

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *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 Manning Commercial Historic District

Other names/site number _____

2. Location

street & number Portions of E. Boyce, W. Boyce, N. Brooks, S. Brooks, W. Keitt, not for publication

N. Mill, S. Mill, E. Rigby, and W. Rigby Streets

city or Manning vicinity

town _____

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 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

Elizabeth M. Johnson, Deputy SHPO, South Carolina Department of Archives and History

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 certifying official/Title 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:) _____

Signature of the Keeper

Date of Action

5. Classification**Ownership of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
46	12	buildings
		sites
		structures
		objects
46	12	Total

Name of related multiple property listing:

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

N/A

Number of contributing resources previously listed in the National Register

1

6. Functions or Use**Historic Functions**

(Enter categories from instructions)

Government/Courthouse, Post Office, & Government Office

Commerce/Trade/specialty store

Commerce/Trade/department store

Commerce/Trade/financial institution

Domestic/Hotel

Commerce/Trade/restaurant

Commerce/Trade/warehouse

Commerce/Trade/department store

Current Functions

(Enter categories from instructions)

Government/Courthouse & Post Office

Commerce/Trade/specialty store & professional

Commerce/Trade/department store & professional

Commerce/Trade/business & specialty store

Commerce/Trade/specialty store

Commerce/Trade/business

Commerce/Trade/warehouse

Religious/Church

7. Description**Architectural Classification**

(Enter categories from instructions)

Late 19th and Early 20th Century American Movements

Classical Revival

Moderne

Materials

(Enter categories from instructions)

foundation Brick

Concrete

walls Brick

Wood

Roof Asphalt

Metal/Tin

Slate

other Limestone

Terra Cotta

Glass

Stucco

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

ca. 1890 - 1958

Significant Dates

1909

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Shand & Lafaye

Narrative Statement of Significance (Explain the significance of the property.)

SEE CONTINUATION SHEET

9. Major Bibliographical References

Bibliography

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

SEE CONTINUATION SHEET

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 Engineering
- Record# _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: South Caroliniana Library; USC on-line Sanborn maps;
- Clarendon County Archives,
- Clarendon County RMC office

10. Geographical Data

Acreage of Property Approximately 13 acres

UTM References

(Place additional UTM References on a continuation sheet.)

X See continuation sheet.

	Zone	Easting	Northing		Zone	Easting	Northing
1	17	573205	3728675	2	17	573266	3728498
	Zone	Easting	Northing		Zone	Easting	Northing
3	17	573200	3728335	4	17	573150	3728253

Verbal Boundary Description

(Describe the boundaries of the property.) See continuation sheet.

Boundary Justification

(Explain why the boundaries were selected.) See continuation sheet.

11. Form Prepared By

name/title Janet E. Meleney, M.A., former Archivist, and Eric W. Plaag, Ph.D., Independent Historian
 organization City of Manning Date February 5, 2010
 street & number PO Box 546 telephone 803.435.8477
 city or town Manning State SC zip code 29102

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 Multiple owners [see continuation sheets]
 street & number _____ telephone _____
 city or town _____ state _____ zip code _____

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 5

The Manning Commercial Historic District is a collection of fifty-eight buildings that illustrate the development of downtown Manning, the county seat for Clarendon County, South Carolina, as a center of commerce and government activity from the late nineteenth century to the mid-twentieth century. The district is centered along North and South Mill Street, North and South Brooks Street, and East and West Boyce Streets, with additional properties on West Keitt and East and West Rigby Streets. The district incorporates parcels that were part of or immediately adjacent to the original nine block area defined as Courthouse Square when the city was laid out in 1856.¹

The historic resources in this district are representative of commercial and government architecture in many small, rural towns in South Carolina that developed in the late nineteenth and early twentieth centuries. The commercial area features one- and two-story brick buildings that replaced wooden and partial brick buildings that were first constructed in the mid- to late-nineteenth century. These buildings feature first-story brick, glass, and metal storefronts and second stories with double hung windows, corbel details, and sometimes elaborate cornices; most buildings served as retail establishments or professional offices. Many retain their original storefront openings and forms on the first-story, as well as elements of the upper portion above the first-story storefront, although they may not be of their original materials. The integrity of surviving storefronts does not alone determine the contributing or non-contributing status of the building in the district. Several buildings have had their facades altered by the addition of fabric, metal, or wood shingle awnings, and some roof coverings have been replaced with asphalt rather than metal or tile.

