlinson Engineering Co., "First Map of the City of Columbia" (Columbia: Tomlinson Engineering Co., 1931), South Caroliniana Library, University of South Carolina, Columbia, <http://digital.tcl.sc.edu/cdm/ref/collection/sclmaps/id/41>.

⁷ G. T. Bert, "Map of the City of Columbia" (Kirkwood and Co., 1860), South Caroliniana Library, University of South Carolina, Columbia, <http://digital.tcl.sc.edu/cdm/ref/collection/sclmaps/id/643>. Harden Street is named after Revolutionary War militia Colonel William Harden.

⁸ *The South Carolina Encyclopedia*, s.v. "Benedict College," by Stephen Criswell, accessed August 23, 2018, <http://www.scencyclopedia.org/sce/entries/benedict-college/>; *The South Carolina Encyclopedia*, s.v. "Allen University," by "Dennis C. Dickerson, accessed August 23, 2018, <http://www.scencyclopedia.org/sce/entries/allen-university/>.

⁹ Students in the Applied History Program, "Historical and Architectural Survey of Waverly: Columbia's First Suburb" (class paper, University of South Carolina, 1987), pg. 4, Hanging File: Waverly, Richland County Public Library, Columbia.

¹⁰ Moore, *Columbia and Richland County*, 278; Applied History Program, "Historical and Architectural Survey of Waverly," pgs. 1-14.

¹¹ Applied History Program, "Historical and Architectural Survey of Waverly," pgs. 14-5.

Five Points Historic District

Richland, SC

Name of Property

County and State

While such institutions and residences blossomed along Harden Street north of College Street in the decades after Reconstruction, the land to the south — now known as Five Points — was left almost entirely empty. Geographic conditions made construction difficult throughout the area; it was lower than the land on which Waverly sat. It was also swampy: a band of sandy loam soil ran southwest from Martin Luther King Jr. Park (then Valley Park) and was muddied by the multi-limbed Rocky Branch Creek.¹² The creek's various branches met at Gregg and Blossom streets (now in Maxcy Gregg Park) before spreading to the west, northeast, southeast, and south. *The State* described the area south of Waverly: "Scrubby trees and briars covered much of it and rag weed [sic] grew luxuriantly. Occasionally a rabbit would break from cover and a hound dog would give chase, often only to lose his prey as Cottontail disappeared in thickets of wild cherry, persimmon and sassafras trees."¹³ Without significant improvements, this no-man's land on Columbia's southeast edge suffered constant and unpredictable flooding.

As Columbia grew, developers began to eye the land just east of Harden Street for a new wave of residential expansion. The city swelled from a sleepy town to one of the state's three metropolitan hubs at the end of the nineteenth century.¹⁴ The population grew from 10,036 in 1880 to 15,353 in 1890, and finally doubled to 21,108 in 1900.¹⁵ After a plat made in 1891, the Columbia Land and Investment Company (CLIC) developed the city's first planned suburb outside of the city limits for this expanding population: Shandon.¹⁶ Following the playbook of developers in larger cities like Charlotte, North Carolina, the CLIC laid out its new neighborhood just outside city limits. Set adjacent to and south of Waverly on the eastside of Harden Street between College Street, Millwood Avenue (then Garner's Ferry Road), Wheat Street, and the newly platted Woodrow Street, Shandon's regular grid roughly followed Columbia's west-east street pattern but at a forty-five degree angle.¹⁷ This-offset of the street pattern distinguished the suburb from downtown and avoided platting the land most prone to flooding for residential lots. The CLIC reserved the loamy soil and arm of Rocky Branch Creek that ran diagonally from southwest to northeast across Harden Street for parkland and arranged the residential streets parallel to the south.

To promote its holdings, the CLIC marketed Shandon as an idealized enclave full of desirable amenities. It ran a full-page ad in *The State* newspaper for weeks in the spring of 1893 boasting

¹² United States Department of Agriculture, "Soil Survey of Richland County" (1916), USDA Historical Soil Survey Maps of South Carolina Digital Collection, University of South Carolina, <http://digital.tcl.sc.edu/cdm/ref/collection/HSSM/id/33>.

¹³ "Five Points Now One of City's Important Sections," *State* (Columbia), October 30, 1937.

¹⁴ See Rabinowitz, "Continuity and Change," 105-110. The state's three largest cities were Charleston, Columbia, and Greenville in 1880 and remain so today.

¹⁵ Department of the Interior Census Office, *Statistics of the Population of the United States at the Tenth Census (June 1, 1880)* (Washington: Government Printing Office, 1880), 455; Moore, *Columbia and Richland County*, 276.

¹⁶ The company was founded in 1889. See "Columbia Land and Investment Company," *State* (Columbia), November 9, 1891. For the first plat, see Thomas Hassell, "Map of Property belonging to the Columbia Land and Investment Company," April 1891, Plat Book A, pg. 59, Richland County Register of Deeds, Columbia. The CLIC claimed the name of the suburb derived from the Scotch word for city: "shendon." See "Prosperity's Coming," *State* (Columbia), April 28, 1894.

¹⁷ Niernsee & Lamotte, "Map of Columbia, S.C. and Suburbs" (1895), University Archives, University of South Carolina, <http://digital.tcl.sc.edu/cdm/ref/collection/UI/id/573>.

Five Points Historic District

Richland, SC

Name of Property

County and State

of Shandon's "beautiful parks" and the grading of its streets, laid in "perfect order," and ready for building by "desirable parties."¹⁸ *The State* confirmed that the suburb was "an ideal spot for the business man to live and spend his resting hours in perfect peace, sitting idly on his piazza and viewing the superb scenery through the long river valley to the southwest."¹⁹ Within a year, it transformed the swampiest area in the neighborhood into two new parks along the neighborhood's northern border: Valley Park (now Martin Luther King Jr. Park) and Highland Park arranged perpendicularly to its south.²⁰ Called the "Central Park of Columbia," the recreation area attracted new residents to the area and brought good publicity to the CLIC.²¹ It opened a casino for concerts and gatherings at the corner of Valley Park and Santee Avenue (then Carolina Avenue) in the spring of 1894, making the new suburb a destination for residents from other parts of the city.²²

Following the lead of developers in both the North and South, the CLIC also worked to connect its new neighborhood to the city's electric street railway system.²³ This would "annihilate" the commutes of its residents and attract Columbians to the suburb's new parks and casino.²⁴ With its first tracks laid in 1886, Columbia's system was recently-electrified by the time of Shandon's founding. It came east from downtown via Greene Street to stop just short of Harden Street.²⁵ Between 1894 and 1896, the CLIC subsidized the construction of the "Belt Line." It ran in a loop down Harden Street, connected to Santee Avenue at the parks, turned north on Heidt Street, then shifted west on Taylor Street before connecting back to Harden and west to downtown via Gervais Street.²⁶ The route's station was grouped with the casino. Sure enough, *The State* proclaimed the railway to be a means to see the city's newest neighborhood: "it is useless to continue a description of this ideal suburb of the future. All are in a position now to make a quick trip out and see for themselves its many advantages and every one will do well to make such a trip."²⁷ The CLIC expanded Shandon east to Sims Avenue and south of Devine Street in various sub-developments; it had sold most of the lots by 1912.²⁸

¹⁸ *State* (Columbia), March 8, 1893.

¹⁹ "The New Suburban City," *State* (Columbia), April 17, 1893.

²⁰ An arm of Rocky Branch Creek ran through the center of Highland Park in an open canal. Highland Park disappeared from Shandon plats by 1900, suggesting that the land had been drained and the creek branch culverted by this time. See W. B. Smith Whaley & Company, "Map of Shandon," April 3, 1900, Plat Book A, pg. 92, Richland County Register of Deeds, Columbia.

²¹ "Central Park of Columbia," *State* (Columbia), May 7, 1894. The pavilion had been demolished by 1920. See "Valley Park Is Being Developed," *Columbia Record*, June 29, 1920.

²² "Shandon Notes," *State* (Columbia), May 14, 1894.

²³ See David Charles McQuillan, "The Street Railway and the Growth of Columbia, South Carolina, 1882-1936" (masters thesis, University of South Carolina, 1975), 26-8; Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (New York: Oxford University Press, 1985), 116-37.

²⁴ "Prosperity's Coming," *State* (Columbia), April 28, 1894.

²⁵ McQuillan, "The Street Railway," 18-22.

²⁶ "All About the Deal," *State* (Columbia), March 9, 1894; McQuillan, "The Street Railway," 26-28.

²⁷ "Prosperity's Coming," *State* (Columbia), April 28, 1894.

²⁸ Shand & Lafaye, "Map of Town of Shandon," December 16, 1905, Plat Book A, pg. 173, Richland County Register of Deeds, Columbia; McQuillan, "The Street Railway," 45-50; W. B. Smith Whaley & Co., "Map of Property Belonging to the Columbia Land & Investment Company" (corrected to October 1, 1912), South Caroliniana Library Map Collection, University of South Carolina, Columbia, <http://digital.tcl.sc.edu/cdm/ref/collection/sclmaps/id/328>

Five Points Historic District
Name of Property

Richland, SC
County and State

With Shandon's immediate success and the expansion of the city's electric street railway, the area now known as Five Points was perfectly poised for commercial development by the early 1910s. The CLIC planned Shandon without a retail town center, and there were no shopping districts between it and downtown.²⁹ Yet the threat of constant flooding and the land's tenuous position on the edge of the city ensured that it remained almost completely undeveloped even as the neighborhood to the east thrived.³⁰ Its location straddling the city's limits ensured that neither the city nor Shandon would invest in its improvement. Columbia was still struggling to pave the roads within its limits, while the east side of Harden Street was technically a separate municipality run by the CLIC.³¹ The result was that the street systems were graded at different levels, did not meet, and that the streets on the west side of Harden remained subject to flooding.³²

The first impetus for Five Points' improvement came not from Shandon's speculative developers, but from Richland County farmers touting the Good Roads Movement. A national campaign that had particular impact on the South, the Good Roads Movement encouraged local, state, and federal government agencies to consider road construction and maintenance as their responsibility. Up until the 1910s, farmers had led the campaign for road improvement in South Carolina.³³ They argued that better routes in and out of cities would help them to transport their goods more efficiently and thus benefit the entire state's economy.³⁴ Professor M. Goode Homes, a civil engineering professor at the University of South Carolina who consulted with the city of Columbia, wrote in 1909 that hard road surfaces with sufficient drainage meant "prosperity and progress" that could "do more to promote the prosperity and happiness of our rural population than any one other cause."³⁵ Accordingly, farmers and their "delivery wagons" prompted the grading and widening of Garner's Ferry Road in 1910.³⁶ Devine Street was extended eastward and westward through Shandon to connect Garner's Ferry to the edge of Columbia at Harden Street, creating a straight, "magnificent sand-clay" alternative to the curved Millwood Avenue

²⁹ Businesses – including drug stores, groceries, and a bank – did purchase residential lots and built premises on Devine Street between King and Holly Streets in the 1910s, establishing the thoroughfare's current commercial district. See Ballard et. al., "Old Shandon," pg. 23.

³⁰ 1915 city directory.

³¹ Gervais Street between Barnwell and Harden streets, for example, was not paved until 1913. See "Gervais St. Paving Was Completed," *Columbia Record*, September 10, 1913.

³² Even though the electric street railway expanded in this period, it did not prompt Harden Street's improvement. It was extended east along Devine Street from Valley Park in 1900 and later down King Street to Rosewood Drive, but never extended south of College Street on Harden Street. McQuillian, "The Street Railway," 30-1.

³³ Moore, *Columbia and Richland County*, 289-90.

³⁴ Howard Lawrence Preston, *Dirt Roads to Dixie: Accessibility and Modernization in the South, 1885-1935* (Knoxville: The University of Tennessee Press, 1991), 11-38.

³⁵ M. Goode Homes, "A Plea for Good Roads," *Bulletin of the University of South Carolina*, no. 2 (January 1910): 3.

³⁶ "Work Delayed on Devine," *State* (Columbia), October 13, 1910; City Council Minutes of Columbia, South Carolina, September 14, 1909, pg. 168-9 and August 16, 1910, pg. 333, South Carolina Digital Library, <http://digital.tcl.sc.edu/cdm/search/collection/citymin.>; "Link Shandon with Columbia," *State* (Columbia), November 14, 1910.

Five Points Historic District

Richland, SC

Name of Property

County and State

(then known as part of Garner's Ferry Road) that supposedly shaved three miles off farmers' routes.³⁷

Whereas Richland County and the CLIC paid for the improvement of these roads east of Harden Street, the grading and paving of Harden Street itself were still the city's responsibility. After much stalling, the city finally got to work addressing the real problem: taming Rocky Branch Creek. Roads could not be improved only to be washed out immediately from unpredictable flooding. From 1911-19, the city culverted, transversed, and drained the various forks of the pesky waterway to allow for Harden Street's grading and paving and the reconciling of Columbia's street grid with Shandon's.³⁸

The work considered recommendations made in Kelsey & Guild's 1905 report for "The Improvement of Columbia South Carolina." The Boston-based landscape architects had suggested a parkway that would begin at Valley Park in Shandon, travel down the west side of Harden Street between Gervais and Blossom streets, and then follow Rocky Branch southward to the Granby Mill.³⁹ Although the city was clearly uninterested in creating such a massive, sprawling park system that considered all of the west side of Harden Street "of little building value," it did acknowledge that the creek bed along Blossom Street was a convenient place for storm water management. City engineers created the new Maxcy Gregg Park, diverted Blossom Street to curve around its north side, and initiated a 650-foot-long storm drain to alleviate the area's flooding in 1911-12.⁴⁰

Facing the immense cost of controlling Rocky Branch Creek and paving Harden Street to finally make Five Points fit for development, the city annexed Shandon and Waverly into the city limits in the spring of 1913.⁴¹ Columbia followed a pattern of events that happened throughout the South: annexation made the painfully slow process of expanding infrastructure easier and quicker by absorbing rapidly-expanding, mostly white suburbs.⁴² The city's residents had long talked about annexation as a means of improving the city's tax base. By extending Columbia's limits, it could take advantage of the wealth and dense populations of growing neighborhoods like Shandon to pay for large infrastructure projects. This ensured that suburban residents bought

³⁷ "Rich Farm Lands Brought Nearer," *State* (Columbia), August 20, 1910.

