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OMB No. 1024-0018

United States Department of the Interior
National Park Service

JUL 29 1994

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

INTERAGENCY RESOURCES DIVISION

This form is for use in nominating or requesting determinations for individual properties and districts. See Instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Alderman's 20 Stores In One
other names/site number The Belk Building

2. Location

street & number 34 and 36 Brooks Street not for publication
city or town Manning vicinity
state South Carolina code SC county Clarendon code 027
zip code 29102

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide X locally.
(See continuation sheet for additional comments.)

Mary W. Edmonds 7/25/94
Signature of certifying official Date

Mary W. Edmonds, Deputy SHPO, S.C. Department of Archives & History, Columbia, S.C.
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain):

Edson H. Beall 8-26-94

 Entered in the National Register
for Signature of Keeper Date of Action

5. Classification

| | | | | |
|--|---|--|------------------------|--------------|
| Ownership of Property (Check as many boxes as apply) | Category of Property (Check only one box) | Number of Resources within Property | | |
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) | Contributing | Noncontributing | |
| <input type="checkbox"/> public-local | <input type="checkbox"/> district | <u> 1 </u> | <u> </u> | buildings |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | <u> </u> | <u> </u> | sites |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | <u> </u> | <u> </u> | structures |
| | <input type="checkbox"/> object | <u> 1 </u> | <u> 0 </u> | objects |
| | | | | Total |

Name of related multiple property listing
Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register 0

 N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: COMMERCE/TRADE Sub: Department Store

Current Functions (Enter categories from instructions)

Cat: COMMERCE/TRADE Sub: Specialty Store

7. Description

| | |
|---|--|
| Architectural Classification (Enter categories from instructions) | Materials (Enter categories from instructions) |
| <u> Late 19th & Early 20th Century </u> | foundation <u> Brick </u> |
| <u> American Movements/Commercial Style </u> | roof <u> Synthetics </u> |
| _____ | walls <u> Brick </u> |
| | other _____ |

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

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 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 a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture
Commerce

Significant Dates

1919

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Period of Significance

1919-1944

Architect/Builder

Alderman, David W.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary Location of Additional Data

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

Name of repository: Mr. Lamar DuBose, 30 W. Liberty St., Sumter, S.C.

10. Geographical Data

Acreege of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

| | Zone | Easting | Northing | Zone | Easting | Northing |
|---|--------------------------------|---------------|----------------|------|---------|----------|
| 1 | <u>17</u> | <u>573160</u> | <u>3727560</u> | 3 | _____ | _____ |
| 2 | _____ | _____ | _____ | 4 | _____ | _____ |
| | <u>See continuation sheet.</u> | | | | | |

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Katherine H. Richardson
organization Heritage Preservation Associates date 3 November 1993
street & number 26 Harby Avenue telephone (803) 775-6682
city or town Sumter state SC zip code 29150

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Lamar DuBose
street & number 36 West Liberty Street telephone (803) 775-5366
city or town Sumter state SC zip code 29150

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Park Service

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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Section 7 Page 5

Alderman 20 Stores in One
name of property
Clarendon County, South Carolina
county and State

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

Alderman's 20 Stores In One, or the Belk Building, is located at 34-36 Brooks Street in Manning. Constructed in 1919, this is a two-story red brick building or two-part commercial block with a flat roof sheathed with rubber and disguised by parapets which are accentuated by yellow brick corbeling. The main facade of the building exhibits a metal entablature at the second story ceiling level. The entablature is supported by brackets and is ornamented by recessed panels. The second floor windows, which are original to the building, are grouped in sets of two, eight, and four across the front elevation of the building. These upper windows operate as casement sash and exhibit unusual glazing for small town commercial buildings. The upper portion or transom features vertical muntins, while the lower portion of each window has a horizontal muntin across the center and two diagonal muntins, forming a pattern of diamond shapes. Though not generally as extensive, this type of tracery is common in much Beaux-Arts classical architecture of the late nineteenth and early twentieth centuries.

