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# D/DRC Case

**1639-45 Main Street**

**Columbia Commercial Historic National Register District/  
City Center Design/Development District**

**TMS# 09014-10-05, -06**



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

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**ADDRESS:** 1639-1645 Main Street

**APPLICANT:** Andrew Rogerson, Architect

**TAX MAP REFERENCE:** TMS# 09014-10-06, 09014-10-05

**USE OF PROPERTY:** Commercial

**REVIEW DISTRICT:** Columbia Commercial National Register Historic District/City Center Design/Development District

**NATURE OF REQUEST:** Request for a Certificate of Design Approval for an addition and exterior changes and preliminary certification for the Bailey Bill

**FINDINGS/COMMENTS:**

These two buildings, currently addressed as 1639-1643 and 1645 Main Street, were constructed circa 1866 at the behest of Michael Ehrlich and by 1872, respectively. 1639-1643 Main Street is a two-story, Italianate style building. Historically, the 1639 storefront served as a tinware and crockery store until 1908 when it became a tea and dry goods store. The 1643 storefront operated as the M. Ehrlich and Sons shoe store, pictured in page 6 of this evaluation, but by 1940 had become the Lisbeth Wolfe clothing store. In the 1960s, a slipcover was placed over both façades obscuring the building's original design. The applicants have conducted some exploratory demolition and discovered some of the original windows and the locations of all the original openings on the second story. Additional exploratory demolition will be conducted on the storefront to determine what lies below the 1960s alterations. As several photographs have been unearthed that document the historic design, the applicant will either keep and restore what is unearthed or recreate the design based on the photographs. The second building, 1645 Main Street is a two story, Italianate influence structure with arched windows and several medallions. This storefront was once connected to its neighbor 1649 Main Street, currently Hendrix, likely until 1941. Historically, 1645 Main Street was a liquor store, but by 1895 became a grocery store. In 1928, it became the Friendly Bakery, but by 1934 it became Columbia's third Piggly Wiggly grocery. In 1960, the storefront became the Singer Sewing Machine Company. The second story of the structure remains largely unchanged; however, it is missing details such as the cornice and original windows. While the second story is largely unaltered, some exploratory demolition will be conducted. The missing features on the second story will be recreated based on photographic evidence dating to the earliest known photo of the structure. The first story storefront has been heavily altered, however depending on what is discovered during the exploratory demolition, the storefront will either be preserved or recreated based on

photographic of the adjacent Hendrix storefront which was once connected to this structure. This photograph is on page 6 and is the earliest known photograph of the structure.

In addition to the façade work, the scope includes interior upfits and restoration, as well as the addition of a patio space, covered by a pergola, to the rear. This space will not be visible from the public right of way and the pergola will have a small number of attachment points to the structure. Staff finds that the project is compatible with the Bailey Bill ordinance and is recommending granting preliminary certification for the Bailey Bill as well as a Certificate of Design Approval for exterior changes. This project will also require review by the State Historic Preservation Office. Staff will work with SHPO staff to ensure compliance with state regulations and the Bailey Bill ordinance. Future alterations to this property will be evaluated based on compliance with Section 17-698 of the City ordinance for the duration of the abatement.

### **PERTINENT SECTIONS FROM THE GUIDELINES:**

#### ***Bailey Bill Ordinance, Sec. 17-698. Eligible rehabilitation.***

*(a) Standards for rehabilitation work. To be eligible for the special tax assessment, historic rehabilitations must be appropriate for the historic building and the historic district in which it is located. This is achieved through adherence to the following standards:*

*(1) The historic character of a property shall be retained and preserved; the removal of historic materials or alterations of features and spaces that characterize each property shall be avoided.*

While a great deal of exploratory demolition has already occurred, several additional areas will be explored further. All of this exploratory demolition visible from the public right of way will be to features that are later alterations to the structure and only irreparable original materials will be removed. The proposed exterior changes will retain as much existing historic material as possible and restore missing features to these structures to return them to their historic appearance, therefore meeting this criterion.

*(2) Each property shall be recognized as a physical record of its time, place and use; changes that create a false sense of historical development shall not be undertaken.*

The majority of the exterior changes will be to the façade of the structure. The applicant has already removed the non-contributing slipcovers to 1639 and 1643 Main Street storefronts. These proposed exterior changes to all three storefronts will replicate, as closely as possible, photographic evidence of earlier façades of these structures. As previously stated, the only additional materials that will be removed are those that were a part of the 1960s alterations, and they have not gained historic significance in their own right. Staff finds that the project meets this criterion.

*(3) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

As previously stated, the majority of the alterations to both of these structures occurred in the 1960s and have not gained their own historic significance. While certain slipcover façades and alterations dating from this time period in the Columbia Historic Commercial National Register district have gained significance, the alterations to these structures lack the distinction and quality of materials to have gained their own significance. The proposed exterior changes will restore these structures to their appearance during the late 19<sup>th</sup> to early 20<sup>th</sup> century, which is the period of significance for these structures.

Therefore, staff finds that the exterior changes are consistent with this criterion.

*(4) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.*

As previously stated, the proposed alterations will not remove historic features or finishes. As a significant portion of the façade will be recreated, the applicant will provide samples to staff to ensure that the new finishes and details are consistent with the structures and their period of significance. Care should be taken with the glazing to ensure that there are no additional tints or colorations to remain consistent with historic patterns and this criterion.

*(5) Deteriorated historic features shall be repaired rather than replaced; where the severity of deterioration requires replacement of a distinctive feature, the new should match the old in design, color, texture, and other visual qualities and, where possible, materials; replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

As previously stated, some of the restoration work will be dependent on the discoveries made during the exploratory demolition period. Only the historic material that is beyond repair will be removed to preserve the overall integrity of the property. With the exploratory demolition that has already occurred, it is known that new materials will be needed to replace missing features such as the windows, cornice details, wall finishing and medallions. These new materials will be evaluated based on their compatibility with extant materials or with finishes from the building's period of significance. One item that needs additional research or verification is the proposed window configuration for the second story of 1645 Main Street. The applicant is proposing a 6/1 pane configuration based on samples found in storage. These samples will be provided to staff for further assessment. After the additional exploratory demolition is completed, staff will evaluate the storefronts to determine whether the material beneath should be restored or replaced to replicate the historic design. Other items in the scope include mortar repair. The applicant will provide staff with a sample to view on the building to determine if it matches the historic mortar. The proposal largely meets this criterion, with further details to be worked out with staff.

*(6) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used; the surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The applicant is proposing to remove paint from the extant cast iron medallions with the gentlest means possible and to remove the paint from the brick exterior of 1645 Main Street using Prosoco Sure Klean Heavy Duty Paint Stripper. The applicant will provide staff with a sample of the paint stripper in action prior to removing paint from all of the brick.

*(7) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property; the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the historic property and its environment.*

The new addition to this structure, the pergola that will cover the patio on the rear, will not be visible from the public right of way. The applicant has taken care to ensure that it will have a small number of attachment points to the structure and will be clearly read as a new addition, therefore meeting this criterion.

The proposed exterior alterations will restore these structures to their historic appearance, making the changes consistent with the historic integrity of the property. While some historic material may be removed, only the material that is beyond repair will be removed. Removing irreparable historic material is consistent with this criterion, as is the proposal for exterior alterations.



*(8) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

As stated under the previous criterion, the new addition to this structure, the pergola attached at the rear, will have a small number of attachment points to the original structure and outside of these attachment points will not disturb other areas at the rear of the structure. This ensures that there will be no difficulty removing this structure in the future, therefore meeting this criterion.

**STAFF RECOMMENDATIONS:**

Staff finds that the exterior changes at 1639-1643 and 1645 Main Street generally complies with Section 17-698 of the City Ordinance and recommends a Certificate of Design

Approval with the following conditions:

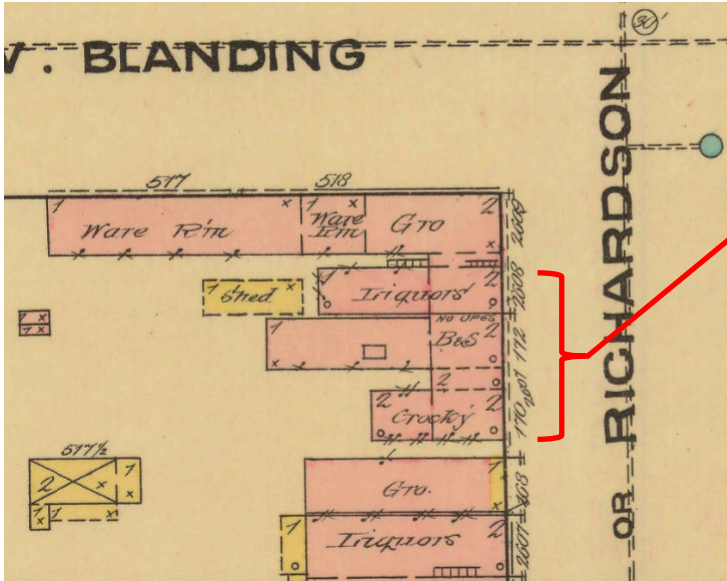
- a. Specifications for the replacement windows be provided to staff for approval;
- b. Staff will assess the windows found in storage in 1645 Main Street for to assess whether or not they were original or be provided with photographic evidence of the windows in situ during the period of significance;
- c. Specifications for the storefront system and glazing be provided to staff for approval;
- d. Final door design and materials be submitted to staff for approval;
- e. The new storefront for 1639-1643 replicate the details seen in the photograph on page 6 of this evaluation as closely as possible;
- f. Samples for new features including storefront details, cornice, and exterior wall finishes will be provided to staff for approval;
- g. Test samples of the mortar and paint remover will be provided to staff for assessment;
- h. All other details, including signage, deferred to staff.