³⁸ "Rich Farm Lands Brought Nearer"; City Council Minutes of Columbia, South Carolina, January 10, 1911, pg. 407.

³⁹ Kelsey & Guild, *The Improvement of Columbia, South Carolina. Report to the Civic League...* (Harrisburg, PA: Mt. Pleasant Press, 1905), 63.

⁴⁰ Maxcy Gregg Park Centennial Committee and the City of Columbia, Maxcy Gregg Park Historic Marker, 2012; City Council Minutes of Columbia, South Carolina, February 19, 1912, pg. 184; June 25, 1912, pg. 280; February 5, 1913, pg. 413. The park was named after a Confederate general.

⁴¹ City Council Minutes of Columbia, South Carolina, February 4, 1913, pg. 417 and June 10, 1913, pg. 475. "Shandon Annex" to the south was added to the city in the early 1920s. See "Strong Feeling for Annexation," *Columbia Record*, August 1, 1924.

⁴² Thomas W. Hanchett, *Sorting Out the New South City: Race, Class, and Urban Development in Charlotte, 1875-1975* (Chapel Hill: The University of North Carolina Press, 1998), 216-22; Rabinowitz, "Continuity and Change," 115-16.

Five Points Historic District

Richland, SC

Name of Property

County and State

into the systems on the front end via tax dollars rather than asking to join the city after the infrastructure was completed.⁴³

Once Shandon and Waverly were within the city limits, efforts to improve Harden Street, to tame Rocky Branch Creek, and to finally join the two separate grids hastened. The storm drain beginning in Maxcy Gregg Park was extended another fifty-seven feet to Greene and Harden streets in 1913.⁴⁴ The system was expanded in 1914 with twenty-inch “vitrified pipe storm drains” and a four-foot-wide drain was constructed from Harden and Devine Streets to Rocky Branch.⁴⁵ While this alleviated the most intense problems and buried much of the creek, reinforced concrete bridges crossed smaller arms on Greene and College streets.⁴⁶ Harden Street between Devine and Gervais streets was graded and paved with concrete in 1919.⁴⁷ This created fluid connections between Shandon and Columbia’s grids at last.

With infrastructure on the way, Five Points’ current distinct, hub-like street pattern was the result of one final infrastructure and suburban development: Wales Gardens. In 1913, the City Development Corporation (CDC), a speculative real estate company, proposed a suburban development between Greene Street and the city’s southern limit at Heyward Street (then Lower Street). The CDC’s master plan proposed a new street arrangement for the regular orthogonal blocks along the west side of Harden Street.⁴⁸ Unlike Shandon and the city’s original 1786 grid, the “sumptuous” new residential development would avoid “the deadly sameness of right angles.” The Boston landscape architecture firm Olmsted Brothers instead organized it around the curving spine of Saluda Avenue, which followed the area’s topography between Harden and Pickens streets.⁴⁹ Wales Gardens’ large lots, careful landscaping, and picturesque plan tied it to the firm’s work at Atlanta’s Druid Hills and Charlotte’s Dilworth neighborhoods and differentiated it from Columbia’s existing suburbs.⁵⁰ The wide Saluda Avenue stretched diagonally to Greene and Harden streets in between Laurens and Harden streets. Santee Avenue, a shorter and narrower street, ran parallel to Saluda Avenue to the south.⁵¹ Likely anticipating speculative commercial development or seeking to avoid the area’s continual drainage issues, the CDC initially declined to immediately plat or sell its land along Saluda and Santee avenues for residential purposes. It held onto the property until the late 1920s-30s, prompting the earliest development in Five Points along Harden and Greene streets instead.⁵²

⁴³ “South Carolina Towns,” *State* (Columbia), March 3, 1900.

⁴⁴ City Council Minutes of Columbia, South Carolina, July 30, 1913, pg. 23.

⁴⁵ City Council Minutes of Columbia, South Carolina, March 4, 1914, pg. 129.

⁴⁶ City Council Minutes of Columbia, South Carolina, May 28, 1912, pg. 266 and August 1, 1912, pg. 302;

“Proposals for Steel Reinforced Concrete Bridge,” *Columbia Record*, December 23, 1915;

⁴⁷ “Busy Month Spent by Legare’s Dept,” *Columbia Record*, October 14, 1919.

⁴⁸ W. Goode Homes, “Plat of Wales Gardens, Property of The City Development Company,” June 1914, Plat Book E, pg. 67, Richland County Register of Deeds, Columbia.

⁴⁹ “New Development to Be Sumptuous,” *State* (Columbia), October 19, 1913.

⁵⁰ See Elizabeth A. Lyon, “Frederick Law Olmsted and Joel Hurt: Planning for Atlanta,” in *Olmsted South: Old South Critic/New South Planner*, ed. Dana F. White and Victor A. Kramer (Westport, CT: Greenwood Press, 1979), 165-93; Hanchett, *Sorting Out the New South City*, 164-70.

⁵¹ Although not platted until 1929, Saluda and Santee connect to Harden Street on the 1919 Sanborn.

⁵² Tomlinson Engr Co., “Plat Showing Alley at Five Points Prepared for City Development Company and Others,” April 27, 1937, Plat Book H, pg. 59, Richland County Register of Deeds, Columbia; Tomlinson Engr Co., “Plat

Five Points Historic District
Name of Property

Richland, SC
County and State

Aiming its development at the city's elite, the CDC planned to install all of the neighborhood's infrastructure — including management of Rocky Branch Creek, water, sewer, and electricity — before a single lot was sold.⁵³ Because the entirety of the neighborhood was within the city limits and such improvements would be paid with taxpayer money, Wales Gardens became an immediate political flashpoint.⁵⁴ Much of Columbia was still waiting for sewers and paved roads (including Waverly); the city's expenditure on an empty neighborhood for wealthy residents was not a popular idea amongst the general public.⁵⁵ The CDC and city ultimately agreed to share the costs of all new infrastructure: the CDC would front the money for all construction and conduct the work under the city's supervision; the city would then reimburse the CDC for portions of the cost once a tax base in the area had been established.⁵⁶ The CDC subsequently built new reinforced concrete conduits to control Rocky Branch Creek, drained swampy land, and "eliminated" the creek branch in 1913-14.⁵⁷ Electric street railway tracks were laid down the center of the 110-foot long Saluda Avenue parkway to the city [and the suburb's] southern boundary at Heyward Street in 1914-15.⁵⁸ The streets were paved by the time the first houses were sold in Wales Gardens in 1915.⁵⁹

Following the lead of suburban development throughout the South, the CDC and the CLIC used restrictive covenants to limit property ownership in Wales Gardens and Shandon to white residents by the 1910s. This ensured that not only did these white neighborhoods receive publicly funded infrastructure before African American neighborhoods like Waverly, but also that the commercial area that grew up to serve them along Harden Street – Five Points – would cater to a white clientele.⁶⁰ Wales Gardens was whites-only from the start. The earliest deeds for property sold in the neighborhood specified "that no part of said lot shall be rented, sold or otherwise disposed of to any person or persons of African descent."⁶¹ The earliest deeds for property sold in Shandon did not include conditions specifying the race of future owners.⁶² By the development of the Shandon Terrace section of the suburb in 1914 (between Blossom and Wheat and Harden and Queen Streets), deeds explicitly forbade Black property ownership in Shandon.⁶³ The area's public space – Valley Park – was also limited to the white population.

Showing...Division of Blocks A&B and New Streets, Wales Gardens, Columbia SC, Property of the City Development Company," May 29, 1929, Plat Book G, pg. 130, Richland County Register of Deeds, Columbia.

⁵³ "For Wales Gardens," *State* (Columbia), May 30, 1914.

⁵⁴ Moore, *Columbia and Richland County*, 283-84.

⁵⁵ "Waverly Hears City Candidates," *State* (Columbia), April 2, 1914.

⁵⁶ "Wales Gardens' Plans Approved," *State* (Columbia), November 27, 1913; "Waverly Hears City Candidates." The city agreed to pay for the cost of water, sewerage, and one half of the paving. See "Recites History of Development," *State* (Columbia), May 2, 1914.

⁵⁷ "Recites History of Development."

⁵⁸ McQuillian, "The Street Railway," 33-34; "For Wales Gardens," *State* (Columbia), May 30, 1914.

⁵⁹ "Cars Start Sun. to Wales Garden," *Columbia Record*, December 4, 1915.

⁶⁰ Hanchett, *Sorting Out the New South City*, 146.

⁶¹ For an example, see Deed Book BK, pg. 4, Richland County Register of Deeds, Columbia.

⁶² For examples of early Shandon deeds, see Deed Book BN, pg. 234; Deed Book CL, pg. 25; Deed Book AN, pg. 105; Deed Book AM, pg. 33; and Deed Book AO, pg. 37, Richland County Register of Deeds, Columbia.

⁶³ This was perhaps prompted by the restrictive covenants in Wales Gardens and/or Shandon's annexation. For Shandon Terrace Deeds, see Deed Book BK, pg. 176; Deed Book CG, pg. 246, Richland County Register of Deeds, Columbia. For the first plat of Shandon Terrace, see T. C. Hamby, "Map of Shandon Terrace" (undated, but

Five Points Historic District

Richland, SC

Name of Property

County and State

When the city of Columbia renamed the park for Dr. Martin Luther King Jr. in 1988, African American Waverly resident Jacqueline Young recalled: “we weren’t allowed to play or use the park – I remember being chased off.”⁶⁴

With a street pattern finally determined, roads graded and paved, and the threat of a flooding Rocky Branch Creek abated, Harden Street south of College Street was known as “Five Points” by 1921.⁶⁵ The area’s first businesses — gas stations — opened on Harden Street in 1919-20.⁶⁶ Other groceries, pharmacies, service stations, and specialty stores followed along Harden, Greene, and Devine streets. The district grew quickly over the 1920s and 1930s as its wide streets and multiple access points made it especially easy to access by automobile. Although it originated along Harden Street at least in part because of the streetcar line, Five Points was oriented towards the automobile rather than public transportation. The city’s streetcar company began removing tracks in 1921 and service remained intermittent through 1936.⁶⁷ Busses were “permanently substituted” on the Shandon line in 1934, but tracks were not permanently removed from Harden Street until the 1940s.⁶⁸

Even as *The State* heralded Five Points for “fast growing into one of the busiest sections of the city” in the early 1920s, the area’s infrastructure woes lingered.⁶⁹ The Harden Street corridor was known as the “Vale of Smells” thanks to trash and standing water in the various offshoots of Rocky Branch Creek. Waverly’s African American residents had long complained about the odors, garbage, animal carcasses, mosquitoes, and buzzards. But not until the new, white, middle-class residents complained did the city finally address these problems more aggressively.⁷⁰ In the mid-1920s, Columbia initiated a \$300,000 city-wide storm water management program with \$115,000 designated to the system in Five Points and its surrounding neighborhoods.⁷¹ Walter J. Bryson Paving Company of Jacksonville, Florida undertook the “Shandon Project” in 1927. It built a “large culvert” under Harden Street near Greene Street that extended south through Wales Gardens to the Southern Railway before draining into Rocky Branch.⁷² An additional culvert was laid parallel to take Rocky Branch (following Santee

probably 1914), South Caroliniana Library Map Collection, University of South Carolina, Columbia, <http://digital.tcl.sc.edu/cdm/ref/collection/sclmaps/id/300>.

⁶⁴ “Fulfilling a Dream,” *Columbia Record*, January 19, 1988, Hanging File: Columbia, Parks – SC (Martin Luther King Jr. Park), Walker Local and Family History Center, Richland County Public Library, Columbia.

⁶⁵ “Traffic Status Much Improved,” *Columbia Record*, November 16, 1921.

⁶⁶ The 1920 city directory first lists Goss-McKinnon Repair Company (serving Gulf gasoline) on the east side of Harden Street’s 800 block and Columbia Filing Station on the east side of Harden’s 700 block. Neither building survives. See also *State* (Columbia), May 23, 1920.

⁶⁷ McQuillan, “The Street Railway,” 34-6.

⁶⁸ “Yesteryear in *The State*,” *State* (Columbia), November 4, 1964.

⁶⁹ “‘Five Points’ Place Growing Rapidly,” *State* (Columbia), September 22, 1922.

⁷⁰ “‘Vale of Smells’ Is Cause of Complaint,” *Columbia Record*, May 13, 1918; “Citizens Favor Issue of Bonds,” *Columbia Record*, December 29, 1926.

⁷¹ “Work Is Started for Storm Drains,” *Columbia Record*, February 4, 1927; “Receive Thursday Storm Drain Bids,” *State* (Columbia), May 17, 1927; “Work Is Started on Storm Drains Shandon Project,” *Columbia Record*, June 21, 1927.

⁷² “Council Awards Bryson Contract,” *State* (Columbia), May 21, 1927; Jeff Wilkinson, “How Tunnels Could Surface as Threat,” *State* (Columbia), May 17, 2007.

Five Points Historic District

Richland, SC

Name of Property

County and State

Avenue across Harden Street) to the eastern end of Maxcy Gregg Park.⁷³ In 1941, the culvert was extended another 3,400 feet westward, drainage added in Valley Park, and additional culverts constructed on Harden Street at College Street to alleviate pressure during heavy rains.⁷⁴ The creek continued to flood throughout the period of significance, even sweeping several children up in a storm in 1961.⁷⁵ Flooding remains a significant problem in Five Points today.⁷⁶

Criterion A: Commerce

The Five Points Historic District is significant under Criterion A for Commerce as Columbia, South Carolina's first suburban "town center" or "neighborhood shopping center."⁷⁷ The Harden Street corridor was poised for commercial development to serve Shandon and Wales Gardens' newly annexed white populations as soon as the streets were paved in the second half of the 1910s. Columbians called the "plaza at the foot of Wales Garden incline" "Five Points" as early as 1921.⁷⁸ The name was logical: it referred to the star-like configurations of the intersections of Greene, Harden, and Saluda and Devine, Harden, Santee (then Poplar), and Saluda.