The street level, or first floor, is visually divided from the second floor by a smaller, less elaborate cornice supported by two simple consoles and corbeled brackets of yellow brick. Beneath this cornice was originally a broad band of colored glass tiles which served as a transom for the storefront and may still be extant under the present covering of corrugated metal. The street level windows are of plate glass supported by square wooden posts with a simple recessed panel running the full length of the post on the three sides visible from the interior of the building. These posts are presently masked by a metal covering on the exterior, which will in all likelihood be removed during the building's anticipated rehabilitation to expose the original surface. These plate glass windows were in place by ca. 1942 and may date to the construction of the building in 1919.

The interior of the building retains its original fabric. Though Belk-Hudson added wall partitions and wall and floor coverings to modernize the appearance of the first floor ca. 1960, beneath these coverings are the original vertical beaded board walls, beaded-board ceilings, and diagonally-laid hardwood floors. The second floor, which was virtually unaltered by Belk-Hudson, exhibits the original craftsmanship which went into constructing this building in 1919. The original restrooms remain in the building, as well as evidence of every technological improvement in electrical wiring in the twentieth century. Many of the original store counters and fixtures also remain in the building and the present owner plans to incorporate them into the future plans for the building.

This building will be renovated and once again used as a mall in Manning, where it will contain fifteen small specialty stores. In its new role, it is hoped that Alderman's 20 Stores In One's rehabilitation will help to revive downtown Manning's commercial presence.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section 8 Page 6

Alderman 20 Stores in One
name of property
Clarendon County, South Carolina
county and State

Alderman's 20 Stores In One is significant as an excellent example of early twentieth-century commercial architecture and for its association with the twentieth-century commercial development of the town of Manning.

This building, constructed in 1919 by David W. Alderman (1849-1921), a wealthy Clarendon County lumber merchant and entrepreneur, was the first mall in the county and is the largest storefront in the main business section of downtown Manning. Throughout its history, the store occupying this building was the anchor business on Brooks Street, the major street in the commercial district of this small South Carolina town. Alderman's store offered the mall concept to the citizens of Manning in a day when such establishments were rare, even in the largest towns of America. Merchandizing was the basis for the growth of Manning in the late nineteenth and early twentieth centuries and Alderman followed in the footsteps of other successful Manning merchants such as Moses Levi, the first merchant who amassed a fortune in business in this crossroads county seat of otherwise-rural Clarendon County. This building was a successful merchandizing house under several owners from its construction in 1919 to the late 1980s, when Belk-Hudson closed its store here. The building is a familiar landmark in Manning, retains its historic and architectural integrity, and is a key property in the character and ambiance of Manning's main commercial district. It is presently being restored and converted for merchandizing use once again as a mall of specialty shops.

Alderman's 20 Stores In One held its grand opening on October 31, 1919, and the celebration is remembered by some older Manning residents as quite an affair. The store served free cake and ice cream and gave children rides on the store elevator, a feature of the building which was quite a novelty in Manning. The opening was advertised by posters and an invitation in the Manning newspaper, as well as metal signs which were placed along the highways leading to the town. The signs were posted at one-mile intervals and read, "5 miles to Alderman's," "4 miles to Alderman's," etc. One very popular feature of the gala opening was a drawing for a new Ford given away at the opening celebration.¹

David W. Alderman, who began his career as a man of modest means, amassed a fortune through his lumber business, as a merchant, and as president of the Alcolu Railroad. Alderman, who founded the Clarendon County town of Alcolu five miles north of Manning, was one of the first entrepreneurs to realize the potential of the lumber industry in twentieth century South Carolina. His company produced kiln-dried, planed and graded pine lumber at his Alcolu mills, and Alderman also owned the only store in the town of Alcolu, which still stands as the only commercial establishment in the community.