Although the cumulative effect of some alterations classifies twelve buildings as non-contributing, forty-six buildings maintain significant architectural integrity and contribute to the historic district's ability to convey its character from the period of significance.

Several representative historic resources help define the architectural character and significance of this district. They include:

Clarendon County Courthouse, 3 West Keitt Street (1909), see Photo #s 1-3 and 62-65;

Levi Building, 2 North Brooks Street (before 1895), see Photo #s 39, 40, and 69;

23 South Mill Street (ca. 1895), see Photo #6;

Dixie Cafe / Metropol's / Katsos' Candy & Liquor Store, 6 North Brooks Street (1900-1905), see Photo #s 40, 41, and 70;

Central Coffee Shop, 8 North Brooks Street (1900-1905 and 1925), see Photo #s 40, 42, and 71;

Bank of Clarendon, 19 North Brooks Street (1911), see Photo #s 60 and 72;

Peoples' Bank and Trust / G.T. Floyd Insurance Office, 9 South Mill Street (1912), see Photo #8;

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 6

Coffey-Rigby Livery Stables and B.F. Hill Building, 27 and 29 South Mill Street (1915), see Photo #s 5 and 66;

Clarendon Furniture Store, 7 South Mill Street (1916), see Photo #9;

Alderman's 20 Stores in One / Belk-Simpson, 34 North Brooks Street (1919), individually listed in the National Register of Historic Places in 1994, see Photo #s 47 and 48; and

U.S. Post Office and Federal Building, 6 West Keitt Street, see Photo #4 (1958).

Contributing Resources

The following forty-six (46) properties contribute to the architectural and historic character of the Manning Commercial Historic District:²

EAST BOYCE STREET

1) Pure Oil Service Station Annex, 2 East Boyce Street (1923-1934): A wooden building with a brick facade on this site originally served as the coal bin for the building located immediately west (Pure Oil Service Station at 2 South Brooks Street, Inventory #31), but this was certainly a different building than the one erected between 1923 and 1934 to fill in the space between the Pure Oil Service Station and the Western Union Office at 4 & 6 East Boyce Street (Inventory #2). By the 1930s, this space was being used as an auto service bay attached to the Pure Oil Service Station / Hinson's Cafe (Inventory #31). It was later modified (date unknown) for use as office and retail space. The one-story brick building is remarkably simple in its design, even in comparison to its immediate neighbors, as it lacks any frieze panel. It features a single entry with transom, as well as a double fixed window with twenty lights plus a five-light transom on each side, above which shows a steel I-beam demarcating the opening of the former service bay. Like its neighbors, the building is capped by an unadorned, quintuple-tiered brick cornice. [Photo #32]

2) Western Union Office, 4 and 6 East Boyce Street (1912 and 1923): Both of these buildings were constructed sometime between 1912 and 1923, and originally stood separate from the Pure Oil Service Station / Hinson's Cafe at 2 South Brooks Street, (Inventory #31), functioning as an office space and a Western Union office by 1923.³ The buildings have been rental retail including a shoe repair since before 1960. Since then, and at present, both are hair care establishments. These brick, one-story, one-part commercial block buildings are similar in appearance, each sporting a single door entry with transom. Both transoms are blocked by an air conditioning unit and a piece of plywood, respectively. Both also feature a recessed, unadorned brick frieze panel, as well as brick splayed lintels above the door and the window on each. The windows on each are fixed and of approximately the same size, but one has a twenty-light window with a five-light transom, while the other has a single plate glass window with a

