

D/DRC Case

1707 Wayne Street

City Center Design/Development District

TMS: 09010-11-13

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
EVALUATION SHEET
Case # 8

ADDRESS: 1707 Wayne Street

APPLICANT: Kristen Puckett & Ian Scholl, owners

TAX MAP REFERENCE: TMS#09010-11-13

USE OF PROPERTY: Residential/-DD, Pending Landmark

NATURE OF REQUEST: Request for recommendation for a Landmark III status (with Bailey Bill pending)

FINDINGS/COMMENTS:

This is a ca. 1860's home located at 1707 Wayne Street in Arsenal Hill. The home was updated sometime during the early 20th century with a second floor and new windows, but the original central hallway with double-pile floor plan remains, along with hand-hewn timbers and pegged mortise & tenon joinery. Vinyl siding was installed on the façade in the mid-20th century. The home was associated with reconstruction Senator Thomas Robertson and was later part of a thriving African American community, located on the same block as the Richard Samuel Roberts home and the Harriet M. Cornwell Tourist Home.

LANDMARKS

Staff is recommending a Group III landmark status as the building is the site of events that are interesting locally. Criteria for inclusion in this category follow:

1. The sites of events, homes of men, etc., that are interesting locally.
2. Somewhat unusual characteristics in architectural design.
3. Belonging to a family or "genera" of buildings recognized locally.
4. The work of an architect of local importance.
5. A mediocre example of a style or type of building which is becoming, or is in danger of becoming, extinct locally.
6. Evidencing one or more of the criteria for Group II, but too decrepit or too destructively modified to constitute a prime historic document.

Staff is recommending this site for Group III status based upon (1) of the above list. A history of the building is attached at the end of the evaluation.

Exterior changes

Given that this is a pending landmark with the Bailey Bill attached, review of changes to the exterior will be focused upon returning the façade to the 1920s façade as much as possible. This work will include removal of the vinyl siding and removal of the 1950s front door, with a period appropriate replacement. Appropriate muntins and glass will be placed back in the sidelights and transom where they were removed.

STAFF RECOMMENDATION:

Staff finds that a recommendation to City Council for 1707 Wayne Street to become a Group III Landmark is appropriate.



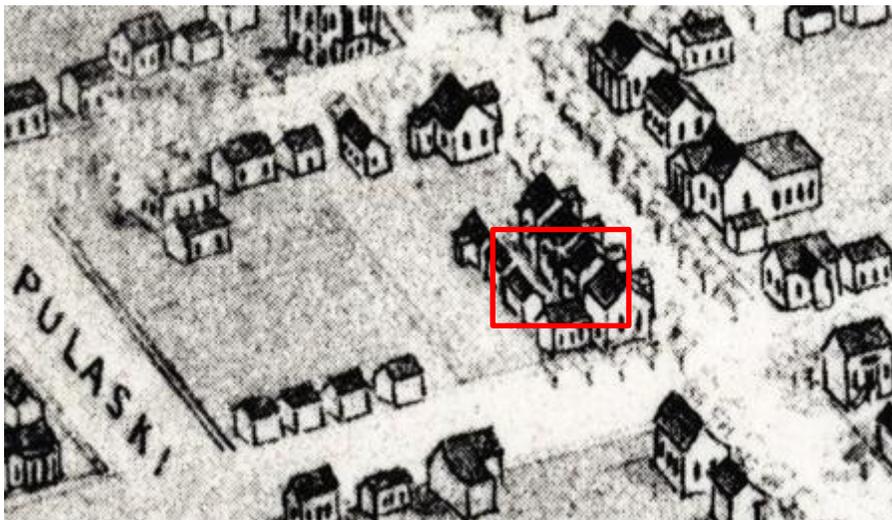
The white two-story home, located at 1707 Wayne Street in the Arsenal Hill area of Columbia, has a symmetrical façade with a central doorway. The façade features four over one windows and a first floor porch running the length of the façade with four supporting columns, which sit on brick piers.

At first glance, the home appears to be a four-square house, constructed sometime during the nineteen teens or early twenties. However, once inside the home, the central hallway with

double-pile floor plan and hand-hewn beams with pegged mortise and tenon joinery indicates the home is much earlier, with deed research indicating a pre-Civil War one story home, with later alterations.