Staff finds that the repair project at 1639-1643 and 1645 Main Street generally complies with Section 17-698 of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:

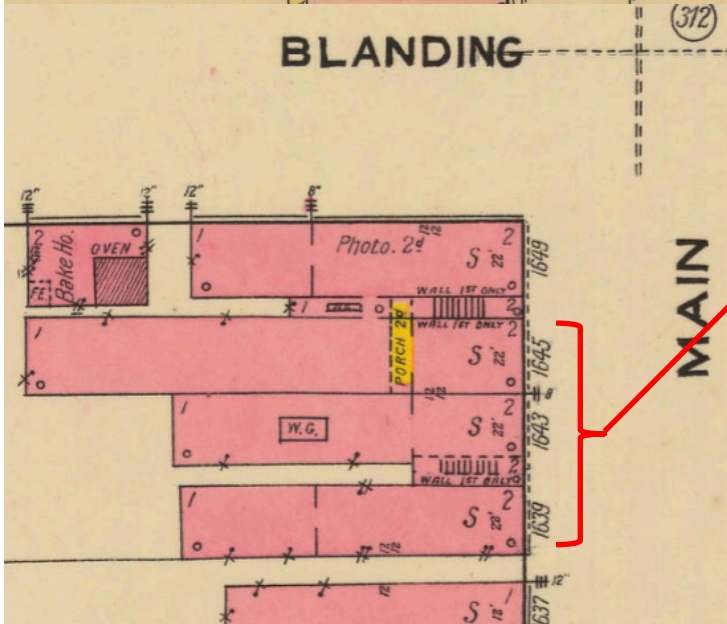
- a. The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- b. All work meeting the standards for work as outlined in Section 17-698;
- c. All details deferred to staff.



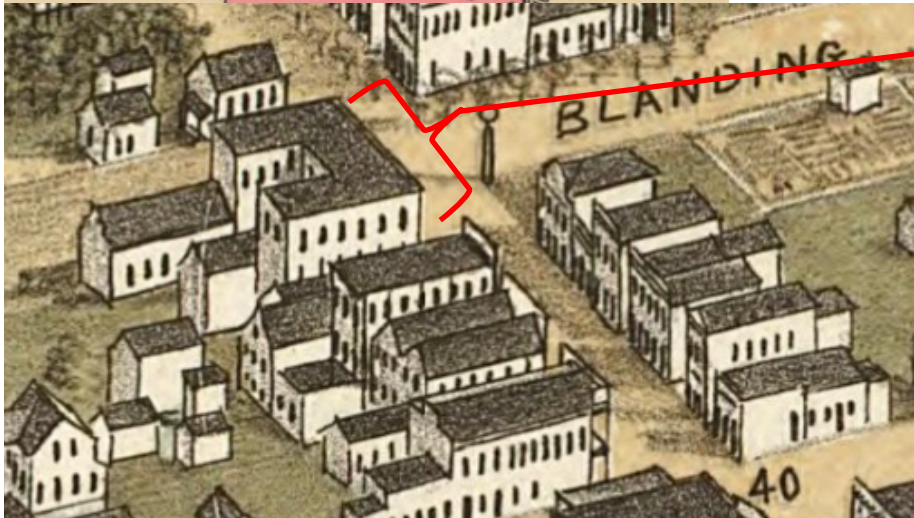
*Existing conditions at 1639-1645 Main Street (image via Google Maps)*



1884 Sanborn map showing 1639-1645 Main Street, then addressed as 170-174 Richardson Street.



1884 Sanborn map showing 1639-1645 Main Street, then addressed as 170-174 Richardson Street.



1872 Bird's Eye View of Columbia showing 1639-1645 Main Street.

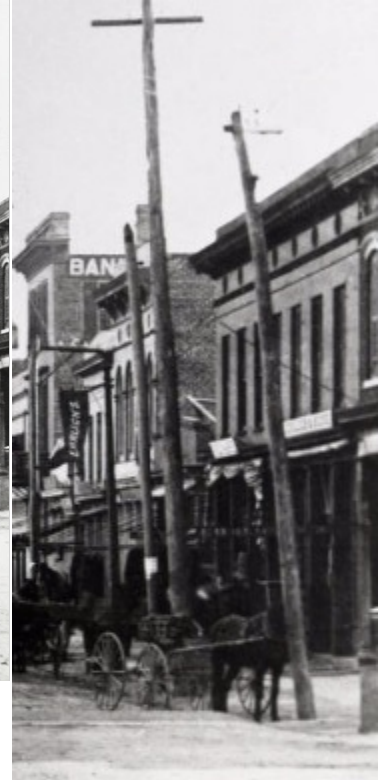




*M. Ehrlich and Sons Shoe Store circa 1908 (photo provided by applicant)*



*Hendrix grocers, 1649 Main Street which was once connect to 1645 Main Street. This photograph dates to the late 19<sup>th</sup> or early 20<sup>th</sup> century and is the only known photograph to show the storefront during this time period (provided by the applicant)*



Above: Circa 1895 image of the 1600 block of Main Street, photograph courtesy of Richland Library.  
Right: Zoomed in image of 1639-1643 Main Street's façade. A small portion of 1645 Main Street is visible.  
Below: 1639-1645 Main Street, circa 1898. The buildings are bracketed in red, with the historic connection between 1645 and 1649 Main Street visible.







BLANDING STREET

MAIN STREET

1645

1643

1639



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**1639-1645 MAIN STREET**

**SITE PLAN**

ARCH PROJECT NO:

**M547.19**

DATE:

**04/23/20**







EXISTING CONDITIONS PHOTO - 1639 MAIN STREET



EXISTING CONDITIONS PHOTO - 1639 MAIN STREET





EXISTING CONDITIONS PHOTO - 1643 MAIN STREET



EXISTING CONDITIONS PHOTO - 1643 MAIN STREET





EXISTING CONDITIONS PHOTO - 1645 MAIN STREET



EXISTING CONDITIONS PHOTO - 1645 MAIN STREET





EXISTING CONDITIONS PHOTO - REAR PARKING LOT



EXISTING CONDITIONS PHOTO - REAR PARKING LOT



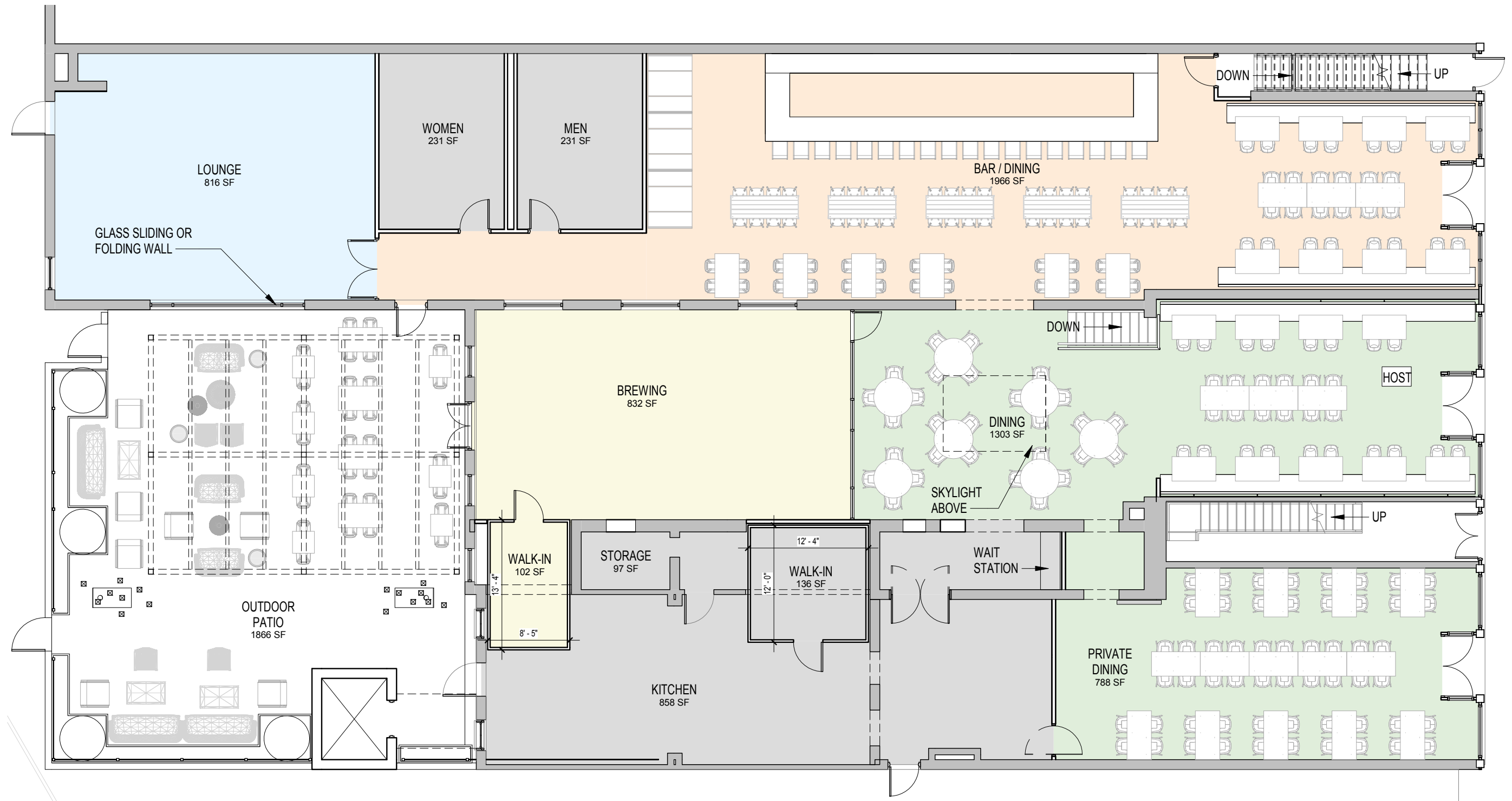


EXISTING CONDITIONS PHOTO - REAR PARKING LOT



EXISTING CONDITIONS PHOTO - REAR PARKING LOT





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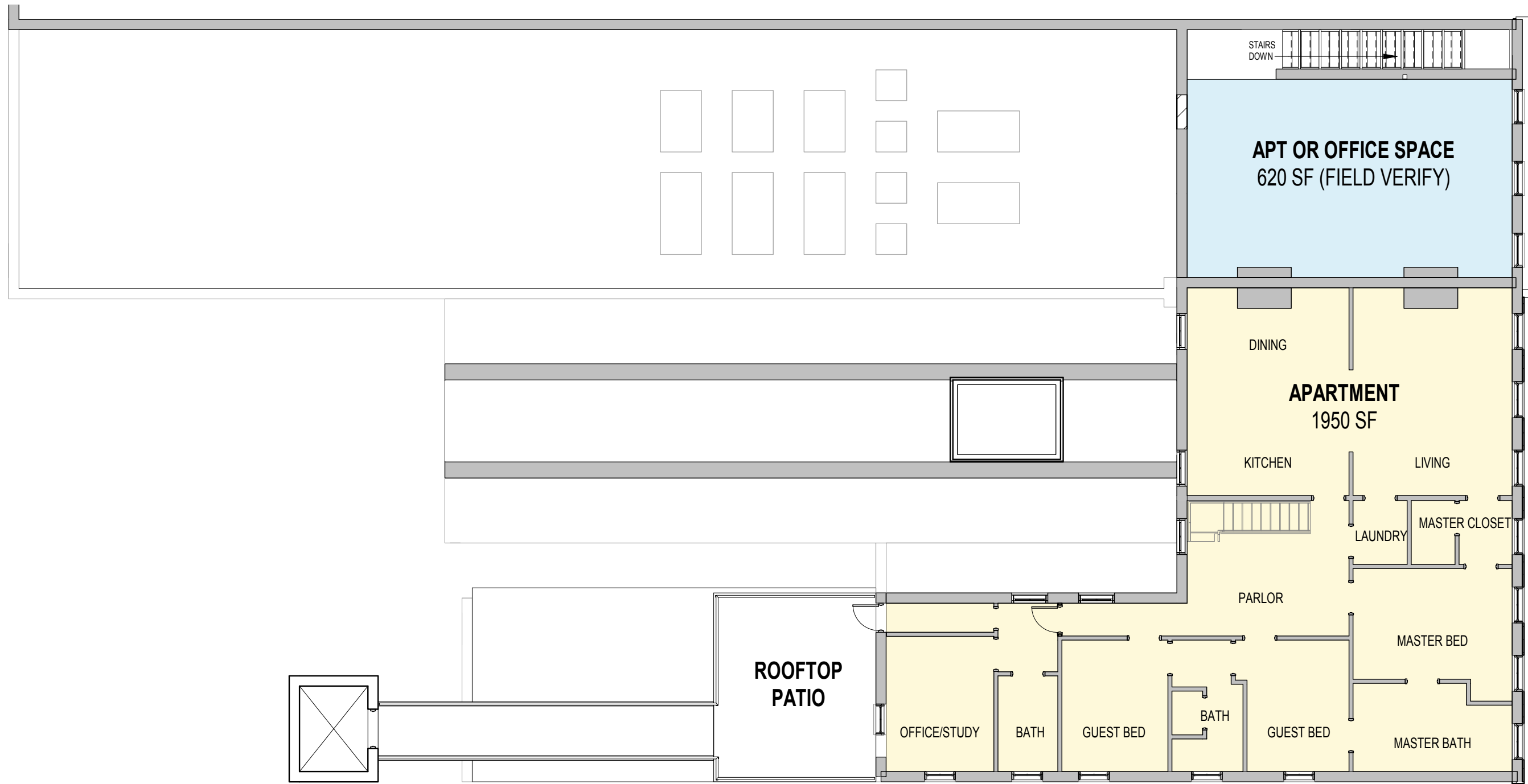
**1639-1645 MAIN STREET**  
**GROUND FLOOR PLAN**

ARCH PROJECT NO:

**M547.19**

DATE:

04/16/20



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**1639-1645 MAIN STREET**  
**SECOND FLOOR PLAN**

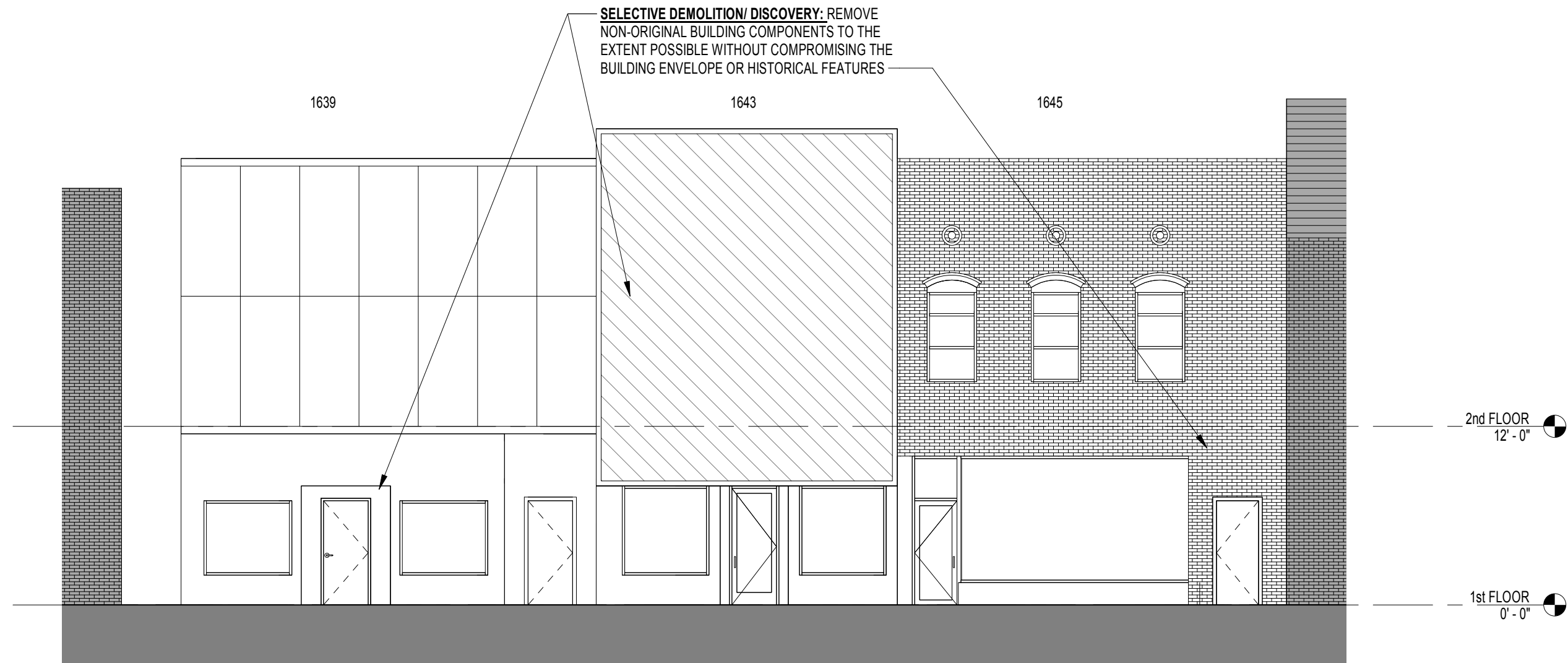
ARCH PROJECT NO:

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04/16/20





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**1639-1645 MAIN STREET**

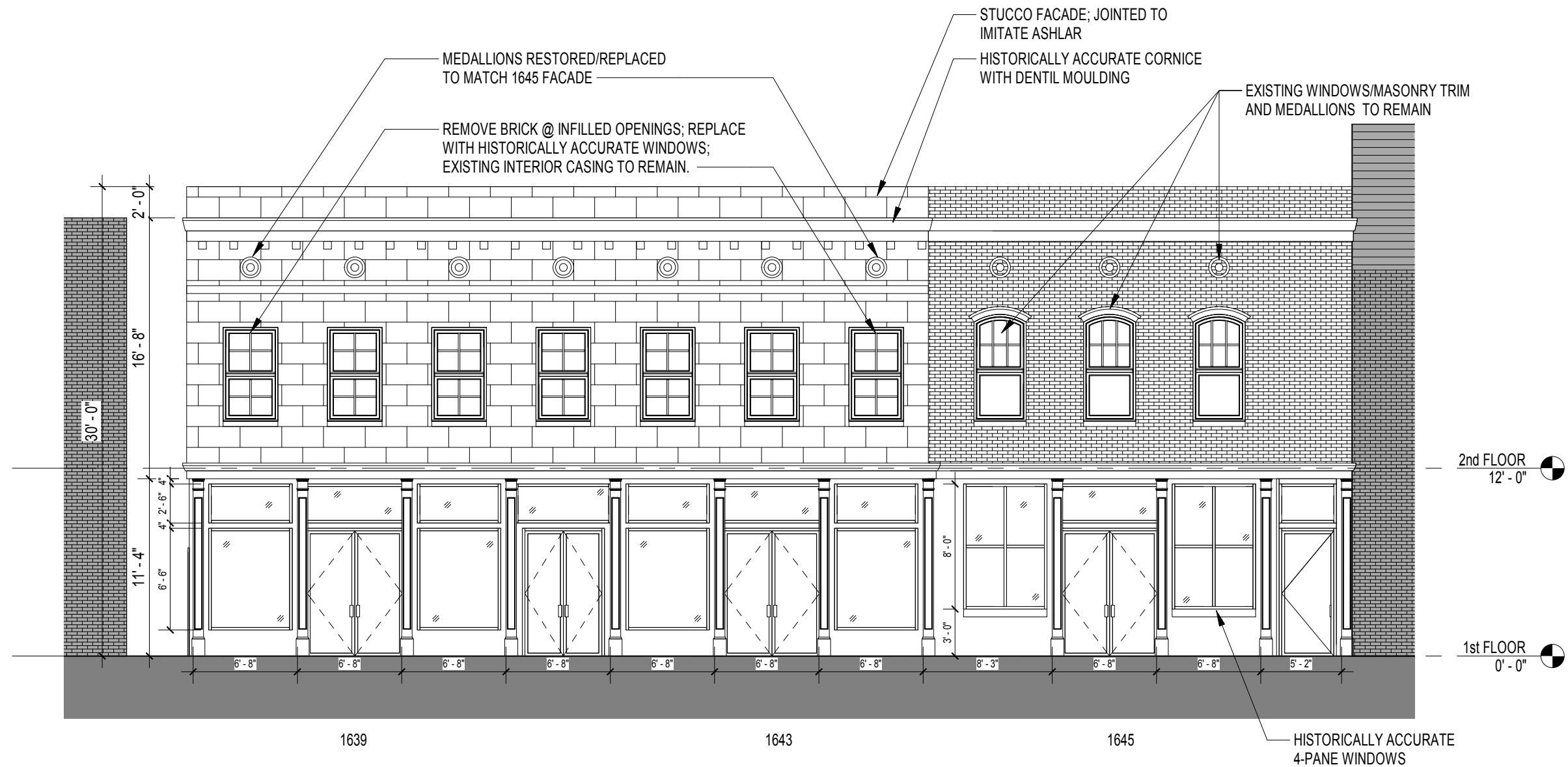
**EXISTING ELEVATION - MAIN ST**

ARCH PROJECT NO:

**M547.19**

DATE:

04/22/20



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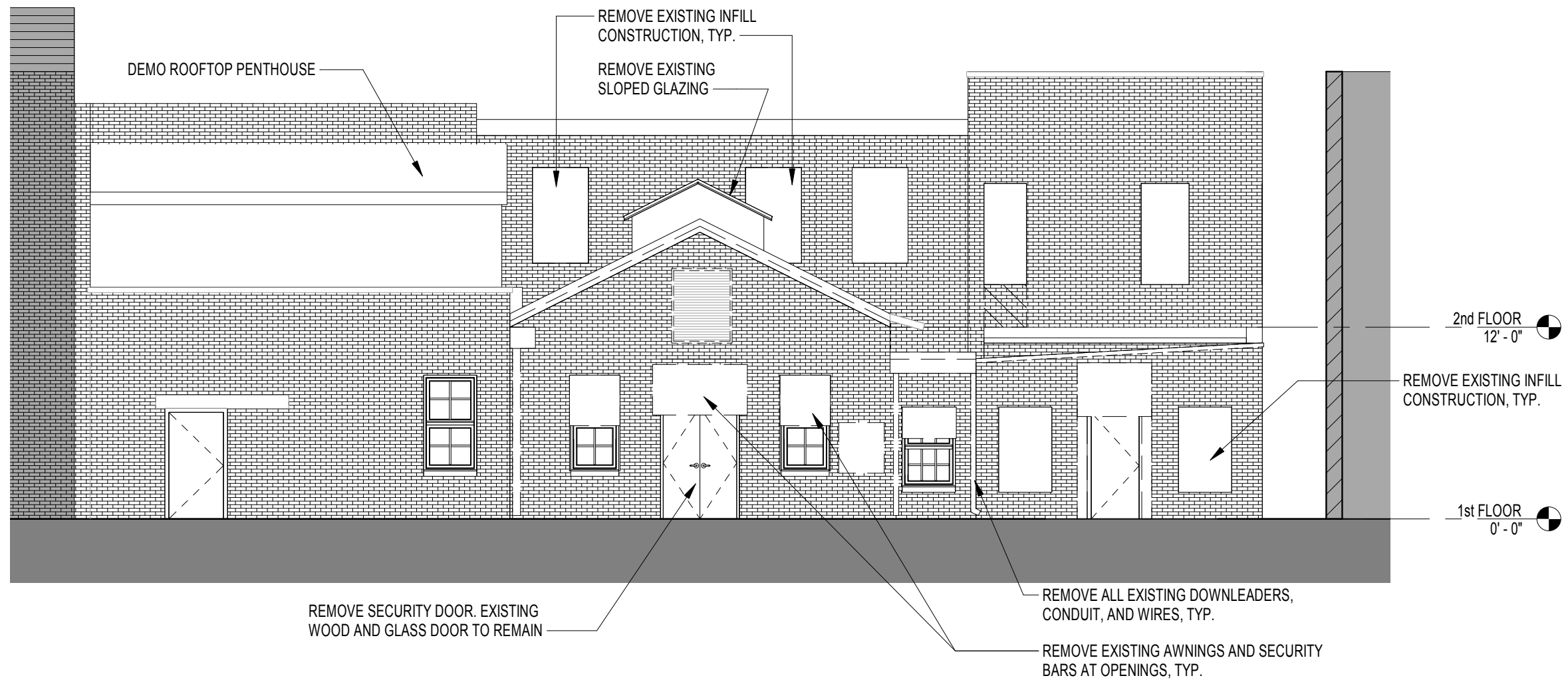
**1639-1645 MAIN STREET**  
**PROPOSED ELEVATION - MAIN ST**

ARCH PROJECT NO:

**M547.19**

DATE:

04/23/20



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**1639-1645 MAIN STREET**

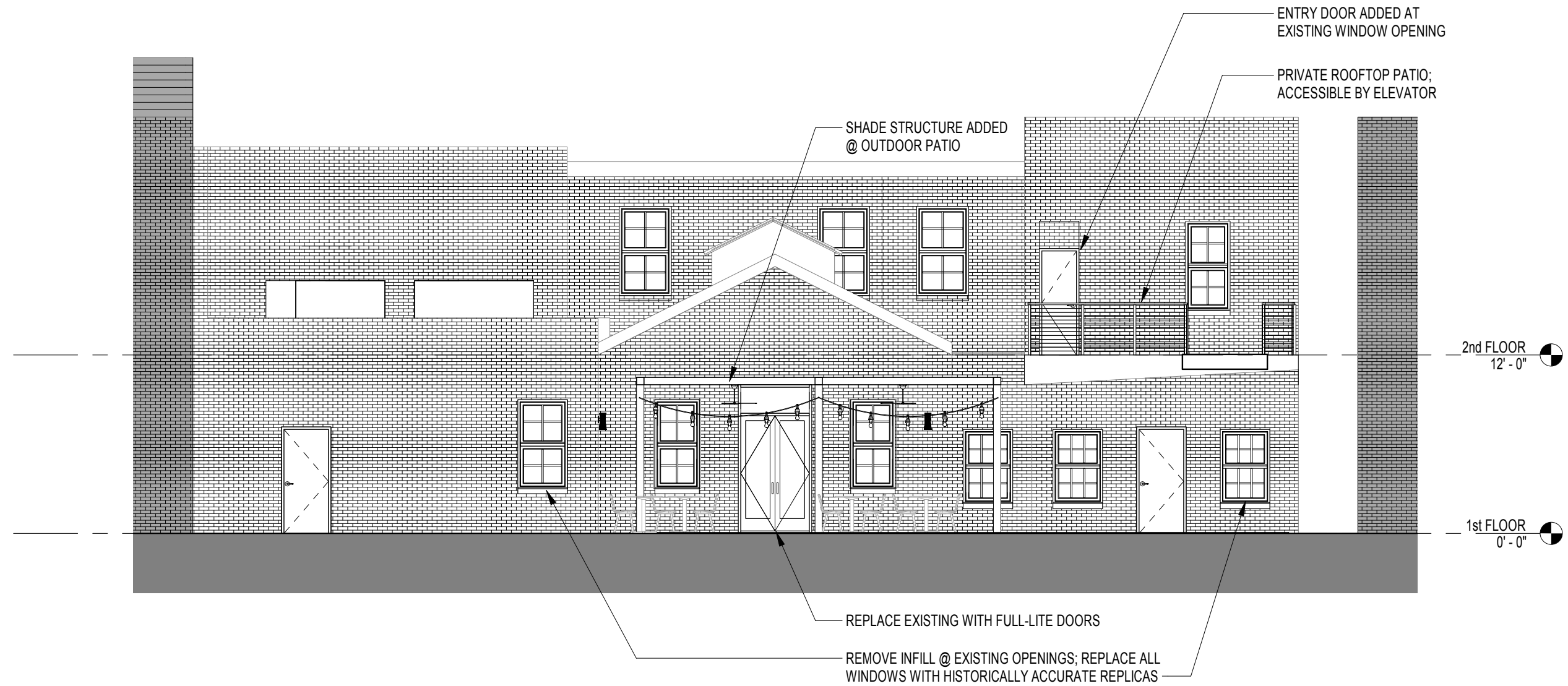
**EXISTING ELEVATION - REAR PARKING LOT**

ARCH PROJECT NO:

**M547.19**

DATE:

04/23/20



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**1639-1645 MAIN STREET**

**PROPOSED ELEVATION - REAR PARKING LOT**

ARCH PROJECT NO:

**M547.19**

DATE:

04/23/20











**HISTORIC PRESERVATION CERTIFICATION APPLICATION**  
**PART 1 – EVALUATION OF SIGNIFICANCE**

Property name Ehrlich Building NPS Project Number \_\_\_\_\_  
Property address 1639-1643 Main Street Columbia Richland SC 29201

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**5. Description of physical appearance**

This two-story, L-shaped masonry building dates to 1866 and features two storefront addresses, 1639 Main Street and 1643 Main Street. The first level features a centrally located single door entrance flanked by two storefront entries. The current central entrance was added sometime after 1978 and obscures a slightly recessed extant set of double doors that lead to the building's staircase. Above the door is a mid-century, gray aluminum panel that aligns with the top of the facade's signboard. The southern storefront entrance, 1639 Main Street, features a recessed entry flanked by squared display windows comprised of black marble bulkheads and matching panels above the windows. Four black pilasters support the storefront. A painted gray fluted aluminum signboard runs the length of the southern storefront and has a rectangular metal sign across it for the current tenant. The northern storefront, 1643 Main Street, like the southern, has been modified over the years to meet the needs of changing owners. Currently, the northern storefront features a single door recessed entry with a large display window on each side. The storefront bulkheads and framing are composed of yellow stucco. The flooring features white ceramic tiles with the address spelled out in black ceramic tiles and an aluminum, retractable fabric awning system hangs over the storefront level.

The second level of the facade features seven window openings across it with missing ventilators above each. All seven window openings have been in-filled with bricks, but the original stucco finish of the second level remains. A string course runs just below the ventilators and a piece of metal coping runs along the roof line of the facade. The storefront signboard extends to below the second level window sills. The stucco is in good condition with some paint flaking. The current appearance very closely resembles the c.1895 photograph by W. H. Parish and later reproduced by Russell Maxey, which was most likely the original design of the building. While the second story had separate slipcover facades applied to it, this treatment helped retain much of the original fabric of the building. The slipcovers were added between 1958 and 1960 and were both removed in 2018.

The rear of the building features an original two-story L-shaped footprint with multiple later one-story additions. The majority of the building is soft-fired brick laid in a five-course common bond pattern while the southern one-story addition is laid in a running bond. The north end of the west elevation has a symmetrical one-story gable-roofed addition. This addition's west elevation has two windows that flank a set of double doors crowned by a horizontal-slat vent. All three openings feature a corrugated metal awning and the two windows feature jack arches. The second level of the north end of this elevation is primarily obscured by the one-story addition, but two covered window openings are visible. Moving south to the end of the L-shaped projection, the second story's west elevation has two window openings, each with a jack arch, that have been in-filled with sheet metal, although the southern window was previously filled with bricks and later converted into a door. This change probably occurred between 1898 and 1904 when a two-story wooden porch was added to the rear of the building. By 1919, this porch had been removed and the one-story brick addition was in its place. This addition currently features two window openings, covered with sheet metal, and a centered door, which has a corrugated metal awning above it. A small addition connecting the two one-story portions has a six-over-six window with a corrugated metal awning above it. This small connection is comprised of hard-fired dark red brick and a different brick bond than the other two portions demonstrating it came at a later date.

The first floor of 1639 Main Street's interior is currently a cigar shop with large open mercantile space composed of a mixture of exposed brick, horizontal wood paneling, and sheet rock walls and a drop ceiling. The flooring is hardwood but does not appear to be original. A humidor room is located on the south end of the main space. The rear addition is currently used as a smoker's lounge and features the same wall finishes as in the main mercantile space but has black linoleum floors and exposed ceilings. 1643 Main's interior is now used as a wig shop. It features two main show rooms with a rear storage warehouse. It features carpeted floors, sheet rock and paneled walls, and a drop ceiling.

The second floor retains a high degree of historic integrity. It does not follow the two bay separation that the first floor does. Instead, it comprises the entirety of the building and was originally addressed 1641 Main Street. It features a landing at the top of the steps that connects an east-west running corridor to the multiple rooms formerly used as offices. Three rooms are located along the south side of the corridor with one room located at the end of it. The east end

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 – EVALUATION OF SIGNIFICANCE**

Property name Ehrlich Building NPS Project Number \_\_\_\_\_

Property address 1639-1643 Main Street Columbia Richland SC 29201

of the building features four rooms across it. Moving south, three rooms on the east end of the building overlook Main Street. The two northernmost rooms both feature a fireplace and three windows. These rooms are connected by a set of pocket doors. The door to one of these rooms still reads, "Dr. Hall Dentist."

Date(s) of building(s) 1866 Date(s) of alteration(s) 1904, 1919, 1930, 1937, c.1958-60

Has building been moved?  no  yes, specify date \_\_\_\_\_

**6. Statement of significance**

After his store was destroyed in the February 1865 burning of Columbia, Michael Ehrlich enlisted architect Gustavus Theodore Berg, with whom he was familiar through Ebenezer Lutheran Church, to design and construct this two-story building for his new store in 1866, making it one of the earliest structures built on Main Street following the Civil War. Ehrlich's Shoe Store operated in the northern bay of this building from 1866 until 1924 when the store was sold at auction for bankruptcy. A photo from around 1908 shows what the early storefront design looked like in the early twentieth century. At that time, the building featured cast iron columns and storefront framing with metal bulkheads and glass display windows and transoms. A recessed set of double doors granted entry beneath a beadboard ceiling in the entry alcove. In late 1921, a fire destroyed much of the building's interior and briefly displaced Ehrlich's store. When the store reopened in March of 1922, the owners touted a new interior along with a new stock of spring shoes. By 1924, Quality Shoe Store occupied the space, but also went bankrupt in 1927. The building briefly became Berry's Family Shoe Store from 1930 to 1931 after "completely remodeling" the store. The building changed hands multiple times from 1931 to 1937 when it opened as Lisbeth Wolfe, an upscale women's clothing boutique. The store was described in March 1937 as having a jade green Carrara marble storefront with trimmed aluminum on either side of a recessed entrance. No photographs of this appearance have been discovered. A 1958 photograph shows the building with slipcover facade applied to it. In 1959, Lisbeth Wolfe moved from this location to a neighboring building and by 1960, Stonegate China Company was operating out of this address.