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 7

single transom header. Both buildings continue the quintuple-tiered brick cornice from the Pure Oil Service Station Annex at 2 East Boyce Street (Inventory # 1). [Photo #32]

3) Peoples' Grocery, Appliance and Furniture ("The Annex"), 7 East Boyce Street (before 1895):

At the rear of this building is a section routinely referred to as 'the annex,' even though it appears to be part of the main building and was probably constructed at the same time. The entrance appears in the 1895 sketch of the building⁴, but between 1912 and 1923, this storefront on the East Boyce Street facade was assigned a separate address for use by a separate business run by a member of the Levi family. It retains the recessed entry configuration, although the original double doors have been replaced by modern aluminum and glass double-doors, with plate glass windows flanking this entrance. A substantial fascia panel above this entryway seems to have replaced the transom lights that matched the diamond patterned leaded windows on the front of the Levi Building / Yoffey's Department Store / Chandler Furniture at 2 North Brooks Street (Inventory #18). The first floor entry is surmounted by a molded metal entablature. The second floor facade features three segmental-arched, four-over-four double-hung windows with limestone sills. The westernmost window is capped by an ornate, pedimented molded metal entablature that mimics similar treatments in the facade of the Levi Building (Inventory #18). Above these windows, a single corbel run separates the second floor from the building's parapet, which is in turn divided by a three-tier corbel run. The facade is capped by an unadorned cornice with attached rain gutters. In 1944 the Levi heirs sold the store to J.R. Eadon⁵ where he had earlier established Peoples' Grocery. In the 1960s Eadon added appliances, and when Chandler's Furniture Store, in the Levi Building / Yoffey's Department Store / Chandler Furniture Store (Inventory #18) closed in the 1970s, Eadon expanded again to carry furniture. That business continued in this combined space until the Eadon heirs sold the entire "Levi complex"—the Levi Building / Yoffey's Department Store / Chandler Furniture Store (Inventory #18), Iseman's Grocery / Liquor Store at 9 East Boyce Street (Inventory #5), and Gardner's Grocery at 11 East Boyce Street (Inventory #7) in 2005. During the 2005-6 renovation of the Levi Building / Yoffey's Department Store / Chandler Furniture Store (Inventory #18), this building was sealed off again and is currently a rental storefront. [Photo #38]

4) Cary Smith's / Piggly Wiggly Grocery, 8 East Boyce Street (ca. 1923):

This building was planned for construction in 1923 (the Sanborn Fire Insurance Company map indicates "from plans") but its actual date of construction is not known. It may have been a drug store at its first construction, but by the 1940s it housed Manning's Piggly Wiggly Grocery. It is a one-story, brick, one-part commercial block building employing Flemish bond, with a substantial brick parapet. An exposed iron I-beam is evident above the original storefront entrance, which is now boarded over, but it consisted of a set of large, plate-glass windows surmounted by five square transom lights. Two entrances appear on the left side of the facade, one apparently serving as the exit from the store, the other as the entrance, each with a surmounting transom. A simple corbel run highlights the parapet, which features three small recessed decorative panels. This parapet is capped with a multi-tiered brick cornice. This building sustained extensive damage in a 1962 fire.⁶ Although the building was repaired, the Piggly Wiggly moved to a new location by 1965. The building has been vacant for several decades. [Photo #s 33 and 34]

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 8

5) Iseman's Grocery / Liquor Store, 9 East Boyce Street (1905-1912): This one-story, brick, one-part commercial block building, like its neighbor to the east, Gardner's Grocery at 11 East Boyce Street (Inventory #7), was built between 1905 and 1912, probably at the same time. In 1912, it served as the express office. In the 1920s and 30s it was Iseman's Grocery. It stands slightly taller than Gardner's Grocery (Inventory #7), so that its parapet is more substantial. Its single segmented arch entryway has been filled with a modern doorway and plywood, while its lone segmented arch window has been filled with plate glass and plywood. Until recently it housed a small liquor store; today it is a small craft store. [Photo #37]