On July 22, 1863, Henry Henrichson, a merchant from Germany, sold the property located at 1707 Wayne Street to James Burnside¹. The property remained Burnside's until January 1, 1867, when the property transferred to Senator Thomas Robertson, who later sold the property to his sister-in-law, Sarah Ann Robertson in 1872. Thomas Robertson served as a state senator of South Carolina during reconstruction. A funeral invitation from October of 1872, places the Robertson's at the home, "The



friends and acquaintances of Mr. and Mrs. David G. Robertson, and Senator T.J. Robertson and family, are respectfully invited to attend the funeral services of Sallie Olive, youngest daughter of the former, at their residence, Wayne Street, near Blanding, at 4 o'clock, this afternoon."²

Bird's Eye View, 1872, by C. Drie

and in most of the City, were ever fluctuating depending on the number of buildings currently present on the street. For instance,

¹ Deed

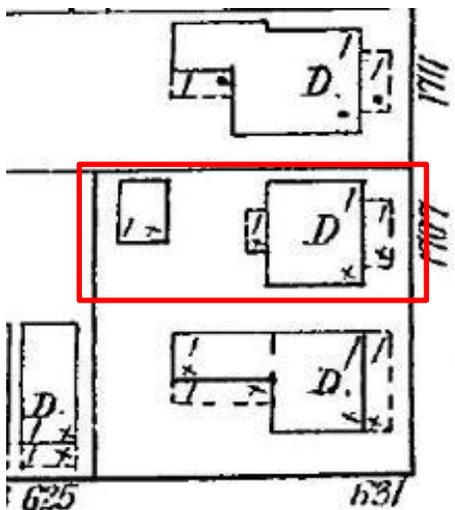
² The Daily Phoenix, October 23, 1872

“A neat cottage with six rooms on Wayne Street, No.160, between Blanding and Laurel”³ was advertised for rent in 1875. The house number 160, would fall within the current 1700 block, as it lies between Blanding and Laurel. Through City Directories and census data, we know that several families were in the same homes over a period of time; however the address of that property within the block sometimes changed. According to deed research, the home changed hands again in June of 1884, being sold to Col. George K. Wright. Although Mr. Wright only owned the home for a year, it is worth mentioning he “was made colonel in 1882 of the Second Palmetto Regiment and for several years was on Governor Richardson’s personal staff. He served as Mayor of Columbia, and in 1893, was the state commissioner to the World’s Fair from South Carolina. Col. Wright began his department store life with Wanamaker soon after coming to New York in 1898, remaining with that house until taking the superintendent position at Saks & Co.”⁴

In 1888, the home was purchased from Wright by Rivers Williams and in the City Directory of that year, 174 N. Wayne was occupied by Ed Williams. By 1891, it appears that the property is being rented, as Mr. Williams is no longer at the address within the City Directory. From 1895-1900, the property was occupied by Walter Rowe, his wife Eveline, and two children. Mr. Rowe was a foreman at the Columbia Hosiery Mill.

In 1903, the deed for the property states that Lila A. Morgan’s estate was the grantor of the property to John L. Mimnaugh. The relationship of Morgan to the previous owner, Rivers Williams, is not clear. Very little could be found of Lila Morgan in Richland County, however, there was a Lila Morgan Calhoun, cousin of John J. Calhoun, mentioned in the *History of Bartow County*.

Mr. Mimnaugh, a prominent businessman in the City of Columbia, used the property at 1707 Wayne Street as a rental. It was during this time that the neighborhood began transitioning to predominately African American, made up of educators and other professionals. Lawrence Mills, a tailor at PD Kohn,



1918 Sanborn Map, 1707 Wayne St

and his wife occupied the property from 1905-1910. Also in 1910, the owners of properties on the 1700 block of Wayne street petitioned the City Council, “...for a line sewerage pipes in Wayne Street, 1700 block. We beg to state that at present we are forced to use surface closets or dry-wells which we believe to be very unsafe for us, our families, and the community in general.”⁵