Neither Shandon nor Wales Gardens, nor new suburbs Hollywood, Rose Hill, and Rosewood further south, were planned with shopping areas, creating a void for retail development convenient to the white, middle-class neighborhoods south and east of the city. Real estate speculators constructed the district piecemeal and over time, building individual structures or entire blocks and then leasing to local and chain businesses. Development followed infrastructure: the first businesses appeared along the newly paved Harden and Devine streets in the late 1910s and early 1920s while the blocks along Saluda Avenue were built only after the expansion of the Rocky Branch Creek drainage system in 1941. The opening of the 600-bed University of South Carolina dormitory — Capstone House — just two blocks away in 1967 initiated a new era as Five Points business owners began to accommodate new, younger patrons.

1910s-20s

As in most small and mid-size cities of the period, the first steps towards a commercial district were not taken by the same companies who had undertaken the residential suburbs of Shandon and Wales Gardens.⁷⁹ Anticipating the demand for property that would follow improved

⁷³ "Work Is Started on Storm Drains Shandon Project."

⁷⁴ "City Submits Half Million Anti-Malaria Culvert Plan," *State* (Columbia), March 15, 1941.

⁷⁵ "The Two Faces of Rocky Branch: Languid Branch, Watery Monster," *State* (Columbia), June 13, 1961.

⁷⁶ Larry Markham, "Rocky Branch Creek: 150 Years of Neglect, Abuse, and Missed Opportunities" (class paper, Geography 549, University of South Carolina, 2013), Hanging File: Columbia, Rivers and Streams, Walker Local and Family History Center, Richland County Public Library, Columbia.

⁷⁷ Richard Longstreth, *City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950* (Cambridge: The MIT Press, 1997), 145- 53; Richard Longstreth, "The Diffusion of the Community Shopping Center Concept during the Interwar Decades," *Journal of the Society of Architectural Historians* 56, no. 3 (September 1997): 268-93.

⁷⁸ "Traffic Status Much Improved," *Columbia Record*, November 16, 1921.

⁷⁹ Lizabeth Cohen, "From Town Center to Shopping Center: The Reconfiguration of Community Marketplaces in Postwar America," *The American Historical Review* 101, no. 4 (October 1996): 1050-1081. On the earliest master planned commercial developments, see also Richard Longstreth, "The Neighborhood Shopping Center in Washington, DC, 1930-1941," *Journal of the Society of Architectural Historians* 51, no. 1 (March 1992): 7-8.

Five Points Historic District

Richland, SC
County and State

Name of Property

infrastructure and expanding residential neighborhoods, individual real estate speculators purchased entire blocks, divided them, and then sold or developed individual lots for retail development.⁸⁰ Such sales and divisions prepared the land for construction as soon as infrastructure was complete. Construction began in the north end of the district along the intersection of Harden and Greene streets and on the east side of Harden Street north of Devine Street. This land was north of Rocky Branch Creek's various offshoots, making it the easiest in the area to build upon first. It was also close to the railroad tracks, making it attractive for the distribution of goods.

Businesses built on newly formed lots on the eastside of Harden Street as soon as the avenue was paved and joined with Shandon's grid in 1919. As in many commercial districts on the outskirts of American cities of the 1920s, gas stations led the shift in land-use and were among the first businesses to open.⁸¹ Oil and automobile service companies built purpose-built structures on conspicuous corner lots hoping to attract commuters passing between downtown and the suburbs.⁸² Gas stations appeared on the eastside of the 700 and 800 blocks of Harden Street in 1919-20; at 700 Harden Street in 1921; and across the street at 727 Harden Street in 1922 (all since demolished).⁸³ As the spine that connected Columbia with Shandon and Wales Gardens, Harden Street was an ideal location for fuel and service stations. Private automobile ownership had skyrocketed since the city had seen its first car in 1900, especially in well-to-do neighborhoods like those to the east and south of Five Points.⁸⁴

Other new buildings quickly followed in Five Points' northern end, many of which are still extant. Most were brick, one-story, and housed semi-industrial or service enterprises. The Whistle Bottling Company opened at 2123 Greene Street and the Southern Dry Cleaning Company at 2015 Green Street by 1920.⁸⁵ Built circa 1923, 734 Harden Street was a rare two-part commercial block constructed in Five Points' early years.⁸⁶ Businesses also turned over quickly, improving structures as they expanded or sold to new ventures. Edwards Machine Works replaced its frame building with a new structure at 806 Harden Street in 1925.⁸⁷ A public skating rink opened at 818 Harden Street by 1919 but was converted into a bakery by 1924 (a new building has since been rebuilt on the original foundations).⁸⁸ Hoefers Bakery made over 900 loaves of bread every hour and the remodeled building — with attractive landscaping by architect John M. Irwin out front — signaled “another step forward in Columbia's business

⁸⁰ For examples, see Shand Engineering Co., “Plat of the Property of Mr. Joseph Walker,” March 17, 1914, Plat Book D, pg. 95 and Shand Engineering Co., “Plat of the Property of W. E. McNulty & L. B. Owens,” May 2, 1915, Plat Book C, pg. 121, Richland County Register of Deeds, Columbia.

⁸¹ John A. Jakle and Keith A. Sculle, *The Garage: Automobile and Building Innovation in America's Early Auto Age* (Knoxville: The University of Tennessee Press, 2013), 47.

⁸² Jakle and Sculle, *The Garage*, 45-7.

⁸³ 1920 city directory; 1921 sewer record; “Standard Will Build Station,” *Columbia Record*, August 20, 1922.

⁸⁴ Moore, *Columbia and Richland County*, 290-91.

⁸⁵ 1920 city directory; 1923 Sanborn; “Five Points Now One of City's Important Sections,” *State* (Columbia), October 30, 1937.

⁸⁶ 1923 Sanborn; 1925 city directory.

⁸⁷ “Five Points Now One of City's Important Sections,” *State* (Columbia), October 30, 1937; 1925 building permit. City directories and the 1923 Sanborn indicate that the frame building was likely built between 1921 and 1923.

⁸⁸ 1919 Sanborn; 1925 city directory.

Five Points Historic District

Richland, SC

Name of Property

County and State

world.”⁸⁹ In 1925, Moore’s grocery opened a branch location in a small brick building at 748 Harden Street, which had been built a few years prior (this building was replaced with another by 1930).⁹⁰ This was the local chain’s first store east of Sumter Street, indicating a recognition of the new market available along Harden Street.⁹¹

Opened at 2003 Greene Street in 1928, Claussen’s Bakery was one of the most prominent businesses — and substantial structures — of this early period of Five Points’ development. Begun by German immigrant George Frederick Claussen, the Charleston-based business was “one of the largest and most scientifically equipped bakeries in the entire South” by the time it announced its Midlands branch.⁹² To celebrate and advertise its entrance into the local market, the company distributed a loaf of its bread to “every housewife in Columbia, absolutely free.”⁹³ Claussen’s location immediately adjacent to the railroad tracks was ideal for disseminating its products throughout the South, while its two-story, brick building with cast-stone details set a standard for new structures in the district.

1930s

Five Points’ growth pushed towards Blossom Street along both sides of Harden Street over the 1930s following the completion of the Shandon Project’s taming of Rocky Branch Creek. Responding to the city’s expansion to the southeast, it was especially concentrated at the star-like intersection of Santee, Devine, and Harden. Devine Street was the main thoroughfare connecting downtown Columbia not only to Shandon, but also to the new suburbs of Rosewood, Melrose Heights, Heathwood, and Kilbourne Park.⁹⁴ As Five Points’ development also moved north, it began to encroach upon Waverly, displacing African American-owned businesses and houses north of College Street. By 1937, *The State* proclaimed that Five Points’ urban evolution was so complete that it ensured Columbia was “no longer a one-street town.”⁹⁵

Five Points’ Depression-era development was different in character than the piecemeal construction further north of the 1910s. Following national trends for town centers, the buildings and businesses along the west side of Harden Street’s 700-block, the 600-block of Harden Street, and the north side of Devine Street’s 2000 block were deliberately standardized and organized around markets and drug stores rather than standalone buildings occupied by semi-industrial services.⁹⁶ This new construction was also denser and more urban than that further north: whereas the buildings constructed in the 1910s-20s sometimes sat in the center of lots, those built in the 1930s maximized their lots from sidewalk to alley. This created continuous street fronts of

⁸⁹ “Hoefer’s New Bakery on Harden St. Makes Its Bow to Trade This Week,” *Columbia Record*, June 9, 1924.

⁹⁰ 1922 sewer record.

⁹¹ *Columbia Record*, March 20, 1925.

⁹² “A Century of Fine Baking Back of Claussen’s,” *South Carolina Magazine* 3, no. 2 (Summer 1940): 29; Bryan, “Claussen’s Bakery.”

⁹³ “Claussen’s Bakery Enters Columbia,” *State* (Columbia), May 8, 1924.

⁹⁴ Columbia Chamber of Commerce, “Map of Columbia, SC” (Tomlinson Engineering Company, 1937), South Caroliniana Library Map Collection, University of South Carolina, <http://digital.tcl.sc.edu/cdm/ref/collection/sclmaps/id/420>.

⁹⁵ “Five Points Now One of City’s Important Sections.”

⁹⁶ Longstreth, “The Diffusion of the Community Shopping Center Concept.”

Five Points Historic District

Richland, SC

Name of Property

County and State

facades that individual businesses could personalize by applying stylistic trends or adjusting aperture sizes or configurations.⁹⁷

The first and most comprehensive development of the 1930s was a one-part commercial block that wrapped the corner of Harden and Devine streets. Likely the first organized retail block in the entire city of Columbia, the west side of Harden Street's 700-block and the north side of Devine Street's 2000 block formed a cohesive group of buildings that read as a planned shopping district with matching "artistic-front" buildings and continuous cornice lines.⁹⁸ Although each building shared party walls and presented the same Tudor Revival architectural details, they were built by a handful of individuals over 1929-31. Julius H. Walker Jr. "set the development really going" by building the store on the corner at 701 Harden Street in 1929.⁹⁹ The son of a "large real estate operator," Walker was in his early twenties and likely organized the development of the entire block.¹⁰⁰ Development continued with the construction of 705, 711, 715, and 719 Harden Street in 1930 and 2017, 2019, 2009, 2013 Devine Street in 1930-31. The diminutive 2021 Devine Street did not complete the row until 1937.¹⁰¹ With false-gables and fake half-timbering typical of Tudor Revival residential architecture, the development was more unified and domestically-scaled than Columbia's downtown commercial district. Although urban in the ways it maximized the lots, its style and scale appealed more readily to the fabric of nearby residential neighborhoods, including Shandon's modest bungalows.

As in other town centers of the era, those who built the stores at Devine and Harden Streets did so speculatively. Jack Ulmer, for example, advertised three "attractive brick stores at busy Five Points" in 1931.¹⁰² The businesses that leased the spaces provided services aimed directly at the nearby white suburbs of Shandon and Wales Gardens; they offered a convenient alternative to downtown shopping areas. A&P Grocery and a drug store initially anchored the northwest corner of Harden and Devine streets at 701 Harden Street, while the storefronts to either side included a butcher, ice cream shop, barber shop, beauty salon, dairy, and additional drug and grocery stores.¹⁰³ The businesses were a mix of locally-based operations and branches of regional or national chains. This too followed national trends for town centers: chain stores could offer goods cheaper and often in more consistently organized layouts, while mom-and-pops provided more personal shopping experiences.¹⁰⁴

Improved control of Rocky Branch Creek and the new Tudor Revival development promoted construction on the east side of the 600 block of Harden (originally platted as part of Shandon Terrace). With the land increasing in value by 1930, developers re-platted it with fifteen twenty-

⁹⁷ Longstreth, *The Buildings of Main Street*, 14-17, 54.

⁹⁸ Herber Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1960* (NY: W. W. Norton & Company, Inc., 2009), 245-6.

⁹⁹ "Five Points One of City's Most Important Sections"; Sewer records show a new building on the lot in August 1929 for JH Walker.

¹⁰⁰ "Julius H. Walker Dies at Home; Ill Several Years," *State* (Columbia), April 28, 1946.

¹⁰¹ 1937 building permit.

¹⁰² *Columbia Record*, September 13, 1931.

¹⁰³ 1930 and 1935 city directories.

¹⁰⁴ Longstreth, *City Center to Regional Mall*, 71-6.

Five Points Historic District

Richland, SC

Name of Property

County and State

foot-wide lots along Harden Street.¹⁰⁵ Development on this block began on its northern edge, across from the pre-existing stores and adjacent to Devine Street, the primary thoroughfare linking Columbia to the suburbs in the southeast. The first building on the block was 640 Harden Street built in 1930, which housed Edens Grocery Store by 1935.¹⁰⁶ The grocery probably moved into 636 Harden Street next door when it was built shortly thereafter.¹⁰⁷ Taking advantage of the large, odd-shaped lot on the prominent corner, the Five Points Purol Service built a new gas station at 2100 Devine Street in 1935. It competed with the Gulf service station across Devine Street until the current convenience store replaced it in the 1970s.¹⁰⁸ The rest of the lots sat empty until the 1930s, with construction likely stalled by the Great Depression.

While gas stations occupied the triangular lots on both the northeast and southeast corners of the star-shaped intersection of Devine, Santee, and Harden, developers built creatively-shaped stores on the two narrow, triangular southern corners on the opposite side of Harden Street. These odd-shaped structures completed the development of the intersection of Devine and Harden Street by the early 1940s. Columbians constructed one-story, polygonal buildings at 2030 Devine Street and 631 Harden Street in 1935 and 1938, respectively, in order to maximize the lots' dual street frontages.¹⁰⁹ Three years later, new wedge-shaped structures nestled up to each of these buildings at 2020 Devine Street and 621 Harden Street.¹¹⁰ With store fronts on Devine, Santee, and Harden streets, these four structures quickly offered a variety of businesses essential to a town center including five-and-dime and drug stores. A branch of the Dodd's Five, Ten, and Twenty-Five Cent Store chain occupied 621 Harden Street, for example, from 1940 through the 1970s.¹¹¹ In the 1940s, the store employed Chiechie, a grey and white cat, who caught mice and did tricks for customers.¹¹² The Economy Drug Store (and later Gibson's) occupied 2030 Devine Street until the current tenant, Yesterday's Restaurant, took over in 1978.¹¹³

While the building closest to Devine Street packed businesses onto the narrow urban lots, development to the north continued to be more sporadic. Lewis R. Beckham saw an opportunity at the corner of Harden and Greene streets for another filling station in 1936; the footprint of the building still addresses the corner at a distinct angle.¹¹⁴ One of the few two-part commercial blocks in the district was constructed at 813-19 Harden Street in 1936.¹¹⁵ The two-story building had various names over the decades including the Denny Baking Company, Palmetto Baking Building, Coulter Building, and the Rhodes Building. A variety of professional tenants rented the space over the following decades including engineers and building contractors, insurance

¹⁰⁵ Tomlinson Engineering Co., "Map Showing Revised Sub-division of Block A, Shandon Terrace," May 27, 1930, Richland County Register of Deeds, Columbia.