6) Chandler Building, 10 East Boyce Street (before 1945): This one-story, brick, one-part commercial block building employing Flemish bond, with a substantial brick parapet, represents half of its near-twin and neighbor, Cary Smith's / Piggly Wiggly Grocery at 8 East Boyce Street (Inventory #4). It was neither standing nor planned as of 1923, but the front half appears by 1945 and the rest of the current building by 1953; it appears to have functioned as a retail establishment. The facade includes a single glass and aluminum entry with three sections of plate glass and aluminum, capped by four clear-light transoms (one now removed to hold an air-conditioning unit) and undergirded by a more recent brick insert. Like its neighbor, it features an exposed iron I-beam above the original storefront entrance. A simple corbel-run highlights the unadorned parapet, which features three small recessed decorative panels. This parapet is capped with a multi-tiered brick cornice that stagger steps toward the rear elevation along its sides. Its front facade cornice is one course lower than that on the Cary Smith's / Piggly Wiggly Grocery (Inventory #4) and it appears broken near its juncture. A 1962 newspaper report on the fire at the Piggly Wiggly seems to indicate that it operated out of both adjacent stores.⁷ Since 1993 it has been owned by the McDowell family where they now operate a fish restaurant. [Photo #34]

7) Gardner's Grocery, 11 East Boyce Street (1905-1912): This one-story, common bond brick, one-part commercial block building's facade features a double-leaf, central, segmental-arch doorway, the plate glass windows of each leaf being filled with plywood which also covers the earlier transom. The entry is flanked by two segmented arch windows, which have apparently been filled with plywood and fixed plate glass. The facade is capped by a short parapet and a simple brick cap. A single segmental-arch doorway on the eastern side has been brick-filled, although the segmental arch is still visible. This building, like its neighbor to the west, Iseman's Grocery / Liquor Store at 9 East Boyce Street (Inventory #5), was built between 1905 and 1912, and served as a grocery as early as 1912 until at least the 1970s. It recently housed an upholstery store, but now is vacant. The small warehouse that was behind this building and Iseman's Grocery / Liquor Store (Inventory #5) has now been incorporated into these two stores. In the 1950s a shoe repair store, accessed from Gardner's Grocery, was located behind Iseman's Grocery / Liquor Store. [Photo #37]

8) Levi Warehouse, 15 East Boyce Street (1915-1923): This rectangular, side-gabled, one-story warehouse with loft stands independently behind the commercial block on the east side of North Brooks Street. It is clad with metal siding and has an asphalt shingle roof. The original building was built between 1912 and 1923, perhaps after the former one was destroyed in the 1915 tornado. Three side shed spaces--two at the western exposure, the other on the eastern--appear to have been added since 1953, and

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 9

the eastern space appears to have replaced a large extension of the building on this side that existed from before 1923 to sometime after 1953. The family relates that its earliest use was as a tobacco warehouse, but Sanborn Fire Insurance Company maps from 1933 through 1953 indicate that the warehouse was used to store fertilizer. The Eadon family, owners of Peoples' Grocery, Appliance, and Furniture ("The Annex") at 7 East Boyce Street (Inventory #3) stored extra furniture here. The Eadon heirs still own it and use it for personal storage. [Photo #s 35 and 36]

WEST BOYCE STREET

Most of the buildings on the block of West Boyce Street between Mill and Brooks, as well as the Leon Weinberg /B.C. Moore Building at 22 North Brooks Street (Inventory #26), sustained major if not total damage to the roofs and interiors during the 1915 tornado. None of the second stories survived, but most first story walls between buildings survived as did remnants of many facades, although the glass windows/doors etc. were often demolished. It is impossible to determine which buildings were "rebuilt" as before and which would be considered "new construction." The newspaper reports of 1915, as well as the photos taken at the time, document many buildings in this block as heavily damaged. Two months later most had been or were being rebuilt or repaired.