Unfortunately, Sanborn Maps do not include this area of the city until 1918, although at this time the home is still listed as a one-story structure, very similar in form to the homes on either side of it. By the 1950 Sanborn, the home is shown as a two story structure and the rear building located on the northwest corner

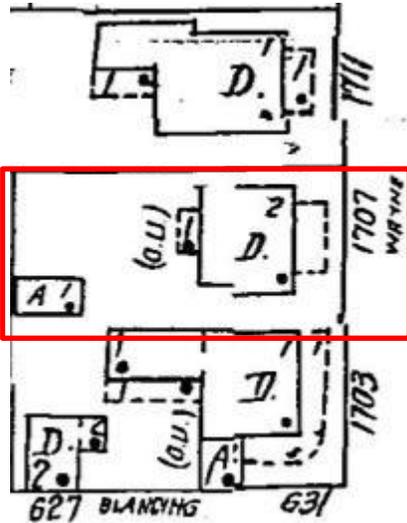
³ *The Daily Phoenix*, January 24, 1875

⁴ *Men’s Wear*, May 8, 1907

⁵ City Council Minutes, January 1908 – May 1911. Letter Dated June 21, 1910

of the lot has been replaced with a smaller auxiliary structure on the southwest corner of the lot.

A series of other black families lived at the property until it was sold to Carrie M. Ray in May of 1920. During this time, it is believed the home received its second floor and other updates. In 1923, an advertisement in *The State* indicates Ms. Ray put a new roof on the house. One could assume this is when the remodeling was performed, as a new roof would be necessary if a second story was added to the structure. On the 1930 census, Herman, his wife Carrie, and their three children, Emma, Henrietta, and Herman Jr., lived in 1707 Wayne, along with Ms. Ray's widowed mother, Emmaretta Washington. Creswell Madden, a principal of Saxon Elementary School, was a boarder at the home.⁶



1950 Sanborn Map
1707 Wayne St

It is important to note that during this time, the 1700 block of Wayne Street was part of a thriving African American community. The Manigault's, who owned a casket company and served the community as morticians, lived at 1703 Wayne St. John Cornwell, a local barber, owned 1713 Wayne. It was said, "He (John Cornwell) has been in the barbering business in Columbia for forty-six years and has been in one place-1629 Main Street-for forty-four years. Many governors and other important state and city officials have been served by him."⁷ The Cornwell home later became a tourist home for African American's traveling through Columbia during the era of segregation. At 1717 Wayne Street, Richard Samuel Roberts lived with his family. Roberts was a self-taught photographer, capturing portraits and scenes of African Americans in the south, bringing a new perspective to the growing middle class during this time. Brick mason, James H. James, owned 1723 Wayne. James was the foreman of a group of black masons and carpenters who built the Jefferson Hotel.⁸

The Rays at 1707 Wayne Street also had ties to the local black community. Carrie Ray's sister Lydia, was married to Edgar Wallace Biggs, a mortician in Greenville. Another sister, Lena Washington Hopson, was the theatrical maid to two actresses, Ina Claire and Mary Martin. According to a newspaper article, "In her (Lena Hopson) position with the star, the Columbia girl has traveled extensively, including her trips abroad."⁹ Carrie and Herman's daughters, Emma Ruth and Henrietta were both active in the community and at Ladson Presbyterian Church. Emma Ruth married Edward W.H. Kyer and Henrietta married Dr. Edward Forrest Sweat, an educator and historian.

Herman Ray died in 1948 and was buried in Randolph Cemetery. Carrie Ray remained in the home until her death in 1966, at which time her daughters, Emma Ruth Kyer and Henrietta Sweat, began to live at the property. Emma Ruth Ray Kyer died in 2007 and her sister, Henrietta Sweat died in 2008. Following their deaths, Carolyn Ray, a niece of the sisters, moved in to the home. Carolyn Ray passed away in 2012. The home remained in the family until it was purchased in 2014.

⁶ Office of Oral History at the South Caroliniana Library, Tom Crosby Oral History Collection, Mildred McDuffie Oral History Interview, August 25, 2010

⁷ Helen Henning, Columbia, capital city of South Carolina, 1786-1936 (Columbia, R.L. Bryan Co., 1936)

⁸ *Ibid.* p. 307

⁹ The State, August 17, 1939