¹⁰⁶ 1935 city directory; 1930 sewer records.

¹⁰⁷ 1935 city directory.

¹⁰⁸ 1935 sewer records; 1935-1980 city directories.

¹⁰⁹ 1935 building permit; 1938 building permit; 1940 city directory.

¹¹⁰ *State* (Columbia), March 26, 1948; 1938 building permit; 1940 city directory.

¹¹¹ 1940-1970 city directories.

¹¹² "From the Merchant's Side of the Counter," *State* (Columbia), March 23, 1942.

¹¹³ "Yesterday's 10th Anniversary," *Columbia Magazine* 11, no. 4 (November/December 1988): 41.

¹¹⁴ 1936 building permit; 1940 city directory.

¹¹⁵ 1936 building permit.

Five Points Historic District

Richland, SC
County and State

Name of Property

agencies, and the architect William Stork Jr.¹¹⁶ A new square brick building replaced the structure at 800 Harden Street in 1937 and housed one of Five Points' first restaurants: the Bell Sandwich Shop.¹¹⁷ The N&G Grill moved in by the 1940s and would remain an institution into the 1970s.¹¹⁸

As Five Points moved further south and north in the 1930s, development started to push the African American residents of Waverly out. This was a marked change for a neighborhood that had been predominantly Black since the late nineteenth century: Five Points was a commercial district built by white developers to serve white customers. The first commercial building north of College Street was the veterinarian's office at 900 Harden Street, which replaced Dennis H. Jackson's substantial foursquare in 1935.¹¹⁹ Jackson had owned one of the few telephones in the neighborhood, had been one of the first African Americans in town to purchase an automobile, and had run a grocery store from a frame structure behind his house.¹²⁰ The veterinarian's office that replaced his home looked like a residence, blending it with its standing neighbors. Dr. F. Porter Caughman and his son, Dr. F. Porter Caughman Jr., ran the office until Dr. Caughman Senior's death in 1971.¹²¹ Construction of 902 and 910 Harden Street followed in 1936, but did not continue the domestic scale and massing of the vet's office.¹²² The two-bay, brick 902 Harden Street replaced the grocery store operated by the Bratton family with an auto repair shop, while 910 supplanted a residence for the White Way Laundry and Dry Cleaning.¹²³ This was the first drive-through dry-cleaner in Columbia.¹²⁴

Recognizing that their new businesses' success depended upon accessible parking, Five Points merchants began to organize over the issue in the 1930s. They defended the desirable angled parking offered along the wide Harden Street. Parking at an angle to the curb — rather than parallel or perpendicular to it — had long been hailed as the easiest way to park a motor vehicle.¹²⁵ When the Shandon Line of the electric streetcar railway resumed after a multi-year hiatus in 1931, automobiles were forced to park parallel to the curb to make room for the streetcar.¹²⁶ Claiming that “their business [had] suffered because of the restricted parking space,” merchants petitioned City Council in 1931 to move the western curb of Harden Street on the 700 block twelve feet to better accommodate parking customers.¹²⁷ Julius H. Walker Jr. rallied the

¹¹⁶ 1940-70 city directories.

¹¹⁷ 1937 building permit; 1935-1980 city directories.

¹¹⁸ 1940-1980 city directories.

¹¹⁹ 1935 building permit for “Dog and cat hospital.”

¹²⁰ Dinah Johnson, *A True Likeness: The Black South of Richard Samuel Roberts 1930-1936* (Writers & Readers, 1994), 88.

¹²¹ “Dr. Caughman Dies; Rites Are Monday,” *State* (Columbia), May 30, 1971. Curiously, the Caughmans shared the space with the City Meat Inspector through the 1950s. See 1940-1970 city directories.

¹²² 1936 building permit.

¹²³ 1930-1940 city directories.

¹²⁴ “New Businesses Mingle with Old on 800-900 Blocks of Harden,” *State* (Columbia), May 26, 1948.

¹²⁵ Eran Ben-Joseph, *Rethinking a Lot: The Design and Culture of Parking* (Cambridge: The MIT Press, 2012), 68.

¹²⁶ “Residents Seek Change in Curb,” *Columbia Record*, March 24, 1931.

¹²⁷ “Unsafe to Park, So Ask Curb Moved,” *State* (Columbia), March 18, 1931; “Residents Seek Change in Curb.”

Five Points Historic District

Richland, SC

Name of Property

County and State

local merchants and they agreed to share half of the cost of the improvements with the city.¹²⁸ A concrete curb was re-laid to widen Harden Street by twelve feet.¹²⁹

As they advocated for angled parking along Harden Street, the Five Points merchants were likely considering their female customers. Because angled spots were easier to navigate than those perpendicular to the curb, many believed them better for new or female drivers. With suburban women doing the lion's share of the shopping for their families by the 1930s, accommodating female drivers was especially important to business owners.¹³⁰ In a 1932 newspaper advertisement for Five Points, the newly united merchants proclaimed that they were “ever striving to meet the demands of their patrons” and offered a map of the area to demonstrate its wide streets. Individual outfits’ advertisements lined the full-page spread with “plenty of parking space” promised in the one aimed explicitly at female shoppers: the Janie Lincoln Beauty Shoppe at 2017 Devine Street.¹³¹

Surface lot parking was also always an option for Five Points shoppers. The west side of the wedge-shaped block bordered by Devine, Saluda, and Blossom — behind 2020 Greene Street — has long been used as a parking lot. The Winn-Dixie chain was attracted to the large expanse of parking and built a supermarket there in the late 1940s (now demolished).¹³² The Santee Avenue/Blossom Street corner behind the western 600 block of Harden Street has also long been used for parking. The businesses between 613 and 601 Harden Street have rear entrances that open directly onto this lot.¹³³

1940s

Following the Great Depression and the end of the scarcity of building materials brought on by the demands of World War II, Five Points became more than just a convenient place to stop for groceries or gasoline on the way between downtown and the suburbs. With specialty businesses in newly built-out blocks, Five Points could call itself a “complete little city so near your front door!” by the end of the 1940s.¹³⁴ The Columbia Woman’s club further marked Five Points as a distinct section of the city in 1947 by dedicating a World War II monument at the intersection of Saluda, Blossom, and Harden Streets at the neighborhood’s southern edge. Dedicated to “the boys of Richland County who made the supreme sacrifice,” the granite and bronze memorial imparted a civic focus to the otherwise utilitarian streetscape.¹³⁵

¹²⁸ “Council Talks of Moving Curb,” *State* (Columbia), March 31, 1931. Property owners agreed to pay the full cost of the improvements up front and the city promised to pay them back with a bond. See “Council Discusses Removal of Curb,” *State* (Columbia), April 1, 1931.

¹²⁹ “Five Points Project Is about Completed,” *Columbia Record*, May 2, 1931.

¹³⁰ Cohen, “From Town Center to Shopping Center,” 1072.

¹³¹ *State* (Columbia), April 17, 1932.

¹³² 1950 Sanborn; Russell Maxey, photograph of Dixie-Home Supermarket, Five Points, October 20, 1949, Russell Maxey Photograph Collection, Richland County Public Library, Columbia, <http://localhistory.richlandlibrary.com/cdm/ref/collection/p16817coll17/id/136>

¹³³ Determined by aerial photographs from the 1940s-50s and the 1950 Sanborn.

¹³⁴ *State* (Columbia), May 26, 1948.

¹³⁵ “Memorial to Richland Dead of War to Be Unveiled Today,” *State* (Columbia), April 27, 1947. The monument was moved to a new location one block south on Saluda Avenue after it was damaged during a street-scaping project

Five Points Historic District
Name of Property

Richland, SC
County and State

The completion of the blocks along Harden Street and Saluda Avenue continued to follow national trends commenced over the 1930s: buildings maximized parcel boundaries and businesses used their buildings' facades to differentiate their enterprises from others. Five Points also tapped into some more recent fashions for suburban commercial districts. Individual buildings eschewed the one-part commercial block for the enframed window wall and entire blocks embraced the streamlined look of Moderne and Art Deco. Bulkheads became lower and entrances canted and recessed as businesses used architecture to invite customers more actively into stores' interiors.¹³⁶ Businesses also became increasingly specialized.¹³⁷ By 1940, Five Points already had eleven gas stations, seven grocery or retail food stores, two drug stores, and two five-and-dime general stores. Ten years later, it also had nine apparel stores and seven barber/beauty shops. The opening of the Five Points Theater, a bowling alley, and the Five Points Post Office heralded the neighborhood's maturity as Columbia's largest and most complete commercial district outside of downtown. By the end of the 1940s, "Virtually any article from a screw driver [*sic*] to a suite of furniture [could] be purchased there without visiting the Main Street shopping center."¹³⁸

The west side of Harden Street's 600 block was completed around 1940 and the east side just after World War II. The two-story 601-05 Harden Street first anchored the western side of the block around 1940, followed by multiple storefronts at 611 and 613 Harden Street to meet up with the existing wedge-shaped building at 619 Harden Street. Adopting the trend of food and dry goods outfits already established on that block, these properties initially housed a liquor store, hardware store, ice cream shop, and a dairy.¹³⁹ The brick storefronts of 611 and 613 Harden Street utilized the enframed window wall configuration popular nationwide by the 1930s.¹⁴⁰ The expanses of plate glass stretched almost from frieze to sidewalk and were larger than those built earlier in the district.

The southern end of the eastside of Harden Street was finished a little later: a number of new businesses and addresses appear on the block in the city directories between 1940 and 1948. These included the enframed window wall with Moderne details at 610 Harden Street and the simpler one-part commercial blocks at 616, 618, and 622 (later altered) Harden Street.¹⁴¹ The building at 620 Harden Street featured a second store carved out of the southwestern corner of the facade: Rivkins Deli occupied the bulk of the building, while Mrs. Georgia Gunter's liquor shop sat at the front edge.¹⁴² The two distinct storefronts are still visible from the street and

in 2006. See Jeff Wilkinson, "Monument Gets Free Face-Lift," *State* (Columbia), July 19, 2006; Gina Smith, "Is Five Points Done Yet?" *State* (Columbia), September 14, 2006.

¹³⁶ Richard Mattson, "Store Front Remodeling on Main Street," *Journal of Cultural Geography* 3 (Spring/Summer 1983): 41-55.

¹³⁷ Richard Longstreth, "The Diffusion of the Community Shopping Center Concept."

¹³⁸ Jack Foster, "Five Points - A City Within a City," *South Carolina Magazine* 11, no. 2 (February 1948): 4-5.

¹³⁹ 1940-50 city directories.

¹⁴⁰ Longstreth, *The Buildings of Main Street*, 68-9.

¹⁴¹ 1940-1945 city directories.

¹⁴² 1945 city directory; 1950 Sanborn. Operated by the Miller family, Rivkin's became known as "Groucho's" and moved across the street to 611 Harden Street in 1967. It is still located there today. Historic Columbia, Online Tour:

Five Points Historic District

Richland, SC

Name of Property

County and State

discernable on the interior of this building. This practice was not uncommon in Five Points, especially for liquor stores or small groceries. Between 1940 and 1950, the number of retail liquor stores in the neighborhood doubled from five to ten.¹⁴³

The most substantial development of the 1940s — and in all of Five Points — was built on Saluda Avenue in 1945. The City Development Company had originally platted this land as part of its Wales Gardens suburb. It likely delayed developing this property because it laid in the path of the storm drains improved and extended in 1941, connecting to Maxcy Gregg Park across Blossom Street to the south. Anticipating the public works project, the CDC re-platted it in 1937.¹⁴⁴ The median down the center of Saluda Avenue (formerly the streetcar track for the Wales Gardens line) made desirable angled parking convenient for dense commercial development along either side. In 1945, T. J. Harrelson and Theodore Dehon Jr. built the continuous band of storefronts from 2005 Devine Street to 728 Saluda Avenue on the west side of the street; from 741 to 717 Saluda Avenue on the eastside; and a stretch of matching storefronts wrapping the southwest corner of Saluda and stretching west along Blossom Street (now demolished). The two had operated businesses in Five Points since 1935: Harrelson's Roofing and Dehon's Capital Coal Company were located at 2000 Greene Street (still standing but greatly altered as the Salty Nut Cafe).¹⁴⁵ Covered with a continuous surface of black Vitrolite, the blocks were streamlined and distinctly ahistorical — in contrast with the Tudor Revival gables of the shops on Devine and Harden streets. The size and patterns of windows differed slightly according to the various occupants, but party walls were not readable on the exterior and the parapets were unbroken. A 1948 advertisement for the Moderne “glass block[s]” proclaimed that they were “as progressive as Five Points itself” and offered “convenient, pleasant shopping facilities not only to residents of the Shandon section, but to all of Columbia and South Carolina.”¹⁴⁶ The construction of the dual storefronts at 717 Saluda Avenue by the end of the decade and 707/709/711/711.5 Saluda Avenue in 1941 finished the continuous stretch of buildings.¹⁴⁷

Beyond the stylistic differences between the Saluda Avenue and Blossom Street blocks and those to the east, the buildings also held more specialty-type stores. Rather than general dry goods, groceries, or drugs, these new establishments sold shoes, antiques, silver, men's and women's clothing, glasses, children's items, photography equipment, and sporting goods.¹⁴⁸ Several shops still persist in these storefronts. The Blossom Shop has sold flowers since Bill Sandifer and Jack Roof opened it in the triangular corner building at 2001 Devine Street in 1945. Over the years it has diversified into gifts and lost its glass-fronted tile, but it retains its distinctive pattern of fixed

Columbia's Jewish Heritage Sites, <https://www.historiccolumbia.org/online-tours/columbias-jewish-heritage-sites-0/611-harden-street>, accessed September 2018.

¹⁴³ 1940, 1950 city directories.