9) Cut-Rate Drug Store, 1 West Boyce Street (ca. 1915): This two-story brick two-part commercial block building occupies the northwest corner of the intersection between Boyce and Brooks Streets, and it features an oblique rounded-arch limestone entrance with prominent keystone that opens to the street corner, rather than to one of the two streets. Double aluminum and plate glass doors (not original) and a large awning fill the arched space; the arch transom window has been stuccoed over since at least the early 1960s. The first floor is laid in common bond with a prominent brick cornice dividing the first from the second floor. Three large windows on the Brooks Street side--one a divided plate glass and aluminum, the other two boarded over--appear to have been substantially altered sometime shortly after 1956. Differences in mortar and brick that appear today also appeared before then, but the exposed window treatment was certainly different then from what it is now. The original window treatments for the other two may still lie underneath the current painted plywood, but are also covered inside by a dropped ceiling and wood paneling. These 1956 windows appear to have been a modification from three earlier square clerestory windows that appear in a 1924 image of the building, thus accounting for the present mortar and brick "ghosting" from this earlier renovation. To the right of these Brooks Street windows are two widely spaced secondary entrances--the first an aluminum and glass single door with aluminum awning, the other located near the north end of the east elevation of the building and consisting of a single aluminum door surmounted by an unusually large plate glass transom--surely an inexact effort to fill a much different looking, slightly recessed entry with transom that was in this space before 1956. This entry, leading to the stairs to the second floor, is capped by a brick and limestone-accented jack arch lintel with limestone key. On the first floor of the Boyce Street side, a divided plate glass and aluminum frame window with limestone sill (similar to the exposed one on the Brooks Street façade) is surmounted by a surface-mounted sign that may obscure the original transom light. A narrow, double-hung sash window with single transom lies just to the left of this. The second floor facade features the apparent use of a different mortar and brick from that evident on the first floor. The Boyce Street facade features two one-

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 10

over-one, double-hung sash windows. The oblique facade facing the street corner exhibits two side-by-side, one-over-one, double-hung sash windows. Meanwhile, the longer run of the Brooks Street facade offers nine windows matching those on the Boyce Street facade (a tenth window opening and lintel was bricked in before 1956). All of these second floor windows are capped by brick and limestone jack arch lintels with limestone keys, and are set on limestone sills. The facades are all capped by a corbel run, a brick quintuple-tiered cornice, and a stunted parapet with stone coping. The building, which was certainly constructed after the 1915 tornado destroyed another building on this site, has been used for multiple purposes, including as a bank in the 1920s and 30s with lawyers offices on the second floor, the Cut-Rate Drug Store from the 1940s to the 1970s, and various rental storefronts since. During World War II, a temporary wooden lookout tower was constructed on its roof.⁸ The building presently houses a tax preparation service on the first floor and photographer's studio on the second. [Photo #s 23 and 68]

10) Clark's Dry Goods, 3 West Boyce Street (ca. 1920): This one-story, brick, one-part commercial block building had its original recessed entryway replaced in the 1980s with twin wooden framed-in twenty-light fixed windows on either side of a slightly recessed double-door entry. Wood paneling covers, or has replaced, the original leaded glass transom lights that appeared over the storefront entrance through at least the mid-1960s. The common bond brick facade above the entrance is interrupted by a modillioned cornice that divides the storefront from its recessed upper frieze panel. The facade is capped by a simple corbel run and stone coping. The building was probably rebuilt on the site of a former business destroyed by the 1915 tornado. A wooden overhang, similar to those on Brown's 5 & 10 at 27 North Brooks Street (Inventory #27) and McLeod / Foster's Hardware at 31 North Brooks Street (Inventory #28), was installed after 1923 and removed sometime after 1963. Dewey Clark opened his dry goods store here around 1920 and ran it for fifty years. The Clarks' heirs took over in the early 1970s and moved out in the mid-1980s. Since 1984 it has been a deli and various rental offices. It currently houses the Wateree Community Action Committee. This building was selected in late 2008 by the Manning Downtown Redevelopment Committee for a facade renovation as part of the Main Street South Carolina program in Manning. The owners are planning this renovation. [Photo #23]