The southern storefront, 1639 Main Street, was originally used as a tinware and crockery store. According to the 1868 Columbia City Directory, H. Blease briefly operated out of this property until he sold his store and merchandise to Souter & Company in July of that year. The building featured a number of businesses between 1875 and 1910 when it became C. D. Kenny Co. Tea Store. By Kenny's occupation of the building, the store now featured a two-story wooden porch at the rear. By 1919, the 1904 porch had been removed and a larger, one-story masonry addition had been made. C. D. Kenny Company remained in this location until 1931 when it moved to nearby Assembly Street. The Southern Auto Supply company operated here until 1938 when Mrs. Isenhour (later Isenhower) established the Columbia Fabric Shop, later called Isenhower Fabric Shop, which remained at this address until 1957. The Home Credit Company occupied the space from 1957 until the 1970s. It is unclear exactly when the slipcover facade was added, but most likely under the Home Credit Company's occupation, as a way to appear more modern and on-trend with many suburban stores. As one of the first buildings constructed following Columbia's burning the year before, the structure is an example of the continued evolution of Columbia's downtown commercial district.

The building has consistently housed businesses since its construction in 1866. It represents the rebirth of Main Street following the Civil War and Columbia's burning the previous year and has contributed to the commercial heritage of Main Street and Columbia as a whole. The building has evolved with the trends of Main Street, having its storefronts remodeled and its second level fitted with two separate slipcover facades in the late 1950s and early 1960s to remain relevant to suburban shoppers. Despite these changes, the design of the building is largely intact with the second level retaining a high degree of integrity since it was encapsulated in the slipcovers.

**7. Photographs and maps.** Send photographs and map with application.



## HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Property Name Ehrlich Building NPS Project Number 39496  
Property Address 1639-1643 Main Street Columbia Richland SC 29201

**5. Detailed Description of Rehabilitation Work.** Use this page to describe all work or create a comparable format with this information.  
Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

<b>Number</b> <u>1</u>	<b>Feature</b> <u>Exterior Masonry</u>	<b>Date of Feature</b> <u>1866, c.1880s, c.1910s</u>
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**Describe existing feature and its condition**

The building's south and west elevations are laid in brick. The brick is laid in a five course common bond on the original section of the building. The rear addition of the 1639 Main Street side, which was completed between 1910 and 1919, is laid in a running bond with a differing brick color and texture. The one-story rear addition of the 1643 side was constructed prior to 1884 and features a five course common bond with bricks matching the original two-story construction.

The south and east elevations feature areas of deteriorated mortar and spalling bricks, but generally the brick is in good condition.

Photo Numbers 9-14, 41, 42 Drawing Numbers Pages 9-14

**Describe work and impact on feature**

The brick along the south and west elevations will be retained. The areas with deteriorated mortar will be repointed to match the color, texture, and size of the historic masonry.

<b>Number</b> <u>2</u>	<b>Feature</b> <u>Exterior Stucco</u>	<b>Date of Feature</b> <u>1866</u>
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**Describe existing feature and its condition**

The second level of the east facade features smooth stucco finish. While this is most likely the original design of the building, it certainly dates to c.1895 as evidence by the W. H. Parish photograph. The stucco is in fair condition as it is cracking and peeling in some places but is still largely intact.

Photo Numbers 1-5, 40-42 Drawing Numbers Pages 10, 13

**Describe work and impact on feature**

The stucco will be restored, and where missing, have stucco added. The stucco will be scored to resemble the historic appearance.

<b>Number</b> <u>3</u>	<b>Feature</b> <u>Windows</u>	<b>Date of Feature</b> <u>1866</u>
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**Describe existing feature and its condition**

The facade features seven window openings that have been in-filled with brick. The openings line up with the earliest photograph of the building. Some windows are extant behind the brick infill. Matching with the historic images, these facade windows are four-over-four double hung windows.

## HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

The windows along the south and west elevations are missing and feature plywood boards as in-fill except for the three windows on the west elevation of the 1643 Main Street side, which feature six-over-six windows with metal security bars on the exterior.

Photo Numbers 1-3, 9-14, 33, 40-42

Drawing Numbers Pages 9-14

### Describe work and impact on feature

The windows along the facade will be filled with four-over-four (aluminum clad) wooden windows that will be fabricated based on the historic windows remaining.

The window openings on the south and west elevations will also feature these four-over-four windows except for the west elevation of the 1639 Main Street side, which will feature six-over-six windows.

<b>Number</b> 4	<b>Feature</b> <u>Storefront</u>	<b>Date of Feature</b> <u>late 1950s</u>
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### Describe existing feature and its condition

The two storefronts date to the mid-century renovation of the building where slipcovers were added to the second levels. The southern storefront, which until recently featured a cigar shop, features a centrally located, recessed entrance with four smooth pilasters across it. The pilasters frame the two large plate glass display windows that flank the entrance. The display windows are surrounded by eifs stucco both above and below.

Photo Numbers 5-8, 40-42

Drawing Numbers Pages 9, 10, 13

### Describe work and impact on feature

The storefront will be restored to its original layout. It will feature seven bays, beginning with a glass display window with transom at the south end and moving north, a recessed set of glass double doors. This pattern will repeat, creating seven total alternating bays of display windows and doors. A cast iron column will separate each bay. The bulkheads will be composed of wood.

<b>Number</b> 5	<b>Feature</b> <u>Cornice</u>	<b>Date of Feature</b> <u>1866, 1950s</u>
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### Describe existing feature and its condition

The building's facade historically featured a simple wooden cornice that spanned the roof line, but was removed when the slip cover facades were added in the late 1950s. A cornice also spanned the storefront.

Photo Numbers 1-3, 40-42

Drawing Numbers Pages 9, 10, 13

### Describe work and impact on feature

Wooden cornices will be restored based on historic photographs.

<b>Number</b> 6	<b>Feature</b> <u>Medallions</u>	<b>Date of Feature</b> <u>1866</u>
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### Describe existing feature and its condition

The building's facade originally featured seven cast iron medallions, each of which

## HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

corresponded to one of the seven windows. Most of these appeared to have been removed when the late 1950s slipcover facades were added to the building.

Photo Numbers 1-4, 40-42

Drawing Numbers Pages 9, 10, 13

### Describe work and impact on feature

The medallions will be restored to their original locations. New cast iron medallions will be constructed to match the historic ones.

Number 7

Feature Roof

Date of Feature c.2000s

### Describe existing feature and its condition

The roof of the two-story section features a flat TPO roof as does the southern bay's one-story addition. The northern bay's one-story addition features a gable roof with asphalt shingles. The roofs appear in good condition.

Photo Numbers 11, 13, 14

Drawing Numbers Pages 11-12

### Describe work and impact on feature

The roof of the building will not have any work conducted on it other than a rooftop patio, which will be located on top of the one-story southern addition (1639).

Number 8

Feature Exterior Doors

Date of Feature c.1910s, c.1950s

### Describe existing feature and its condition

The storefront doors are contemporary single doors while a set of historic double doors to the stairs are located at center of the facade.

The west elevation features a single hollow metal door at its center while a set of wooden panel double doors with glass inserts are located on the northern end of the elevation.

Photo Numbers 5, 8, 11, 15, 25, 28

Drawing Numbers Pages 9-14

### Describe work and impact on feature

The front doors at the storefront will feature glass double doors. The west elevation will feature a set of full length glass double doors at the 1643 Main Street side, and a single hollow metal door will fill the 1639 Main Street side of the building.

Number 9

Feature Signage

Date of Feature c.1950s-1980s

## HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

### Describe existing feature and its condition

Currently, signage for the two former tenants are still located above the doors. They are modern, plastic and aluminum signs for the Cigar Box and International Wigs.

Photo Numbers 1-3, 5

Drawing Numbers N/A

### Describe work and impact on feature

Signage has not yet been decided. This feature will be submitted when it is available.

<b>Number</b> 10	<b>Feature</b> <u>Interior Wall Finishes</u>	<b>Date of Feature</b> <u>1866, c.1880s, c.1910s</u>
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### Describe existing feature and its condition

The first floor of the southern bay (1639) features a combination of exposed brick along the southern wall of the front room of the former cigar bar and of the humidor while the northern wall features horizontal paneling near the eastern end as well as sheet rock walls on along the corridor towards the western (rear) lounge. The lounge features a combination of exposed brick walls, sheet rock, and large wood panels.