¹⁴⁴ Tomlinson Engr. Co., “Plat Showing Alley at Five Points Prepared for City Development Co. & Others,” April 27, 1937, Plat Book H, pg. 59, Richland County Register of Deeds, Columbia.

¹⁴⁵ 1935 building permit.

¹⁴⁶ *State* (Columbia), May 26, 1948.

¹⁴⁷ 1940 city directory; 1941 building permit.

¹⁴⁸ *State* (Columbia), May 26, 1948.

Five Points Historic District

Richland, SC

Name of Property

County and State

windows and corner entrance.¹⁴⁹ After operating further east on Devine Street since at least 1940, Gerald's Shoe Shop moved into the storefront at 2005 Devine Street in the 1950s.¹⁵⁰ It still operates there today.

The 1940s also brought entertainment to Five Points, making it a destination rather than just a quick place to stop for "this or that." Less than two years after the President of the Columbia Chamber of Commerce proclaimed "the next enterprise needed here is a motion picture theater," the Five Points Theater was constructed at 630/634 Harden Street over the summer of 1939 at a cost of \$23,000.¹⁵¹ With a prominent marquee and minimal Moderne details, the building also featured a two-story storefront to the south. Part of 707/709/711/711.5 Saluda Avenue, built for the Checker Cab Company in 1941, was converted into a bowling alley by the end of the 1940s.¹⁵² The company reduced its operation from eighty taxis to forty-eight after the war, allowing it to rent part of the long building to C. Fred Bradt for the eight-lane Bowl More Bowling Center.¹⁵³ Five Points also increased its number of restaurants over the decade, jumping from one in 1930 to nine in 1950. More Americans were going out to eat nationwide: the number of Americans employed by "eating and drinking places" increased from 60,832 in 1910 to 273,163 in 1940.¹⁵⁴ By 1950 in Five Points, diners could choose from the Green Derby, the Goody Shoppe, and Lisco's Shamrock Restaurant on Devine Street; the drive-thru Sox's BBQ on Greene Street; Five Points Delicatessen, N&G Grill and Restaurant, and Doug Broome's Drive-In on Harden Street; and Sox's Steak House or the Plaza Restaurant on Saluda Avenue.¹⁵⁵ The city's first Chinese food restaurant, Kester's Bamboo House, opened in the 1950s.¹⁵⁶

As Five Points grew and diversified, its merchants began to organize even more formally than they had previously. New shopping centers in Forest Acres and other outlying areas offered competition for the rapidly expanding suburban population. The Five Points-Shandon Business Association began in 1944 under the leadership of Dayton Riley, who had recently built a new store for his men's clothing business at 2112 Devine Street.¹⁵⁷ By 1948, it had ninety-five members, advocated for a new traffic control system at the intersection of Saluda Avenue and Greene and Harden streets, and pushed the city to install street lights throughout the business district to ease evening shopping.¹⁵⁸ It successfully petitioned for the opening of a United States

¹⁴⁹ "One Five Points Business Still Blossoms After Fifty Years," *Greater Columbia Business Monthly* 9, no. 6 (March 1998): 26, 34-5; *State* (Columbia), May 26, 1948.

¹⁵⁰ 1940-60 city directories.

¹⁵¹ "Five Points Termed Important Link in Development of City," *State* (Columbia), October 20, 1937; "\$3,000,000 Since Jan. 1; City Growing," *State* (Columbia), August 1, 1939.

¹⁵² 1941 building permit; 1945-50 city directories.

¹⁵³ "Dozen New Stores Opened Since '45 on 700 Block of Saluda," *State* (Columbia), May 26, 1948.

¹⁵⁴ Alba M. Edwards, *Population, Comparative Occupation Statistics for the United States, 1870 to 1940* (1943), pg. 50, 112, <https://www.census.gov/library/publications/1943/demo/edwards-01.html>.

¹⁵⁵ 1940-50 city directories.

¹⁵⁶ John Sherrer, "A Historical Buzz Around Five Points Village," *Historically Speaking* (newsletter of Historic Columbia) 47, no. 1 (Summer 2008): 50.

¹⁵⁷ *State* (Columbia), April 18, 1942; Foster, "Five Points - A City Within a City." Because of extensive alterations to the façade, this building is not included within the district boundaries.

¹⁵⁸ "Fast-Growing Commercial Section Expects to Become Center of City Some Day," *State* (Columbia), May 26, 1948.

Five Points Historic District

Richland, SC

Name of Property

County and State

Post Office at 741 Saluda Avenue.¹⁵⁹ It ran advertisements for the district in the local newspapers and in 1954 opened the International Style Five Points Building and Loan Association at 1924 Blossom Street.¹⁶⁰ By the 1960s, the group had redubbed itself the “Five Points Merchants Association” and had committees for advertising, parking and lighting, and beautification.¹⁶¹ A version of this organization persists as the Five Points Association.

1950s

With the southern end of the district almost entirely built by 1950, the final phase of Five Points’ development centered north of College Street. The east side of Harden Street’s 900 block grew much as the rest of the town center had over the 1930s-40s: local real estate speculators maximized lots with structures that featured one to three storefronts. Five Points — and downtown Columbia — saw its first truly modern shopping center on the west side of the block in 1955: designed according to a master plan, “Sears Town” featured national “anchor” stores set behind expansive surface parking. This retail expansion almost entirely erased the surviving residences along Harden Street, pushing the African American Waverly neighborhood further east.

Brick commercial buildings replaced modest one-story, frame dwellings at 930, 942, 944-46, 948, and 950 Harden Street by 1950.¹⁶² The footprints of almost every new building sat at the very front edge of the lot lines, which were never re-platted after this portion of Waverly was laid out at the end of the nineteenth century.¹⁶³ Following the lead of other businesses in the northern part of Five Points, they were quickly inhabited by service and semi-industrial operations rather than retail boutiques or restaurants. By 1950, these storefronts included an antique shop, grocery, bicycle shop, a Kirby vacuum cleaner service and repair shop, the offices of a contractor and real estate/insurance agent, and a sales room for the Pearce-Marshall Motor Company (the company parked cars across the street).¹⁶⁴ Most of the rest of the block filled in over the next few years with 936 and 940 Harden Street built by 1956 and 934 Harden Street (originally a Toddle House Restaurant) by 1960.¹⁶⁵ The only residential building standing on the block today is 922 Harden Street, which matches the footprint of a one-story, frame house on the same lot in the 1950 Sanborn Fire Insurance Map. This building has long since been converted into a commercial structure with a boxy brick face.

¹⁵⁹ “Five Points Post Office Notes Steady Increase in Receipts Since Opening,” *State* (Columbia), May 26, 1948. A new, purpose built post office opened on Greene Street in the 1960s.

¹⁶⁰ The building is still extant, but has been altered extensively. See “Columbia Building and Loan Now in New Home,” *South Carolina Magazine* 18, no. 6 (June 1954): 13.

¹⁶¹ Five Points Merchants Association Organizational Chart, Folder 22, Banks, Vance, and Young Families Papers, MS 15408, South Caroliniana Library, University of South Carolina, Columbia.

¹⁶² 1950 Sanborn; 1945-1950 city directories

¹⁶³ “The Property of Rembert ... Situated in Waverly, a Suburb of Columbia,” Plat Book B, pg. 103, Richland County Register of Deeds, Columbia. The quality of the photostat of this plat is so poor that it is impossible to read the date or name of the surveyor.

¹⁶⁴ 1950 city directories.

¹⁶⁵ 1956 Sanborn; 1950-60 city directories.

Five Points Historic District

Richland, SC

Name of Property

County and State

The construction of Sears Town on the west side of Harden Street completely obliterated Lloyd Court, an African American residential area developed across from Waverly in the 1920s.¹⁶⁶ At least nine one- and two-story houses and a one-story club were demolished along College Street and the narrow Lloyd Court, which opened onto College Street and ran parallel to Harden Street.¹⁶⁷ Completely rehabilitated in 1978 and again in the 1990s or 2000s, the \$3 million Sears Town development originally featured a two-story Sears, Roebuck and Company department store and a 12,000 square-foot Colonial Supermarket.¹⁶⁸ The buildings were “strikingly modern in design” including blank tilt-up wall panels, exposed reinforced concrete frames, and light green cast stone.¹⁶⁹ Interior passages and an outdoor awning connected the International Style stores and shaded patrons once they had parked their cars in the 550-space surface parking lot facing onto Harden Street.¹⁷⁰ With the buildings set at the back of the lot, a neon-lit sign invited customers into the shopping center from the street.

Unlike the piecemeal strips of one-story storefronts developed by various real estate entrepreneurs in Five Points over the 1920s-40s, Sears Town was a “shopping center” in the modern, mid-century interpretation of the phrase.¹⁷¹ Planned by a single corporate developer (Sears, Roebuck and Company), it moved the department store from Columbia’s Main Street to a suburban location with more land for parking and a larger facility. Sears Town was built all at once and anchored by only two national chain stores to offer “one-stop shopping.”¹⁷² A large expanse of surface lot guaranteed that patrons traveling there to shop could easily and quickly park their cars. Columbia’s white leaders heralded the new shopping center as a marker of the city’s success. *The State*’s editorial page proclaimed: “It took faith in Columbia — real confidence in the city’s future — to build such a beautiful center.”¹⁷³

Despite the diverse offerings of twenty-seven departments at the new Sears, smaller retailers endured over the next fifteen years in Five Points. Specialty stores grew in numbers while retail food and liquor stores declined. Whereas there were only four stores that sold jewelry, flowers, gifts, or toys in 1940, there were eight by 1970. Clothing stores bloomed from two in 1940 to a high of seventeen in 1960. With supermarket options increasingly available throughout the city, food stores dipped from seven in 1940 to four in 1970. Gas stations also declined: with eleven in 1940, there were only five in the neighborhood by 1970.¹⁷⁴

By the early 1970s, Five Points was struggling to compete with new suburban shopping centers (e.g. Trenholm Plaza in Forest Acres) and two new shopping malls (Dutch Fork and Richland Mall). *The State* published an article in 1973 that claimed: “The problems confronting Five

¹⁶⁶ Lloyd Court’s addresses first appear in the city directories from the early 1920s.

¹⁶⁷ See advertisements for rental houses in *Columbia Record*, January 15, 1952.

¹⁶⁸ “Former Sears Building Renovation Begins,” *State* (Columbia), December 3, 1978.

¹⁶⁹ “Sears Builds New Columbia Store,” *South Carolina Magazine* 19, no. 10 (October 1954): 10.

¹⁷⁰ 1956 Sanborn; “Sears’ Big New Columbia Store: Model Gives Preview,” *State* (Columbia), September 14, 1954; “Construction Underway on \$3 Million Sears Store; to Open in Fall, 1955,” *State* (Columbia), September 14, 1954.

¹⁷¹ Longstreth, “The Neighborhood Shopping Center in Washington, DC”; Cohen, “From Town Center to Shopping Center.”

¹⁷² “Sears Builds New Columbia Store,” *South Carolina Magazine* 19, no. 10 (October 1954): 10.

¹⁷³ “Sears Town,” *State* (Columbia), September 1, 1955.

¹⁷⁴ 1940-1970 city directories.

Five Points Historic District

Richland, SC

Name of Property

County and State

Points are basically three-fold: a multi-landlord system, encroachment of the Suburban shopping centers on in-town traffic and the general inflexibility of an old business area.”¹⁷⁵ Comparing the cost of goods purchased in Five Points to those from downtown retailers and shopping centers, the article subtly revealed that price was another one of the district’s “problems”: an 8-track tape, for example, cost \$5.98 in Five Points versus \$4.95 at a shopping center. Mom-and-pop operations could not always match the low prices of national chains. As Five Points lost suburban shoppers, the growth of the University of South Carolina offered a new customer base. The construction in 1967 of Capstone House, a high-rise dormitory within easy walking distance of Five Points, marked the district’s shift towards student-centered goods and services.

Developmental history/additional historic context information (if appropriate)

1967-present

The growth of the University of South Carolina offered a new influx of shoppers to the struggling businesses in Five Points by the early 1970s, prompting significant changes in the feel and makeup of the district’s businesses. Like most state universities across the country, the University of South Carolina’s student population exploded at mid-century. From an enrollment of 5,661 students in 1960, the college expanded to 9,150 in 1965, and had almost tripled to 14,484 by 1970. A new, high-rise dormitory in the east part of campus — Capstone House — brought 600 student residents within two blocks of Five Points in 1967. By 1980, 26,135 young people called themselves “Gamecocks.”¹⁷⁶ With the State House located between the Main Street commercial district and the university, Five Points was the closest and most convenient retail area for students to look for food, clothing, or fun.

Five Points merchants had long targeted University of South Carolina students with goods and services. They placed advertisements in the student newspaper, *The Gamecock*, as early as the 1930s.¹⁷⁷ Businesses like Sharpe’s Formal Wear (located at 705 Harden Street) and the Hi-Fi Music & Record Center (728 Saluda and later 621 Harden Street) naturally appealed to a college set as well as the district’s mainstay suburban patrons.¹⁷⁸ After the University opened Capstone House in 1967, the Five Points Merchants Association responded with full-page advertisements in *The Gamecock*.¹⁷⁹ The ads were complete with a labeled, aerial photograph that pointed out just how close the district was to the newly completed residence hall. They proclaimed “We are the closest shopping center of the University. We can offer almost any item, or any service, you might need. We have convenient parking, no meters to watch, the friendliest folks around.”¹⁸⁰

¹⁷⁵ Steve Bailey, “Five Points: ‘You’ll Never Get Rich, But You’ll Always Make a Living,” *State* (Columbia), August 12, 1973.

¹⁷⁶ See Henry H. Lesesne, *A History of the University of South Carolina: 1940-2000* (Columbia: University of South Carolina Press, 2001).

¹⁷⁷ For an example, see an advertisement for “Five Points Drug” in *Gamecock* (Columbia), May 4, 1934.

¹⁷⁸ *Gamecock* (Columbia), October 31, 1953; *Gamecock* (Columbia), April 10, 1959.