11) Dickson's Drug Store / Brailsford's Grocery, 5 West Boyce Street (1915): The building was built before 1895, but sustained significant damage in the 1915 tornado.⁹ This one-story, brick, one-part commercial block building is one of the few in the Manning Commercial Historic District to retain transom lights above the recessed storefront entrance, which in this case is a single-entry, double-door facade with a painted concrete entry floor sloping away toward the sidewalk. Its windows also retain wooden frames, rather than the more recent aluminum/metal ones that appear on most similar storefronts in town. The upper portion of this building has been obscured by the addition of a large asphalt-roofed awning that extends from a pitched roof that was installed after the original roof sustained substantial damage by Hurricane Hugo in 1989. The owner has plans to remove the curb to reveal the original architectural details of the facade although it is unclear whether the original half-moon, boldly corniced parapet, still evident in images from the early 1960s, survives. A wooden overhang, similar to those on the Abrams Building at 13 West Boyce Street (Inventory #13) and the Brailsford's Grocery / Schwartz Building at 7 West Boyce Street (Inventory #12), was installed after 1923 and removed sometime after 1963. The building first housed Dickson's Drug Store, which included a soda fountain and

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 11

the first radio in Manning.¹⁰ In 1951 Brailsford's Grocery moved here from the Schwartz Building next door at 7 West Boyce Street (Inventory #12) and stayed there until 2002. Although its function has shifted slightly to a café-gift shop in recent times, it retains its high tin ceilings, many of its original shelves and counters, as well as other interior details. [Photo #s 25 and 67]

12) Brailsford's Grocery / Schwartz Building, 7 West Boyce Street (1915): Like the Abrams Building, this was probably new construction after the 1915 tornado. The Brailsford's Grocery / Schwartz Building is a one-story, brick, one-part commercial block building that features two recessed, aluminum and plate glass entries with a showcase window in the center of the entry forecourt, which is also mosaic tiled, although in a completely different pattern from that of the Abrams Building. An aluminum overhang attached by cables was added sometime after 1953 and remains in place. Corrugated aluminum panels above the overhang may hide a glass block transom or, perhaps, a recessed plate glass transom mirroring the pattern below that appears in many other buildings of similar construction in town. Above this, the facade features two recessed frieze panels (brick only) and a brick soldier course dividing these frieze panels from the transoms and overhang, as well as a simple tiered brick cornice. This building housed Brailsford's Grocery from about 1933 until it moved next door to 5 West Boyce Street (Inventory #11) in 1951.¹¹ It has been a clothing store in the Schwartz family for two generations. [Photo #s 23, 24, and 26]

13) Abrams Building, 13 West Boyce Street (1920): Unlike some of the other buildings in this block that were heavily damaged by the 1915 tornado but rebuilt as before, this one-story, brick, one-part commercial block replaced two pre-1915 buildings, possibly using undamaged exterior side walls of the two buildings that occupied this site. Mr. A. Abrams, whose name appears in the entrance mosaic tile, completed this rebuilding and opened his clothing store in 1920.¹² The present building originally featured a double first-floor storefront, with two geometrically complex recessed aluminum and plate glass double-door entries to highlight sales merchandise in the windows, as well as a mosaic-tiled entrance for the full run of the front of the building. An aluminum overhang attached by cables was added sometime before 1953 and remains in place. The right entry appears to be largely unaltered, but part of the left entry has been disrupted by the insertion of a late 1990s brick facade that comes to the sidewalk with a single aluminum door entry and a twenty-light single window to the left. Corrugated metal panels above the overhang may hide a glass block transom that appears in many other buildings of similar construction in town. Above this, the facade features four recessed frieze panels (brick only) highlighted by soldier courses, as well as a simple brick corbel and aluminum coping. Ball-shaped finials were removed sometime after the mid-1960s. Until the last decade this building has always housed clothing and dry goods. Since the late 1990s it has been a rental storefront for clothing, blinds and shades, and is now a church. [Photo #22]