The first floor of the northern bay (1643 Main) features sheet rock walls with horizontal panels for display racks. The rear storage rooms feature plaster walls that are in fair condition with sections of poor condition near the west end.

The second floor features plaster walls throughout both bays. Generally, the plaster is in poor condition.

Photo Numbers 16-19, 22-27, 29-33, 37, 39

Drawing Numbers N/A

### Describe work and impact on feature

The first floor will retain plaster where it exists and where exposed brick is present or the plaster is missing or too deteriorated, the walls will feature sheet rock. The second floor will feature sheet rock walls due to the level of deterioration.

<b>Number</b> 11	<b>Feature</b> <u>Interior Layout</u>	<b>Date of Feature</b> <u>1866, c.1880s, c.1910s</u>
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### Describe existing feature and its condition

The interior of both bays is largely open space consistent with a historic mercantile space on the first floor while the second floor is largely divided with a corridor connecting the rooms. Small former offices and apartments comprise the second level. Recent addition partition walls were erected to divide the first floor but have since been removed, revealing the historic floor plan.

There is a small brick-walled basement accessible from a staircase along the northern wall. It features exposed brick walls, a concrete floor, and wooden beam ceiling.

Photo Numbers 16-19, 22-24, 27, 29-33, 36

Drawing Numbers Pages 7-8



## HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

### Describe work and impact on feature

The first floor will become a restaurant and brewery while the second floor becomes an apartment. The second level floor plan will largely retain the existing footprint with small changes to include bathrooms and closets, but the two large rooms on the north end will remain as well as the corridor leading to the west end.

The basement will become a speakeasy.

<b>Number</b> 12	<b>Feature</b> Floors	<b>Date of Feature</b> 1866, c.1880s, c.1910s
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### Describe existing feature and its condition

The first floor of the 1639 Main Street side features recent hardwood floors in the front cigar shop space and linoleum tile in the rear lounge. An inlaid ceramic tile sloped floor with mosaic cigar was added to the entrance of the southern bay, most likely in 2014 when the Cigar Box opened.

1643 side has carpet flooring in the front show room while the rear storage spaces feature hardwood floors.

The second level features original hardwood floors that are in good condition.

Photo Numbers 16, 20, 24, 34 Drawing Numbers N/A

### Describe work and impact on feature

The original hardwood floors will be refinished.

<b>Number</b> 13	<b>Feature</b> Ceilings	<b>Date of Feature</b> 1866, c.1880s, c.1910s
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### Describe existing feature and its condition

The first floor features pressed tin ceilings in the northern commercial bay (1643), except for a small niche between the two buildings, which features plaster ceilings, while the southern bay features beadboard ceiling in the eastern side with plaster ceilings on the western end. The pressed tin ceilings appear in good condition overall, with some paint missing and peeling. The beadboard appears in good condition with only some areas of water intrusion.

The second floor features plaster ceilings which are in poor condition from water infiltration issues.

Photo Numbers 16, 21, 35, 37, 38 Drawing Numbers N/A

### Describe work and impact on feature

The beadboard and pressed tin ceilings will be retained where they exist. The two areas with plaster ceilings will be retained.

The second floor ceilings will be removed because of their poor condition, but will feature sheetrock ceilings to retain a finished sense to the space.

<b>Number</b> 14	<b>Feature</b> Stairs	<b>Date of Feature</b> 1866
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### Describe existing feature and its condition

A staircase between the two addresses, at the center of the building, leads to the second

## HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

floor. The stair features wooden treads, risers, spindles, and a newel post. Generally, the staircase is in good condition.

Photo Numbers 27

Drawing Numbers Pages 7-8

### **Describe work and impact on feature**

The staircase will remain as it appears, with any missing spindles fabricated to exactly match the historic, existing spindles. Any treads or risers in poor condition will also be repaired where necessary.

Add Item

Delete Item

Ehrlich Building Part II Photographs  
1639-1643 Main St. Columbia, SC  
Columbia Commercial Historic District



Photo 1 – East façade looking south





Photo 2 – East façade looking north



Photo 3 – East façade of 1643 Main Street





Photo 4 – Ventilator scarring



Photo 5 – 1639 Main Street storefront





Photo 6 – Storefront entry tile, east façade of 1639 Main St. bay



Photo 7 – 1643 Main St. east façade storefront



Photo 8 – 1643 Main St. storefront flooring





Photo 9 – South elevation looking west



Photo 10 – South elevation looking east





Photo 13 – South elevation of 1643 Main St.



Photo 14 – Second floor northwest oblique



Photo 15 – Original doors to stairwell, east façade





Photo 33 – Northeast corner room with original windows, second floor, looking east



Photo 34 – Differing floors between northern rooms

Historic Photographs



Photo 40 – c.1895 façade, courtesy of W. H. Parish Publishing Company



Photo 41 – 1912 façade, courtesy of Historic Columbia Foundation





Photo 42 – c.1920 façade, courtesy of “Views of Columbia, SC” collection



Photo 43 – 1967 slipcover façade, courtesy of Russell Maxey Photograph Collection

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 – EVALUATION OF SIGNIFICANCE**

Property name Friendly Bakery Building NPS Project Number \_\_\_\_\_

Property address 1645 Main Street Columbia Richland SC 29201

**5. Description of physical appearance**

The Friendly Bakery Building is a two-story masonry building located at 1645 Main Street built by 1872. The first floor has seen the most changes since the building's construction. The asymmetrical storefront features fluted aluminum pilasters on the sides, signboard, and along the bulkhead. The entrance is recessed on the south, and features an aluminum frame and plate glass display window. The door has a transom with the address in gold numbers. The storefront is centered on the three second level windows. A door leading to a staircase is situated at the northern end of the facade and has a vertically-oriented signboard above it.

The second level still retains much of its early appearance. It features three one-over-one light windows across the facade which are contemporary additions to the building. Each of the windows has a transom and heavy brick arch. Scarring of a former fourth window is barely visible at the seam between this address and its northern neighbor, 1649 Main Street. Above the three windows are three small circular cast iron ventilators and the scarring from a former cornice. The building is connected to its northern and southern neighbors and therefore does not have visible elevations, except for the one-story rear addition, which has a visible southern elevation featuring a 5-pattern running brick bond. The west elevation of this addition features a door on the north corner, a window on its southern, and a flat roof with clay coping tiles along the parapet.

Originally, the building was a two-story structure, but by 1884 it featured a one-story addition at its rear that more than doubled the size of the original building. By 1910, the one-story rear addition was enlarged to include a tin shop and warehouse. An exterior stair on the north end of the addition was present as early as 1888. It gave access to a second-story porch until 1919 when this space was enclosed with brick.

The interior of the first floor is primarily open mercantile space. The original terminus of the building is still present with a doorway leading to the warehouse space, which is still used for that purpose. The second floor features two main rooms, a lobby-type space that leads to a room that overlooks Main Street. There is also a small bathroom, and a small corridor that leads to a small rear addition, which was formerly a porch. This addition has a shed roof and is used storage space.

Date(s) of building(s) c.1872 Date(s) of alteration(s) c.1884, 1904, 1919, 1938, c.1950

Has building been moved?  no  yes, specify date \_\_\_\_\_

**6. Statement of significance**

Currently occupied by the Morris Furniture and Appliance store, this two-story masonry building was constructed by 1872. LyBrand and Son music store was located on the first floor of 174 North Richardson Street, the former address of this building, from 1873 until 1876 while the second floor housed LyBrand and other residential tenants. The address later housed Robert A. Young, a proprietor of groceries and liquors in the late 1870s and early 1880s. The building remained a dry goods, liquor, and grocery store until the early 1900s. By 1906, the building became Stewart-Suydam Hardware store, which is when a one-story rear addition with a tin shop and warehouse, was added. In 1928, the Friendly Bakery opened and from 1934 shared the address for many years with a Piggly Wiggly grocery store. According to The State newspaper, the store featured a "beautiful storefront of black glass and aluminum." In 1949, the Friendly Bakery and Piggly Wiggly closed temporarily due to a fire. The current storefront design most likely took its appearance after this fire took place, or when Singer Sewing Center began operating out the building in 1951. Despite changes to the building's storefront, these changes represent the evolution of architectural trends in commercial structures downtown and the continued success of Columbia's Main Street.



## HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Property Name Friendly Bakery Building NPS Project Number 39340  
Property Address 1645 Main Street Columbia Richland SC 29201

**5. Detailed Description of Rehabilitation Work.** Use this page to describe all work or create a comparable format with this information.  
Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

<b>Number</b> <u>1</u>	<b>Feature</b> <u>Exterior Masonry</u>	<b>Date of Feature</b> <u>c.1872, c.1884, c.1910</u>
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**Describe existing feature and its condition**

The facade is laid in a running bond brick, which has been painted a salmon color, while the rear additions feature red brick laid in a five course common bond. Generally, the brick is in good condition although the southwest corner of the rear addition is in poor condition with missing bricks and deteriorated mortar. Historically, the facade featured an unpainted appearance.