¹⁷⁹ See Kandi Huggins and Cari Negus, “Capstone Hall,” in “Bully for You: Expansion of East Campus” (student paper in ARTH 542: American Architecture class, University of South Carolina, Spring 2018), https://static1.squarespace.com/static/5b4793f69772aedf862f8a66/t/5bd621590d9297316b6368af/1540759925933/UofSCArchitectReport4_30_18.pdf

¹⁸⁰ *Gamecock* (Columbia), September 10, 1969.

Five Points Historic District
Name of Property

Richland, SC
County and State

The spreading campus and swelling student population prompted sharp tensions between town and gown within a decade of Capstone House's construction. Discussions over the treatment of Greene Street in the mid-1970s forced Five Points to reconsider its identity as a retail district aimed primarily at suburban shoppers. After a number of traffic and city planning studies determined that over 18,000 people traveled Greene Street each day, the city began to contemplate closing Greene Street to vehicles between Sumter and Pickens Street (and later Bull Street) – just a few blocks west of Five Points – over 1973-75.¹⁸¹ While university students heralded the transformation of the busy thoroughfare into a pedestrian mall, many in the Five Points Merchants Association worried that it would “block an important cross town artery” into the shopping district.¹⁸² Students lobbied Five Points merchants to support the plan, believing they were the “single political force to keep Green Street open.”¹⁸³ After a trial run, threats of boycotts of Five Points businesses, protests in which students blocked Greene Street, and the University of South Carolina's Board of Trustees' support of the students' cause, the Columbia City Council ultimately voted against Greene Street's closure in 1975.¹⁸⁴ Councilmen cited the necessity of Greene Street as an east-west thoroughfare for the city (especially after the University's recent conversion of its section of College Street into a pedestrian mall), concerns over who would pay for the necessary infrastructure, and a general unwillingness to bow to the demands of a transient student population.¹⁸⁵ Greene Street between Bull and Sumter streets remained open to vehicular traffic until the 2010s.¹⁸⁶

Five Points' shift to embrace a growing student population could also be seen in the makeup of its businesses over the 1970s. Whereas eight bars and restaurants operated in the district in 1970, there were fourteen by 1980. Almost all opened in buildings that had been constructed for very different purposes over the previous fifty years. One of the first to cater to a “fraternity-straight” university crowd was Don's, which opened in 1963 in the gas station built at 805 Harden Street in 1936. The Second Level was “an ideal spot to talk with friends, become better acquainted with your date or just ponder your life pensively” above Alt-Lee Photographers at 2009 Devine Street by 1975.¹⁸⁷ The Capitol Coal Company bar-restaurant took over 2009 Greene Street in 1976, which had operated as a retail coal yard since at least 1930.¹⁸⁸ By 1980, the Five Points

¹⁸¹ Linda C. Owens, “Metro Beat,” *State* (Columbia), November 9, 1975.

¹⁸² Patrick Tyler, “USC Asks Oct. Closing; Traffic Chairman Says Badly Timed,” *Gamecock* (Columbia), May 3, 1973.

¹⁸³ Tom Cooney and George Morris, “SGA Draws Plans; Five Points Boycott Weighed,” *Gamecock* (Columbia), October 23, 1975.

¹⁸⁴ “17 USC Students To Be In Court After Protest,” *State* (Columbia), October 15, 1975; Tom Cooney, “Former-SGA Official Cites Merchant Group's Influence,” *Gamecock* (Columbia), October 20, 1975.

¹⁸⁵ Linda C. Owens, “Metro Beat,” *State* (Columbia), November 9, 1975; Chuck Cromer and Terry Dugas, “Clubs Near Campus Offer Variety,” *Gamecock* (Columbia), February 3, 1975; Linda C. Owens, “Council Tells Students Green Street to Remain Open,” *State* (Columbia), April 8, 1976.

¹⁸⁶ Greene Street is now closed to vehicular traffic between Sumter and Pickens streets.

¹⁸⁷ Chuck Cromer and Terry Dugas, “Clubs Near Campus Offer Variety,” *Gamecock* (Columbia), February 3, 1975; Deborah Jones, “Nightclubs Get Inspected,” *Gamecocks* (Columbia), September 29, 1977. 2009 Devine Street had gained a second story sometime in the early 1950s. See 1950 and 1956 Sanborns.

¹⁸⁸ Melanie Mason, “Capitol Coal Joins Bar Scene,” *Gamecock* (Columbia), November 22, 1976. See also 1930 city directory.

Five Points Historic District

Richland, SC

Name of Property

County and State

Merchants Association printed full-page advertisements in *The Gamecock* inviting students “to shop Five Points both day and night.”¹⁸⁹

Two hospitality establishments that first opened in the late 1970s remain open today in their original locations: Group Therapy at 2107/2111 Greene Street and Yesterday’s at 2030 Devine Street.¹⁹⁰ Taking over from a variety of tenants who had occupied the buildings since their construction in the mid-1930s, Group Therapy was “convenient to the students on campus as well as anyone in the Five Points area” and where one could “see anything from penny loafers to sandals...but if dress differs motivation seem[ed] to be common.”¹⁹¹ Duncan and Scott MacRae and Darrell Barnes opened Yesterday’s in the space occupied by a drug store on the prominent Devine Street corner since 1935. With a cowboy-dressed mannequin sitting in a bathtub perched on its marquee, the restaurant and bar marked itself as “unique and out of the ordinary” from its start in 1978.¹⁹²

Five Points continues to be a vibrant retail district that serves both the university and local residential neighborhoods. The scale and persistence of its buildings and distinct street pattern distinguish it from Columbia’s denser downtown district. Businesses remain a mix of locally-owned boutiques, national/regional chains, and bars/restaurants, most of which are members of the contemporary merchants’ organization.¹⁹³ The association (now known as the Five Points Association) promotes the interests of the district’s business owners, produces its annual St. Patrick’s Day celebration (held since 1982), and manages physical improvements to the neighborhood.¹⁹⁴ In 1997, it partnered with the city of Columbia to build a fountain at the southwest corner of Greene and Harden streets. Designed by Architects Boudreaux Hultstrand & Carter, Ltd., the five-sided water feature redefined the long-empty expanse of concrete.¹⁹⁵ The project also initiated the improvement of Harden Street, including plantings along the curbs in the central median.¹⁹⁶ An additional, \$30.5 million redevelopment beautification and safety project commenced in 2004.¹⁹⁷ In 2010, the Five Points Association unveiled a monument to rock band Hootie and the Blowfish at the corner of Santee Avenue and Devine Street and renamed Santee Avenue “Hootie and the Blowfish Boulevard.” Formed in the 1980s while some of its members were students at the University of South Carolina, Hootie and the Blowfish went on to chart sixteen singles, to record five studio albums, and to be certified platinum twenty-one times. The band won two American Music Awards, two Grammys, and one MTV Video Music Award.¹⁹⁸

¹⁸⁹ *Gamecock* (Columbia), September 12, 1980.

¹⁹⁰ 2024 Devine Street received a second story between 1950 and 1956. See 1950 and 1956 Sanborns.

¹⁹¹ “Group Therapy Is Refuge for Party Crowd,” *Gamecock* (Columbia), September 8, 1980.

¹⁹² “Yesterday’s 10th Anniversary.”

¹⁹³ See Michael L. Miller, “Flavor of Five Points Has Changed,” *State* (Columbia), May 23, 1987.

¹⁹⁴ See Sherrer, “A Historical Buzz Around Five Points Village.”

¹⁹⁵ “Five Points Plaza and Fountain Incentive for Future Projects,” *Greater Columbia Business Monthly* 9, no. 2 (November 1997): 68.

¹⁹⁶ “Five Points Plaza: A Successful Public/Private Partnership,” *Greater Columbia Business Monthly* 8, no. 6 (March 1997): 78.

¹⁹⁷ Sherrer, “A Historical Buzz Around Five Points Village.”

¹⁹⁸ Sara Jane Harris, “Hootie & the Blowfish Monument Unveiled,” *WACH*, October 21, 2010, <https://wach.com/sports/content/hootie--the-blowfish-monument-unveiled>.

Five Points Historic District
Name of Property

Richland, SC
County and State

9. Major Bibliographical References

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

Archival Sources

Walker Local and Family History Center, Richland County Public Library, Columbia, SC
Richland County Register of Deeds, Columbia, SC
South Carolina Digital Library
The United States Bureau of the Census
University of South Carolina, Columbia, SC

Published Primary Sources

“A Century of Fine Baking Back of Claussen’s.” *South Carolina Magazine* 3, no. 2 (Summer 1940): 29.
Columbia, SC City Directories, 1895-1980.
“Columbia Building and Loan Now in New Home.” *South Carolina Magazine* 18, no. 6 (June 1954): 13.
Columbia Record. Columbia, SC, 1913-1988.
“Five Points Plaza and Fountain Incentive for Future Projects.” *Greater Columbia Business Monthly* 9, no. 2 (November 1997): 68.
“Five Points Plaza: A Successful Public/Private Partnership.” *Greater Columbia Business Monthly* 8, no. 6 (March 1997): 78.
Foster, Jack. “Five Points - A City Within a City.” *South Carolina Magazine* 11, no. 2 (February 1948): 4-5.
Gamecock. Columbia, SC, 1934-80.
Harris, Sara Jane. “Hootie & the Blowfish Monument Unveiled.” *WACH*, October 21, 2010, <https://wach.com/sports/content/hootie—the-blowfish-monument-unveiled>.
Homes, M. Goode. “A Plea for Good Roads.” *Bulletin of the University of South Carolina*, no. 2 (January 1910): 3-8.
Kelsey & Guild. *The Improvement of Columbia, South Carolina. Report to the Civic League...* Harrisburg, PA: Mt. Pleasant Press, 1905.
Sanborn Fire Insurance Maps of Columbia, South Carolina. New York: Sanborn Map Company.
“Sears Builds New Columbia Store.” *South Carolina Magazine* 19, no. 10 (October 1954): 10.
State. Columbia, SC, 1893-1987.
“Yesterday’s 10th Anniversary.” *Columbia Magazine* 11, no. 4 (November/December 1988): 41.

Secondary Sources

Ballard, Renee, Jana Bean, John Christiansen, Jenny Fitzgerald, Lee McAbee, Darryl Murphy, Jenifer Powers, Staci Richey, Erica Somerwitz, and Barbara Stokes. “Old Shandon Historic District,” National Register of Historic Places nomination form, passed 2003.
Ben-Joseph, Eran. *Rethinking a Lot: The Design and Culture of Parking*. Cambridge: The MIT Press, 2012.

Five Points Historic District

Richland, SC

Name of Property

County and State

- “Bully for You: Expansion of East Campus.” Paper produced by students in ARTH 542:
American Architecture class, University of South Carolina, Spring 2018.
- Brown, Frank and Mary R. Parramore. “Waverly Historic District.” National Register of Historic Places nomination form, passed 1989.
- Brownell, Blaine A. and David R. Goldfield, eds. *The City in Southern History: The Growth of Urban Civilization in the South*. National University Publications, 1977.
- Bryan, John M. “Claussen’s Bakery.” National Register of Historic Places nomination form, passed 1987.
- Cohen, Lizabeth. "From Town Center to Shopping Center: The Reconfiguration of Community Marketplaces in Postwar America." *The American Historical Review* 101, no. 4 (October 1996): 1050-1081.
- Gottfried, Herber and Jan Jennings. *American Vernacular Buildings and Interiors, 1870-1960*. NY: W. W. Norton & Company, Inc., 2009.
- Hanchett, Thomas W. *Sorting Out the New South City: Race, Class, and Urban Development in Charlotte, 1875-1975*. Chapel Hill: The University of North Carolina Press, 1998.
- Historic Columbia. Online Tour: Columbia’s Jewish Heritage Sites.
<https://www.historiccolumbia.org/online-tours/columbias-jewish-heritage-sites-0/611-harden-street>.
- Jackson, Kenneth T. *Crabgrass Frontier: The Suburbanization of the United States*. New York: Oxford University Press, 1985.
- Jakle, John A. and Keith A Sculle. *The Garage: Automobility and Building Innovation in America's Early Auto Age*. Knoxville: The University of Tennessee Press, 2013.
- Lesesne, Henry H. *A History of the University of South Carolina: 1940-2000*. Columbia: University of South Carolina Press, 2001.
- Johnson, Dinah. *A True Likeness: The Black South of Richard Samuel Roberts 1930-1936*. Writers & Readers, 1994.
- Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Rev. ed. Walnut Creek, VA: AltaMira press, 2000.
- . *City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950*. Cambridge: The MIT Press, 1997.
- . "The Diffusion of the Community Shopping Center Concept during the Interwar Decades." *Journal of the Society of Architectural Historians* 56, no. 3 (September 1997): 268-93.
- . "The Neighborhood Shopping Center in Washington, DC, 1930-1941," *Journal of the Society of Architectural Historians* 51, no. 1 (March 1992): 5-34.
- McQuillan, David Charles. “The Street Railway and the Growth of Columbia, South Carolina, 1882-1936.” Masters thesis, University of South Carolina, 1975.
- Mattson, Richard. “Store Front Remodeling on Main Street.” *Journal of Cultural Geography* 3 (Spring/Summer 1983): 41-55.
- Maxcy Gregg Park Centennial Committee and the City of Columbia. Maxcy Gregg Park Historic Marker. Columbia, SC. 2012.
- Moore, John Hammond. *Columbia and Richland County: A South Carolina Community, 1740-1990*. Columbia: University of South Carolina Press, 1993.
- Preston, Howard Lawrence. *Dirt Roads to Dixie: Accessibility and Modernization in the South, 1885-1935*. Knoxville: The University of Tennessee Press, 1991.

Five Points Historic District
Name of Property

Richland, SC
County and State

Sherrer, John. "A Historical Buzz Around Five Points Village." *Historically Speaking*
(newsletter of Historic Columbia) 47, no. 1 (Summer 2008): 50.

White, Dana F. and Victor A. Kramer, eds. *Olmsted South: Old South Critic/New South Planner*.
Westport, CT: Greenwood Press, 1979.

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: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 21 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 34.003516° Longitude: -81.017782°

2. Latitude: 34.000496° Longitude: -81.018327°

Five Points Historic District
Name of Property

Richland, SC
County and State

3. Latitude: 33.998416° Longitude: -81.017668°
4. Latitude: 33.997851° Longitude: -81.014820°
5. Latitude: 34.000667° Longitude: -81.015535°

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The Five Points Historic District is organized along Harden Street, which acts as a spine between Pendleton Street and Blossom Street. Resources line either side of Greene Street and Devine Street to either side of Harden Street, Saluda Avenue between Harden Street and Blossom Street, and Santee Avenue between Harden Street and Blossom Street.