14) Johnson Building / Richman's Department Store, 21 West Boyce Street (1915): Possibly constructed before 1895 and expanded to the rear by 1912, this one-story, one-part commercial block sustained roof and stock damage in the 1915 tornado, but was rebuilt with former walls and facade. If this is the original building, the ornate iron friezes and pilasters that made this building so distinctive have been removed. It currently features a recessed entry within an aluminum and plate glass shop front

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 12

underscored by marble facing. A wood and asphalt shingle overhang appears to be a later addition, and the recessed brick frieze panel has been filled in with a painted panel of either wood or metal. A wood and metal cornice delineates the divide to a simple, unadorned parapet. The mosaic tile entrance has been taken up and preserved for reinstallation at a later date. It was for many years Richman's Department Store and has most recently been a finance company. [Photo #21]

15) Nettles Building, 29 West Boyce Street (ca 1915): It is possible that parts of this building dates to 1891, when a one-story brick building of the same size occupied the site of an earlier building.¹³ This building, and the two immediately east, sustained significant damage in a fatal fire in 1895.¹⁴ It was rebuilt as a one story building by 1900 and by 1905, a replacement two-story building was on the site with the same footprint. A July 1915 *Manning Times* article after the tornado, indicated that the earlier two-story building was replaced by a "one-story" house. By 1923 the building on this site was a two-story, brick, two-part commercial block building, either through new construction or the addition of a second story. The Columbia architectural firm of Lafaye & Lafaye designed a hotel, possibly on this site, for S.A. Nettles in 1922 for \$40,000.¹⁵ This building continues the roof line and the corbel run along the western façade from the W.P. Legg Carriage Company / Western Auto / Mills' Grocery Store at 21 and 23 North Brooks Street (Inventory #25) in the hotel block, but its second floor windows consist of eight smaller, segmental-arch openings with nine-over-nine double-hung sashes and two even smaller segmental-arch fixed windows of twelve lights (all vinyl replacement with faux muntins). The first floor western facade includes two single recessed entrances and three small, boarded-over openings that suggest either air conditioning receptacles or small transoms; in any case, the western first floor facade appears to have been substantially altered. The facade (south elevation) has a modern brick insertion on the first floor that substantially degrades the original design. Its single entrance is flanked by two brick pilasters and two square plate glass windows. What appears to be a portion of the original iron storefront still survives at the base of this modern brick facade. A modern boxed-in overhang with ridged metal covering (simulating a tin roof) divides the first and second floors of the facade and wraps for a small portion of the western facade. The second floor of the facade includes two segmental-arch, nine-over-nine double-hung sash windows like the majority of those on the western façade. In 1941 it housed Woods Furniture Store and later Hook's Variety Store, which at various times sold shoes, furniture, or miscellaneous goods similar to today's "Dollar Stores." After 1971, the building housed various businesses with rented office space on the second floor. Tenants included a book store, print shop, music store, and a Christian youth center. It sustained roof and window damage during a wind storm in 2007. It sold again in the fall of 2008 and is currently vacant. This building was selected in late 2008 by the Manning Downtown Redevelopment Committee for a façade renovation as part of the Main Street South Carolina program in Manning. The owners are planning this renovation. [Photo #s 17 and 18]

16) 36 West Boyce Street (1912-1923): This one-story brick building was built before 1923 as storage facility for the Clarendon Furniture Store at 7 South Mill Street (Inventory #38). Aluminum siding covers the facade and the first few feet of each side. An asphalt shingled wood and aluminum projecting roof covers the front entrance. The double-layer brick arched lintels and projecting concrete sills are still visible on the east side of the building, although the window openings have been bricked over. The building was owned by the county in 1937 and was home to the Agricultural Soil Conservation Office in