The three windows across the east facade feature masonry window hoods that match the paint color of the facade. They are slightly discolored but otherwise appear in good condition.

Photo Numbers 1, 2, 6, 7, 35-38 Drawing Numbers Pages 9-14

**Describe work and impact on feature**

The brick on the facade will be cleaned, removing the paint by using Prosoco Sure Klean Heavy Duty Paint Stripper. The damaged brick and mortar at the southwest corner will be removed, cleaned, and relaid in repointed mortar.

<b>Number</b> <u>2</u>	<b>Feature</b> <u>Windows</u>	<b>Date of Feature</b> <u>Post-1978</u>
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**Describe existing feature and its condition**

The second level facade features three arched window openings with replacement one-over-one windows surmounted by a transom. The windows feature decorative masonry window hoods.

The rear of the building features a single window on the south end of the west elevation. Its fenestration is unclear because of later addition steel security bars as well as window deterioration. It is in poor condition.

Photo Numbers 1, 2, 7, 8, 38 Drawing Numbers Pages 9-13

**Describe work and impact on feature**

The three facade windows will feature six-over-one windows, which were likely the original fenestration, but were exhibited in photos of the building in the 1960s and 1970s.

The west elevation window will be replaced with a four-over-four light window.

<b>Number</b> <u>3</u>	<b>Feature</b> <u>Storefront</u>	<b>Date of Feature</b> <u>c.1950s</u>
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**Describe existing feature and its condition**

The building features a mid-century storefront with an asymmetrical design, recessing at an angle from the north to the south, with the door at the south end. The storefront features cracked terra cotta tile floors, a low, fluted aluminum bulkhead with fluted aluminum extending along the northern pier and wall of the recess at the southern end of the storefront as well as along the signboard. There are four glass display windows: the

## HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

center two are wider than the outer two windows, each separated by vertical aluminum mullions.

Photo Numbers 1, 3, 35

Drawing Numbers Pages 9, 10, 13

### Describe work and impact on feature

The storefront will be restored to what was likely the building's original appearance. The only photograph showing the storefront design is of the northern neighbor, 1649 Main Street, in the c.1910s. Since historically this building shared a facade with 1649, the storefront design was likely the same as the one depicted in the photograph. The design will feature a recessed set of double doors with transom centered beneath the middle window of the second floor. Flanking the double doors will be display windows with a four-light fenestration. The display windows will be atop frame bulkheads. North of the storefront will be a single door entrance to the stairwell. The door will feature a transom above it. Cast iron columns will separate each bay of the storefront.

Number 4

Feature Medallions

Date of Feature c.1872

### Describe existing feature and its condition

The building features three cast iron medallions one above each window, which are original to the building. All are extant, but have been painted over, making them blend in with the facade.

Photo Numbers 1, 2, 33-38

Drawing Numbers 9, 10, 13

### Describe work and impact on feature

The medallions will have the paint removed from them through gentle means.

Number 5

Feature Cornice

Date of Feature c.1872, 1938

### Describe existing feature and its condition

Currently, there is not a cornice along the building's roof line or storefront, but historically a wooden cornice spanned the roof line and another above the storefront. The storefront cornice featured modillions on its underside and the roof cornice featured a simpler design. The cornice was removed in 1938 per The State newspaper.

Photo Numbers 1, 2, 33-37

Drawing Numbers 9, 10, 13

### Describe work and impact on feature

The cornices will be reconstructed with wood based on historic photographs.

Number 6

Feature Exterior Doors

Date of Feature c.1950s



## HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

### Describe existing feature and its condition

The storefront door is a wooden door with glass central panel and heavy wood bottom rail. The cross bar is comprised of two horizontal, curved, steel bars with a vertical handle.

The east facade stair features a hollow metal door with two narrow vertical windows.

The rear elevation features a later-addition six-panel door that is obscured by plywood boards from the exterior.

Photo Numbers 1, 3-6 Drawing Numbers Pages 9-13

### Describe work and impact on feature

The front doors will be glass double doors in wooden frames as will the single door stair entrance.

<b>Number</b> 7	<b>Feature</b> <u>Roof</u>	<b>Date of Feature</b> <u>c.2000s</u>
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### Describe existing feature and its condition

The building features a recently completed flat TPO roof on the two-story portion while the one-story rear addition appears older and in fair condition. A small seamed metal shed roof addition is located along the second story of the west elevation. This shed roof is not historic.

Photo Numbers 9, 10 Drawing Numbers N/A

### Describe work and impact on feature

The roof of the original, two-story portion of the building will be re-roofed with a flat TPO roof. The shed roof addition will be removed.

<b>Number</b> 8	<b>Feature</b> <u>Interior Layout</u>	<b>Date of Feature</b> <u>c.1950s</u>
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### Describe existing feature and its condition

The first floor features an open design as it was most recently used as a furniture store. The northern wall features later-addition partition walls to create restrooms and storage rooms. While no walls separate the front (east) from the rear (west) of the building, the wall, floor, and ceiling finishes denote three separate spaces: a large open show room with two smaller storage rooms toward the rear.

The second floor was most recently used as a tailor shop and features a small lobby at the top of the stairs with a narrow corridor leading to a tailor's studio at the east end of the building as well as a door to an office, which is west of the tailor's studio. The partitions most likely date to the 1941 renovation noted in the State newspaper.

Photo Numbers 11-18 Drawing Numbers Pages 7-8

### Describe work and impact on feature

The first floor will remain open space as it will be used as a restaurant dining room with a bar along the northern wall. The western end of the building will feature

## HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

restrooms along the northern wall as well as a lounge at the westernmost end of the building.

The second floor will become a studio apartment. The later-addition sheet rock walls separating two spaces will be removed and reconfigured to create a bedroom, bathroom, and closet in the southwest corner while the eastern side remains open. A small laundry room and mechanical closet will be located in the northwest corner near the staircase.

Number 9

Feature Interior Wall Finishes

Date of Feature c.1872, c.1910, c.1950

### Describe existing feature and its condition

The first floor features a combination of plaster and sheet rock walls as well as exposed brick walls at the rear of the building. Wood veneer paneling is located along the showroom walls near the ceiling.

The second floor features plaster walls along the exterior envelopes with sheet rock partition walls.

Photo Numbers \_\_\_\_\_ Drawing Numbers N/A

### Describe work and impact on feature

The first floor will retain the plaster where it exists. The rear area with exposed brick at the western end of the building, which will become the lounge, will retain its exposed brick finish as this area never featured a finished wall appearance .

The second floor will feature retained plaster walls at the exterior envelope with new sheetrock walls creating divisions for the bedroom, bathroom, closet, and laundry room.

Number 10

Feature Floors

Date of Feature c.1872, c.1910, c.1950

### Describe existing feature and its condition

The first floor features hardwood floors that appear to date to the mid-century renovation with linoleum tile beginning approximately halfway down the display area into the center storage space. The rear storage area features concrete floors.

The second floor features hardwoods, some of which have been covered by linoleum in the eastern room.

Photo Numbers 11-15, 17, 19 \_\_\_\_\_ Drawing Numbers N/A

### Describe work and impact on feature

The hardwood floors will be retained and restored on both levels. The linoleum on the second floor, where it remains, will be removed to expose the original flooring.

Number 11

Feature Ceilings

Date of Feature c.1872, c.1910, c.1950

### Describe existing feature and its condition

The first floor features dropped acoustical ceiling tiles in the display room and center storage room while the rear storage space features small, square tiles, which appear to date to the 1950s or 1960s.

The second floor features beadboard ceiling with alternating grooved and smooth boards.



## HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

This is present in the east room while the lobby exhibits standard beadboard. The western room has dropped acoustical ceiling tiles, likely obscuring original beadboard.

Photo Numbers 11-15, 20, 25

Drawing Numbers N/A

### Describe work and impact on feature

Following the removal of the dropped ceiling, whatever material is present will be retained and restored, whether that is plaster or beadboard.

Add Item

Delete Item

Friendly Bakery Building – Part I Photos  
1645 Main St. Columbia, SC  
Columbia Commercial Historic District



Photo 1 – East façade





Photo 4 – Stairwell door, north end of west façade



Photo 5 – Storefront door, south end of east façade





Photo 6 – West elevation looking south



Photo 7 – Southeast oblique





Photo 8 – Window at west elevation



Photo 9 – Second floor roof, looking east



Photo 10 – Roof of one-story addition, looking west



Historic Photographs



Photo 33 – Arched window and window hood at far right, c.1895  
Courtesy of Walter Blanchard Collection



Photo 36 – Façade. c.1912  
Historic Columbia Collection



Photo 37 – Façade c.1912  
Historic Columbia Collection





Photo 38 – 1978 façade  
Russell Maxey Collection