Boundary Justification (Explain why the boundaries were selected.)

These boundaries include the commercial district as developed between the 1910s and 1950s, excluding historically significant resources that have low integrity on the edges (these include the Sears Town shopping center on Harden Street north of College Street and Martin Luther King, Jr. Park).

11. Form Prepared By

name/title: Lydia Mattice Brandt, Ph.D.
organization: Ward Brandt Consulting, LLC with funding from the Richland County Conservation Commission
street & number: 114 Keith Drive
city or town: Greenville state: SC zip code: 29607

Five Points Historic District
Name of Property

Richland, SC
County and State

e-mail: lbrandt.usc@gmail.com
telephone: 646-263-1434
date: January 2019

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.)

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

Name of Property: Five Points Historic District

City or Vicinity: Columbia

County: Richland

State: South Carolina

Photographer: Lydia Mattice Brandt

Date Photographed: September-December 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

Five Points Historic District

Richland, SC

Name of Property

County and State

1. 601 Harden Street, looking northwest with Capstone in the background.
2. Intersection of Devine Street, Harden Street, and Santee Avenue with Capstone in the background, looking northwest.
3. 2013/2015/2017 Devine Street looking northeast.
4. 711/715/719 Harden Street looking southwest.
5. Looking northeast up Saluda Avenue.
6. 940 Harden Street.
7. 732/728/724 Saluda Avenue looking northeast.
8. 2013/2015 Greene Street and 801 Harden Street, looking northeast.
9. Claussen's Bakery building, 2003 Greene Street.
10. The Five Points Fountain and east side of Harden Street's 700 block.
11. 813/819 Harden Street.
12. Looking south down Harden Street from just north of Greene Street.
13. 800 Harden Street and 2107/2111 Greene Street.
14. 714/716 Santee Avenue.
15. Looking southeast down the 600 block of Harden Street
16. Intersection of Santee, Harden, and Devine with the Hootie and the Blowfish Monument in the foreground.

Index of Figures

1. Map of Columbia, S.C. and Suburbs Compiled by G. McD. Hampton, CE and D. B. Miller, City Engineer (Baltimore: Union Map & Atlas Co., 1903). South Caroliniana Library Map Collection, University of South Carolina, Columbia, <http://digital.tcl.sc.edu/cdm/ref/collection/sclmaps/id/812>.
2. Tomlinson Engr. Co., "Plat Showing Subdivision of Blocks A&B and New Streets in Wales Gardens, Columbia SC, Property of the City Development Co.," May 29, 1929, Plat Book G, pg. 130, Richland County Register of Deeds, Columbia.
3. Tomlinson Engr. Co., "Map Showing Revised Sub-division of Block A, Shandon Terrace, Columbia, DC), May 27, 1930, Richland County Register of Deeds, Columbia.
4. Advertisement for Five Points, 1937.
5. Postcard of Five Points, c. 1950s, <http://localhistory.richlandlibrary.com/cdm/ref/collection/p16817coll6/id/628>
6. Advertisement for Five Points from *Gamecock* (Columbia), September 10, 1969.

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.



Five Points Historic District

Columbia, Richland County



Five Points Historic District

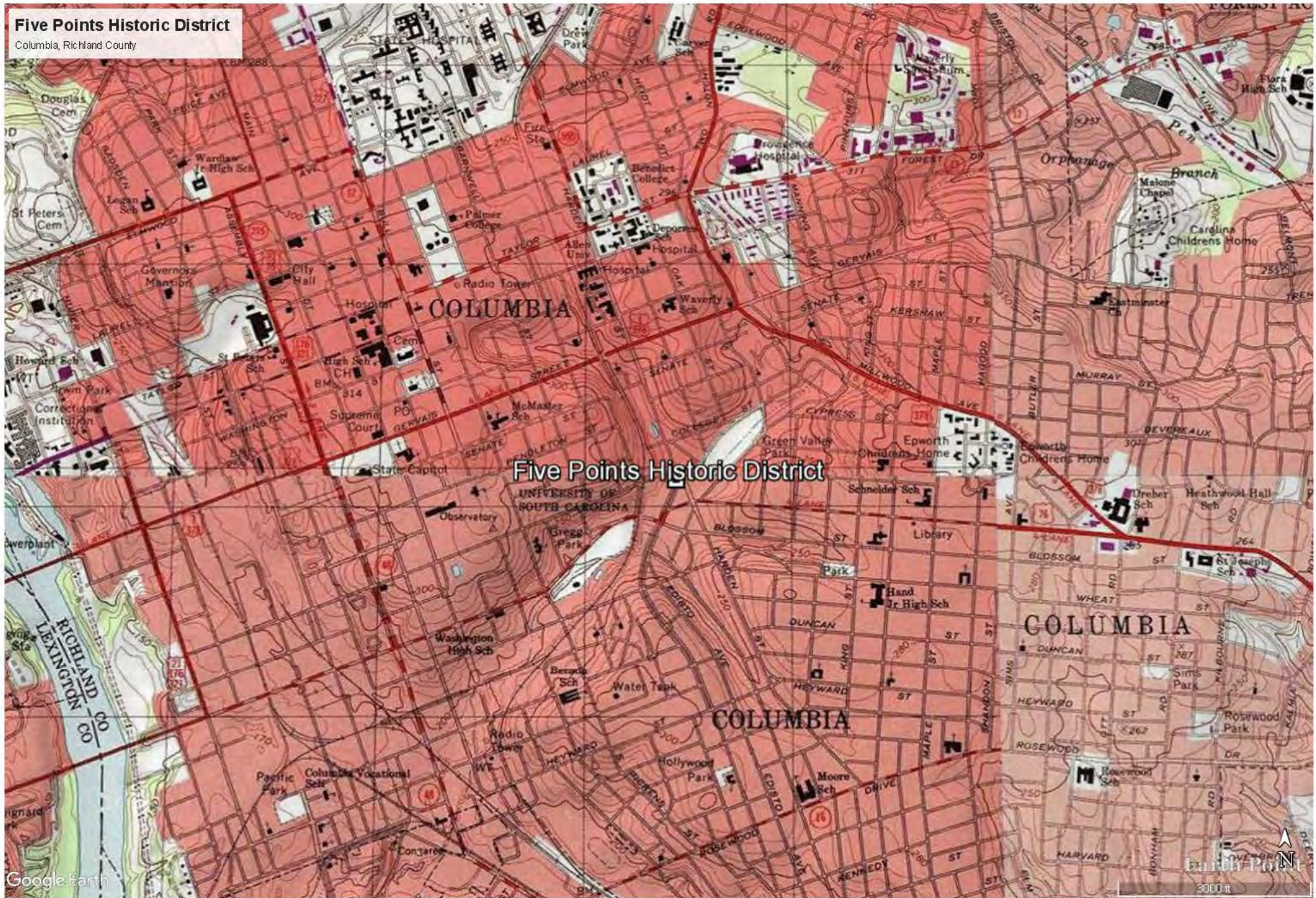
Columbia, Richland County

Five Points Historic District



Five Points Historic District

Columbia, Richland County



Five Points Historic District



GARDEN ST

OOPS!

OOPS!

Caution
in Use



Yesterdays
RESTAURANT
& TAVERN

WE SERVE BRUNCH
SAT 10-2 SUN 10-12

HARDEN

HARDEN ST

TO
SOUTH
321
21

God
Bles
meric





Cookie
arm
cookies
delivered
until 3 AM
www.insom...

JIMMY JOHN'S
GOURMET SANDWICHES



FREE
SMELLS
SERIOUS
DELIVERY
FRESHER
FASTER

GOATS

Sushi Yoshi
JAPANESE GRILL
31-0555

SUSHI YOSHI
hibachi

NATURAL VIBRATION

719

RO
AUTHOR

719 Harden Street
Columbia,

The BIRD
DOG
715

TOP GRADE
CBD
SOLD HERE
CBD
LIVING WATER
CBD.VIBO.COM





GENTLEMAN'S CLOSET
717 SALUDA AVENUE

THE ORIGINAL
Purple Haze
SMOKE + VAPE SHOP

FIVE-POINTS

SALE

Gentleman's Closet
MONDAY - SATURDAY
10:00

SALE



VINTAGE
CLOTHES

COSTUMES

940



WAZZEE





PECKNELL

Pecknell

GOOD FOR THE SOLE

FIVE-DIGITS

the GOURMET SHOP

the GOURMET SHOP

COOK



PUBLICO

KITCHEN TAP SOCIAL

203

PUBLICO SPECIALS
MONDAY
WEDNESDAY
THURSDAY
FRIDAY
SATURDAY
SUNDAY



Claussens Bakery

111 DES GN
DES GN
www.t11design.com

CLAUSSENS

COHN
CONSTRUCTION SERVICES
www.cohnconstruction.com





OLD TREVARI

UPSTAIRS AUDIO VIDEO

UPSTAIRS AUDIO VIDEO

SALES





Eddie's Bones

16.9¢ beer
OPEN
OPEN TILL
4AM
FLU LIGHT

803
764
3669
FAST
DELIVERY!

Southern
Brewery





EST. 1978
GROUP THERAPY



Three Dog Bakery
ENTRANCE 625 HARDING
←

Creech & Creed
Serious Real Estate Services
www.CreechandCreed.com

Hair Designs

SODA CITY
Barbers

Hair Designs



THE
COTTON
GIN

5 POINTS *South*

THE COTTON GIN
DJ COOKOUT TRAY
JINGLE BELL ROCK

FDC

THE
COTTON
GIN

King's Place
HAIR & NAIL

King's Place
HAIR STYLING





MAP OF COLUMBIA, S.C.

AND SUBURBS
COMPILED BY

G.M.D. HAMPTON, C.E.
AND
D.B. MILLER, CITY ENGR.

PUBLISHED BY
UNION MAP & ATLAS CO.
126 N. Calhoun St., BALTIMORE, MD.

1903

SCALE 1" = 500' T

SoCar
Map 2
1903
2



MAP 2
1903
2

T. KEITH LEGARE, DEL.

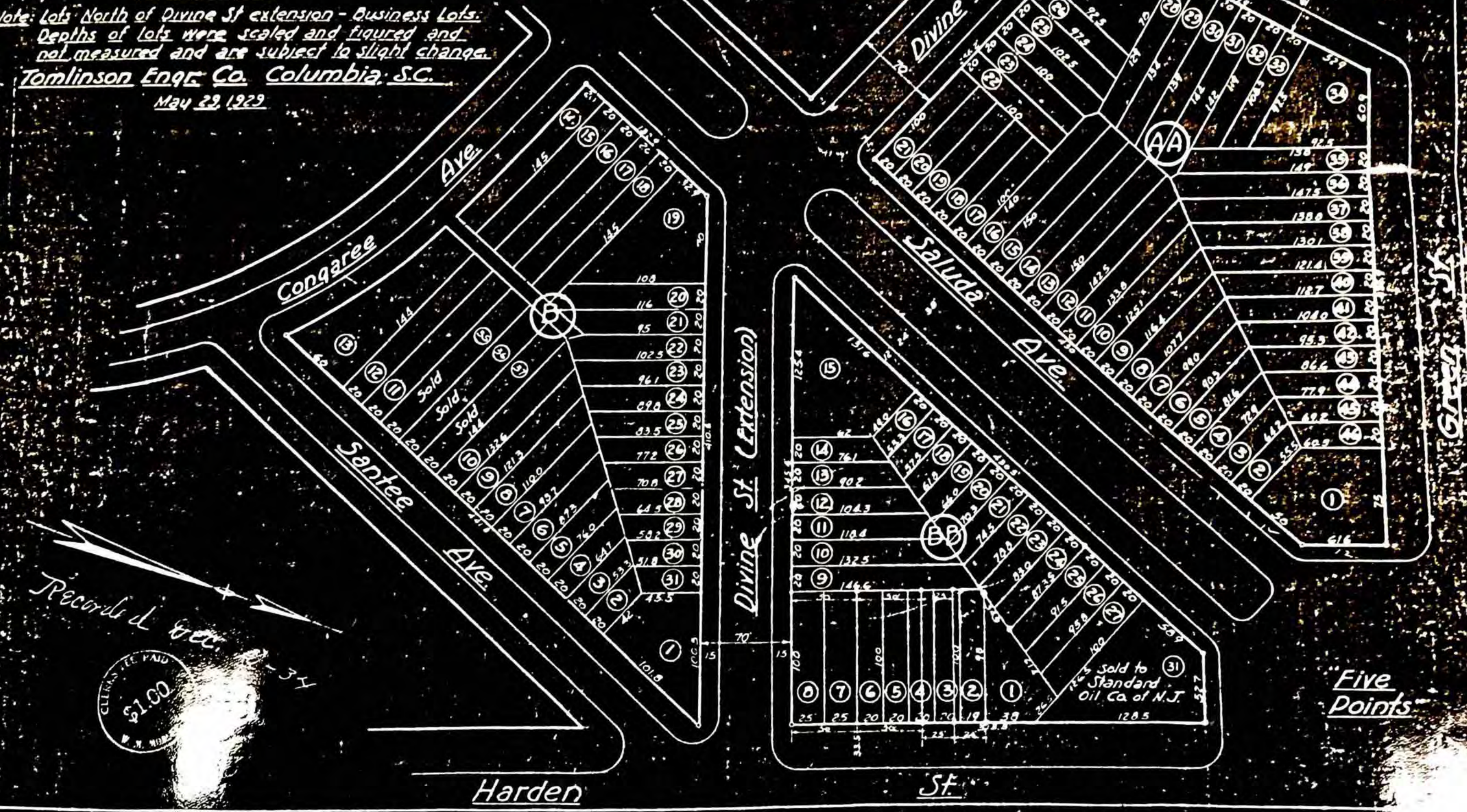
SoCar
Map-2
1903
2

Plat showing
Re-division of Blocks A & B and new streets
at Five Points Gardens - Columbia, S.C.
Property of the City Development Co.

Scale: 1" = 50'

Note: Lots North of Divine St extension - Business Lots.
Depths of lots were scaled and figured and
not measured and are subject to slight change.
Tomlinson Engr. Co. Columbia, S.C.

