

01/29/2017



D/DRC Case

1637 Main Street

Pending Individual Landmark

TMS# 09014-10-07



DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC AGENDA
EVALUATION SHEET
Case # 4

ADDRESS: 1637 Main Street

APPLICANT: CLM Properties LLC

TAX MAP REFERENCE: TMS#09014-10-07

USE OF PROPERTY: Commercial

REVIEW DISTRICT: City Center Design District, Design Development District, Columbia Commercial District (National Register District)

NATURE OF REQUEST: Request recommendation for landmark designation
Group III

FINDINGS/COMMENTS:

This c.1867 building is listed as a contributing structure in the Columbia Commercial Historic District of the National Register of Historic Places. "It appears to have originally been constructed around 1867 as a one-story grocery."(Richey) The building was constructed in 1867, during a period of heavy reconstruction following the burning of Main Street in 1865. This building was heavily remodeled in 1937 by prolific architect, J.B. Urquhart. From 1904 to 1906 it was occupied by grocer E.T. Hendrix. Then in 1912 it was a music store and by 1935 was a women's clothing store. It was Cabaniss Co. Women's Wear until 1960, then the Lisbeth Wolfe clothing store through the mid 1970s. 60 Minute Valet came to this address in 1976 and currently is home to 2.50 Cleaners (aka) Royal Cleaners.

A new storefront on the first floor during the 1937 remodel, was almost completely glass in order to display fine women's wear for the Cabaniss Company. An earlier staff report noted "A false second story, only about ten feet deep but complete with windows on the façade, was added at the same time. Minimal detailing in the cast stone exterior included pilasters, elliptical window sills projecting out from the wall, applied ornaments above the windows and a fluted, simplified cornice. All of these details remain intact and the 1937 upper story steel windows are still in place. This building retains a high degree of integrity in appearance from its 1930s makeover (Streamline Moderne), and has retained most of the ornamental components. The storefront retains its shape with a recessed door in the left bay, but the glass, framing and door have all been replaced."

"What survives today is significant because it is a snapshot in time of the last generation of Main Street's commercial heyday. The contributions to commerce and architecture at the local area of significance on this building, have led the owners to apply for landmark designation."

As a landmark building, any exterior changes to the building that are visible from the public right of way would be reviewed for compliance with the City Ordinance for landmark buildings.

PERTINENT SECTIONS FROM CITY ORDINANCE

Section 17-691(d) Group III consists of structures or sites which round out and extend the material-visual history of Columbia when added to Groups I and II; they evidence one or more of the following criteria for selection:

(1) The site of events, homes of men, etc., that are interesting locally.

1637 Main Street is part of a century of economic expansion and architectural development in the state's capital. This is the site of one of our early grocery stores which evolved and served as a women's clothing store for many years through the 1960s until 1976 when 60 Minute Valet came to this address. Solomon N. Hendrix, grocer is listed at this location in the 1899 City directories. In 1906, Harvey M. Miller had a 4 and 9c store, then in 1910 the Barfield Piano Company took over the building with a second location in Jacksonville, Fl. By 1915, Mrs. Gertrude Pou took up shop under listing of Corsetieres and then in 1922, Mrs. C.L. Mobley & Company with a millinery shop. The building is listed "vacant" in 1927 and by 1935 Cabaniss Company Women's Wear became a main street department store staple. In 1960 Lisbeth Wolfe clothing store moved in until 1976 when 60 Minute Valet came in and 2.50 Cleaners presently resides.

"This building was part of an upswing in commercial building "makeovers" after the fire of 1865 with the reconstruction of Main Street. Slowly emerging from the Great Depression, Columbia's Main Street saw a good deal of commercial upgrades to facades in the late 1930s, including this building (1937) and the Tapp's Building across the street. The district also reflects the continuous and on-going attempts of business owners to update their storefronts in order to conform to shifting architectural styles and meet the evolving expectations of their customers."(NR)

1637 Main Street is also architecturally significant as a contributing structure in a collection of the work of important local architect, James B. Urquhart. "The intense concentration of architect-designed buildings on Main Street and its cross-streets reflects the district's ongoing commercial value throughout the period of significance. These shops were a social and economic center for Columbia from the end of the Civil War until the Civil Rights Movement." (NR)

(2) Somewhat unusual characteristics in architectural design.

Not applicable.

(3) Belonging to a family or "genera" of buildings recognized locally.

1637 Main Street is part of the Art Moderne collective of architecture in the Columbia Commercial Historic District. This building is one of the most common architectural styles found on Main Street and its cross-streets. "This Art Moderne building style has several examples scattered throughout the district, which makes the district more cohesive. Other examples of this style in the Columbia Commercial Historic District are the Habenicht Building at 1631 Main Street, 1626 Main Street and 1215-17 Blanding Street. The district contains many of the city's best examples of commercial and high-style architecture, reflecting its long-term success as a commercial corridor."(NR) The remaining architecture, including this building, represent Columbia's renewal after the Civil War and the growth of the city from 1865 to 1963 as a period of significance.

(4) *A mediocre example of a style or type of building which is becoming, or in danger of becoming, extinct locally.*
Not applicable.

(5) *Evidencing one or more of the criteria for Group II, but too decrepit or too destructively modified to constitute a prime historic document.*
Not applicable.