¹Lamar DuBose, Interview with Bill Coffee, Ollie Stokes, and B.G. Alderman, Manning, South Carolina, October 1993.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section 8 Page 7

Alderman 20 Stores in One
name of property
Clarendon County, South Carolina
county and State

Alderman is remembered as a generous supporter of community causes and as a pillar of the Manning and Alcolu communities.²

Manning had been founded in 1855, after Clarendon County was carved out of the old Sumter District, and established as the seat of the new county. It did not grow significantly until after the Civil War, when the location of the courthouse encouraged a brisk commercial market. By 1889 Manning boasted thirteen stores of various types, two hotels, two livery stables, and several nearby saw- and grist-mills. A reporter for the Charleston News and Courier described Manning that year, commenting, "To any sensible person who thinks for himself, it is evident that much may be accomplished here with a small investment. The lumberman, the agriculturalist, and manufacturer will each find a good field here and a warm welcome."³

This was the business climate David W. Alderman found in Manning when he moved there from his native North Carolina in 1881. His success in shaping the commercial and industrial landscape of Clarendon County was a remarkable one. His lumber mills provided jobs in an area where there were few employment opportunities outside of agriculture, and his stores in Manning and Alcolu were the heart of their respective business communities. It has been said that one could walk into Alderman's 20 Stores In One and purchase anything one needed for the house or farm, from clothing to food, from feed to household furniture. In introducing the mall concept to his stores, Alderman was quite innovative and ahead of his time in his vision for merchandizing. The substantial building he constructed in Manning for Alderman's 20 Stores In One dominated the commercial district, and the store has remained a Manning landmark throughout the twentieth century.

Alderman died two years after Alderman's 20 Stores In One opened, but the store remained in the Alderman family until 1944, when it was sold to Greenville Bargain House, which merged with Belk-Hudson in 1955 and operated the store until the late 1980s.⁴ The present owner, Mr. Lamar DuBose, is presently renovating the building for commercial use after several years in which the building has been vacant.

²"D.W. Alderman Passes Away," The Manning Times, 21 September 1921.

³Quoted in John Hammond Moore, ed., South Carolina in the 1880s: A Gazetteer (Orangeburg: Sandlapper Publishing, 1989), pp. 176-180.

⁴Clarendon County Deeds, Volume C-9, p. 30, Volume A-224, p. 22, Clarendon County Courthouse, Manning, S.C.

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Section 9 Page 8

Alderman 20 Stores in One
name of property
Clarendon County, South Carolina
county and State

BIBLIOGRAPHY

Clarendon County Deeds, Clarendon County Courthouse, Manning, S.C.

Lamar DuBose, Interview with Bill Coffee, Ollie Stokes, and B.G. Alderman,
Manning, S.C., October 1993.

Manning Times, 21 September 1921.

Moore, John Hammond, ed. South Carolina in the 1880s: A Gazetteer.
Orangeburg: Sandlapper Publishing, 1989.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section 10 Page 9

Alderman 20 Stores in One
name of property
Clarendon County, South Carolina
county and State

Verbal Boundary Description

The boundary of the nominated property is shown as the pencil line on the accompanying Clarendon County Tax Map 187-02, Parcel 10-3, drawn at a scale of 1" = 100'.

Verbal Boundary Justification

The nominated property is restricted to the footprint of the commercial building.

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Section PHOTOGRAPHS Page 10 Alderman 20 Stores in One
name of property
Clarendon County, South Carolina
county and State

The following information is the same for each of the photographs:

Name of Property: Alderman's 20 Stores In One
Location of Property: 34 & 36 Brooks Street
Manning, Darlington County, South Carolina
Photographer: Katherine H. Richardson
Location of Negatives: S.C. Department of Archives & History
Date of Photographs: November 1993

1. Oblique view of facade from southwest
2. " " " " " northwest
3. Detail of second story multiple casement window unit
4. Detail of upper metal cornice (southwest corner)
5. Detail of lower metal cornice and corbeled brick and cast stone console
6. Streetscape, Brooks Street, Manning, with Alderman's 20 Stores In One at right
7. Interior view of second story multiple casement window unit and interior column supports
8. Detail of staircase at rear of building
9. Interior space of second floor, looking west toward front of building