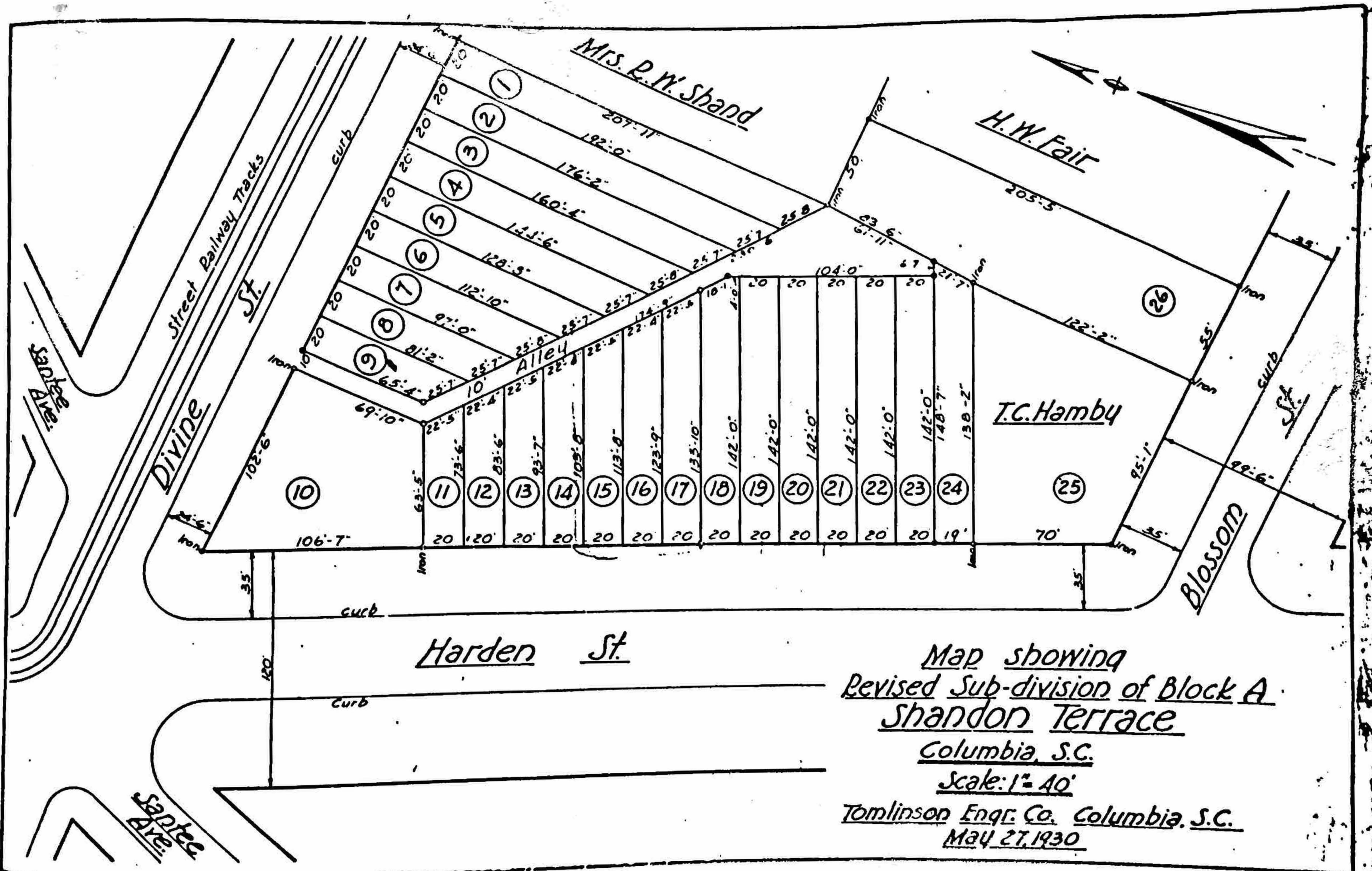
May 29, 1929



Records & Rec.

CLERK'S FEE PAID
 \$1.00
 W. H. WOOD

AA



Harden St.

Map showing
Revised Sub-division of Block A
Shandon Terrace

Columbia, S.C.

Scale: 1" = 40'

Tomlinson Engr. Co. Columbia, S.C.

May 27, 1930



COLUMBIA'S NEWEST SHOPPING CENTER

Can Efficiently and Economically Supply Every Personal and Household Need



Ideally located to serve one of Columbia's fastest growing and most popular residential sections, the Five Points business district has developed so rapidly that few, indeed, realize how completely practically every personal and household need may be supplied by its business establishments. That all may know what Five Points has to offer, this special section of The State has been prepared by the firms of Five Points.



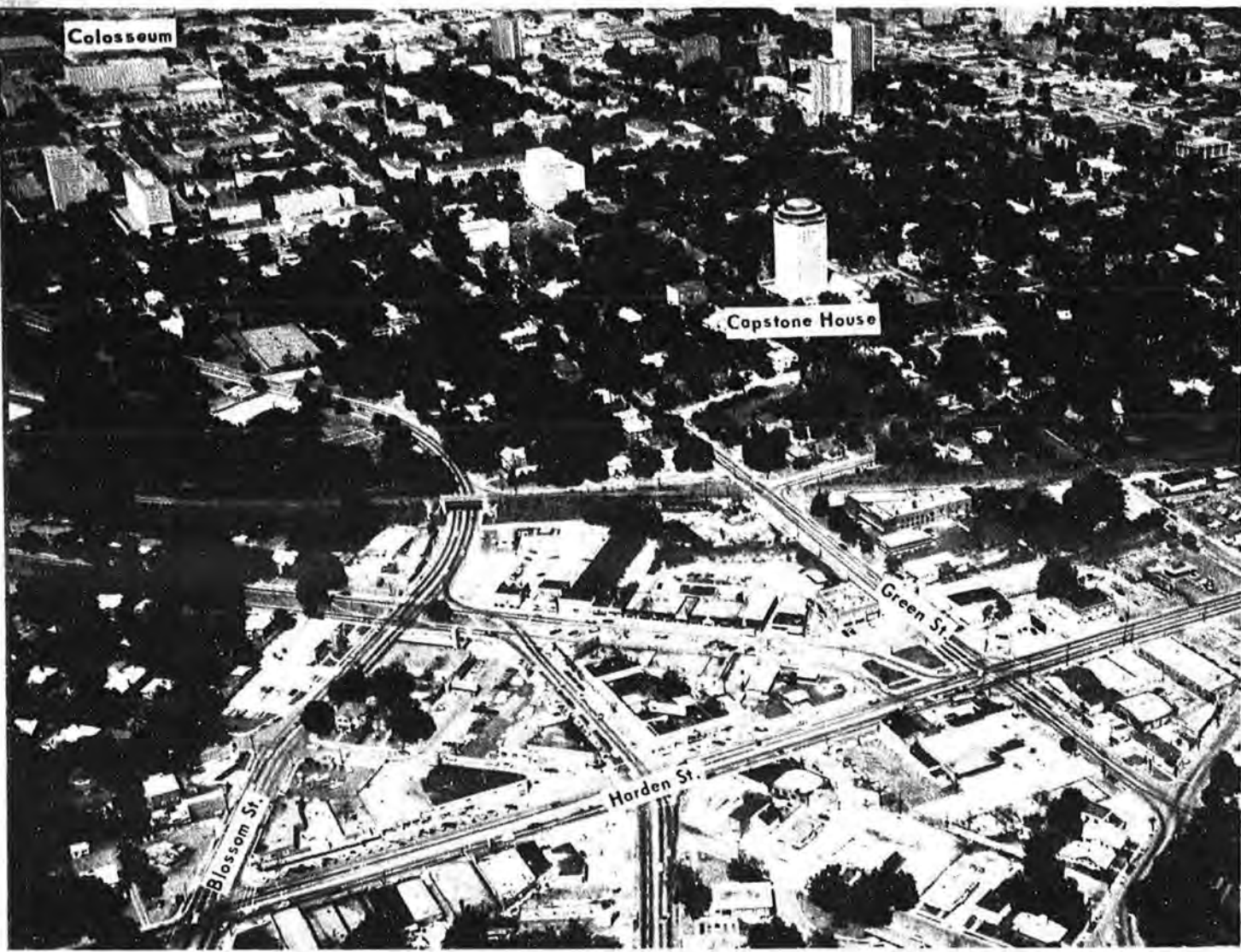
42 Progressive Concerns Tell Their Stories in the following Pages



C-143 Airplane View of Five Points Business Section, Columbia, S. C.



Shop Friendly Five Points



- Alt-Lee Photo, 2009 Devine Street
- Bob Andrews Motors, Inc., 1109-11 Harden Street
- The Bamboo House, 724 Harden Street
- The Blossom Shop, 2001 Devine Street
- Citizens & Southern Nat'l Bank, 2111 Devine Street
- Eckerd's Drugs, Inc., 638 Harden Street
- Eclaire Pastry Shop, 613 Harden Street
- Edens Real Estate, 2202 Blossom Street
- Educator's Investment, 1924 Blossom Street
- First Carolina Savings & Loan, 1940 Blossom Street
- Five Points Theatre, 634 Harden Street
- Flory's Maternity Shop, 723 Saluda Avenue
- Gerald's Shoe Service, 2005 Devine Street
- Gibson's On Saluda, 743 Saluda Avenue
- Gittman's On Devine, 2019 Devine Street
- Gudmundson & Buyck Jewelers, 713 Saluda Avenue
- A. A. Harrell Jewelers, 2024 Devine Street
- T. J. Harrelson Roofing & Supply Co., 2000 Green Street
- Hedrick's Inc., 718 Saluda Avenue
- Hiller Hardware, 602 Harden Street
- House of Petites, 624 Harden Street
- J. Jackson's Camera Center, 625 Harden Street
- Kenny's Auto Supply, 2013 Devine Street
- Mary Lowe, 722-24 Saluda Avenue
- Agnes Maccaulay, 728 Saluda Avenue
- Master Cleaners, 1908 Blossom Street
- Moore's Gift Shop, 715 Harden Street
- Palmetto Pictures, Inc., 725 Saluda Avenue
- Rubin's Shoes, 715 Saluda Avenue
- Sears, Roebuck & Co., 1001 Harden Street
- Sharpe's Formal Wear, 707 Harden Street
- S. C. Electric & Gas, 719 Saluda Avenue
- S. C. National Bank, 705 Saluda Avenue
- Star Reporter, 716 Santee Avenue
- State-Record, Stadium Road
- Sylvan & DuBose Jewelers, 642 Harden Street
- Tri-City Fuel & Heating, 2009 Green Street
- J. W. Vildibill Real Estate Co., 2604 Devine Street
- W C O S Radio, Inc. Cornell Arms Bldg.
- Wilson Motors, 1101 Harden Street
- Winn-Dixie Stores, Inc., 700 Saluda Avenue

May We Acquaint You With A Few Facts About Five Points ?

We are the closest shipping center to the University. We can offer almost any item, or any service, you might need. We have convenient parking, no meters to watch, the friendliest folks around. For you who might be new to our city, we say, "Try us just once, you'll come back."



The Blossom Shop
FLORISTS
Devine and Saluda
FIVE POINTS

WELCOME, STUDENTS
Join the "in" crowd...
GO FORMAL

You can rent everything for that big evening... the newest styles... the right accessories. Our staff will see that you're dressed impeccably. Make your date. Then, come in and select your formal.



Sharp's
FORMAL WEAR FOR MEN
707 Harden St. ★ Phone 253-0461
FIVE POINTS Complete Rental Service

While Shopping at Five Points
See
Gudmundson & Buyck
Jewelers

For all your Jewelry needs
713 Saluda Ave. 252-7969

BAMBOO HOUSE
AUTHENTIC CHINESE AND AMERICAN FOOD
• PRIVATE DINING ROOMS FOR BANQUETS & PARTIES
• MAJOR CREDIT CARDS HONORED • TAKE OUT ORDERS
Open 11:30 A.M.-11:30 P.M. • 7 Days • Free Parking
724 HARDEN ST. (Five Points) — 256-0656

HEDRICK'S INC.
Choose from our wide selection of Fall...

- ★ SUITS
2 and 3 button-Deep center vents-
6 button double breasted
- ★ SPORT COATS
Solids · Patterns
Double breasted blazers
- ★ PANTS
Solids & Patterns Berle,
Coventry Square & Hi Hubbard
- ★ DRESS SHIRTS
Eagle & Arrow
Deep shades with french cuffs
- ★ SWEATERS
Alpaca Alpaca blends Lambswool
- ★ SWEATER SHIRTS
Alpaca Lambswool
- ★ WOOL SHIRTS
Puritan plaids

HEDRICK'S INC.
718 SALUDA AVENUE
FIVE POINTS

Pecknel MUSIC COMPANY, INC.
POP BOOKS—SHEET MUSIC
Guitars-Drum-Accessories
See us for all your music needs

745 Saluda Ave.
Five Points
254-4797

A. A. Harrell Jewelers
WELCOME FRESHMEN
Watch and Jewelry Repairing
2024 DEVINE STREET AT FIVE POINTS
TELEPHONE ALpine 2-3161
COLUMBIA, SOUTH CAROLINA

Sylvan & DuBose
JEWELERS
HEADQUARTERS
FOR PIERCED EARRINGS
Girls have your ears pierced free with purchase of earrings. Don't worry - it doesn't hurt.
Watches
Jewelry Repair

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Five Points Historic District

Multiple Name: _____

State & County: SOUTH CAROLINA, Richland

Date Received: 4/4/2019 Date of Pending List: 4/22/2019 Date of 16th Day: 5/7/2019 Date of 45th Day: 5/20/2019 Date of Weekly List: _____

Reference number: SG100003938

Nominator: SHPO

Reason For Review: _____

X Accept Return Reject 5/20/2019 Date

Abstract/Summary AOS: Commerce, Community Planning and Development; POS: 1919-1967; LOS: local
Comments: _____

Recommendation/ Criteria NR Criterion A.

Reviewer Lisa Deline Discipline Historian

Telephone (202)354-2239 Date 5/20/19

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



April 3, 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 Five Points Historic District in Columbia, Richland 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 Five Points 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.

Sincerely,

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