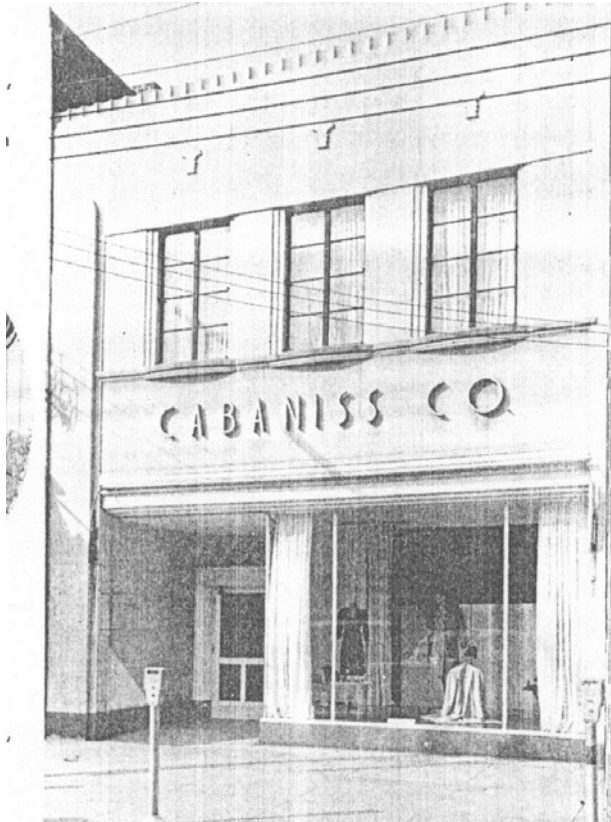
If possible, these should be preserved by "adaptive use," although not necessarily on their original sites. Generally, preservation of interiors is not of great importance and controlled remodeling of exteriors is in order.

STAFF RECOMMENDATIONS:

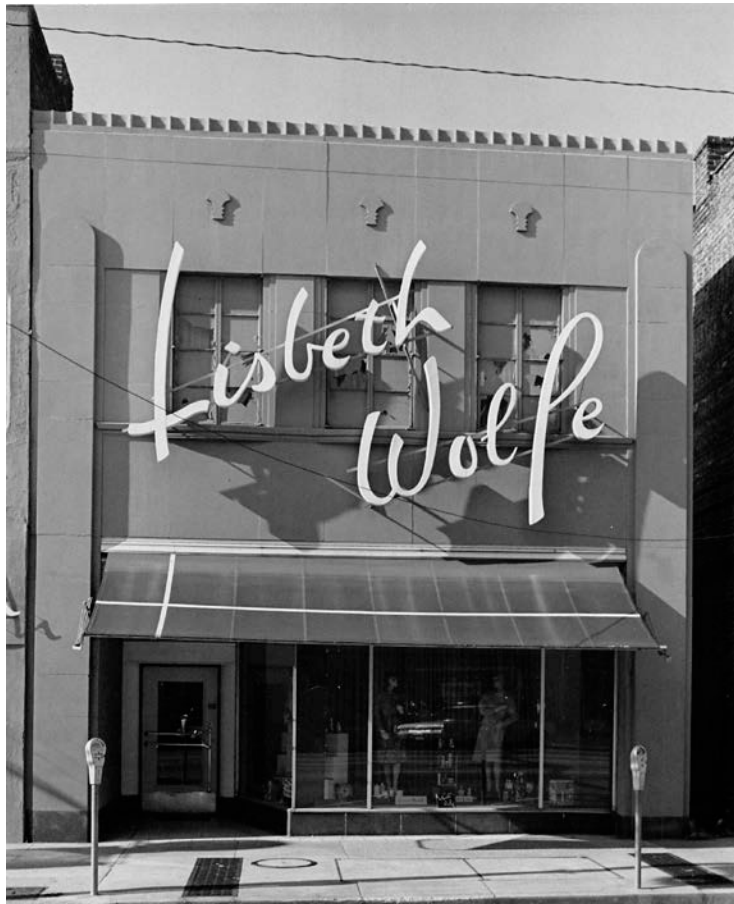
Staff finds that the building meets criteria (1) and (3) for landmark status as outlined in Section 17-691(d) of the City Ordinance and suggests a recommendation for Group III Landmark Designation.



1600 Block of Main Street looking North before 1900's.

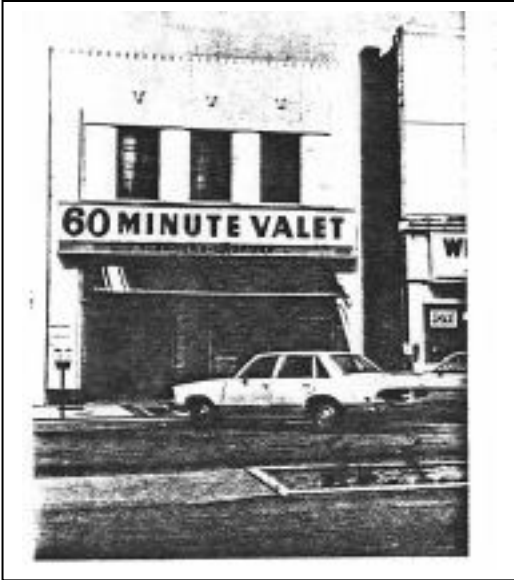


Left: c.1945 image from *The State Magazine*, Richland Library



c. 1968 photo by Gren Seibels, City files

c. 1983 City files



2011 staff images



1637 Main Street/2018