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 13

1941. It was converted to a seed store in mid-century and to the offices of H&R Block in the 1970s. The aluminum siding and replacement windows were added in the 1980s. In 2008 the building was purchased by the City of Manning, which plans to rehabilitate it similar to its original exterior appearance and use it as the Manning Judicial Building. [Photo #14]

17) Dentist's Office / Doctor's Office, 39 & 41 West Boyce Street (before 1895 and ca. 1895-1900, ca. 1950): This doctor's office, located to the right/east side of this complex, is a one-story, unadorned, painted common bond brick building that presently features two six-over-six double-hung sash windows on its facade (surrounded by an ornate wrought-iron window box added long after its construction). The building is surmounted by a simple brick cornice, and features two single entrances along its eastern exposure. Originally built before 1895, the building's original wooden porch along the east side was removed before 1953 and has been replaced with an aluminum overhang. Sometime after 1945, but before 1953, the office was joined to the originally free-standing dentist's office, located to the left/west with the addition of a narrow extension of the brick facade of the doctor's office. This building includes a six-over-six double-hung sash window. The original dentist's office, which was built between 1895 and 1900, was a one-story, unadorned brick building (since stuccoed at an unknown date) with two single entrances (the one to the right now blocked off but still visible). Brick quoining (also now stuccoed) gave this building a more imposing appearance than the adjacent doctor's office. The building has overall historic integrity to ca. 1950. Today, the building houses rental offices for lawyers and a loan company. [Photo #15]

NORTH BROOKS STREET

18) Levi Block / Yoffey's Department Store / Chandler Furniture Store, 2 North Brooks Street (before 1895, 1917: This mixed-style, two-story, two-part commercial block building is believed to be the oldest surviving commercial building in Manning and dates to substantially before 1895 and possibly as early as 1856. A fire in 1894¹⁶ resulted in some interior damage to the building, and the North Brooks Street facade was altered in 1917, probably related to repairing damage during the 1915 tornado.¹⁷ One feature of the pre-1917 facade that was apparently destroyed by the tornado was a pinnacle pediment and its supporting ornate entablature. The original common bond red brick masonry survives on most of its East Boyce Street elevation, but the entire North Brooks Street facade as well as the westernmost portion of the East Boyce Street side was replaced in 1917 with a Classical Revival design in yellow brick with limestone accents, by the prominent Columbia architectural firm of Lafaye & Lafaye [Commission # A-163].¹⁸ On the East Boyce Street side, the upper floor's segmental-arch windows (eight in total), including the additional two windows at the extreme east end, consist of four-over-four, double-hung sashes. All once had ornate cast-iron pedimented hoods and limestone sills; however, the two at the east end have been lost and show only ghosting of where they once were attached to the building. There are four first floor segmental arch fixed [originally probably pivot] windows along the East Boyce Street side elevation [two additional ones - one near the 1917 facade and the other just west of the 1917 secondary storefront - appear to have been bricked in at an unknown date] that consist of two-over-two lights with limestone sills and decorative cast iron flat-arch lintels. A recessed single entry (with brick steps leading to the covered entrance) sits below the easternmost first floor window. It is unclear when this entrance was

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 14

added, and its present architectural details reflect the 2006 renovation. A brick corbel marks the divide between the second floor and the brick parapet on the side elevation, along with a more substantial corbel run nearer the top of the parapet. Metal gutter work covers the parapet cap above this. The eastern end of this southern elevation features an additional or secondary storefront for the building, and is believed to have been accomplished during the 1917 facade and building renovation. This storefront features a central inset entrance with steps to the door, brick bulkhead, flanking canted plate glass and metal display windows, a transom altered in 2006 with faux panels, and a metal frieze and shelf-architrave. The 1917 remodeling of the store's main facade [North Brooks Street] that wraps onto East Boyce Street contains an altered 2006 storefront, but with the restored original diamond-patterned opaque leaded glass transoms [six units on North Brooks Street and two units on the East Boyce Street wraparound]. Above the transom is a plain lintel with molding; however, as late as 1998 [US Highway 521 Improvements Project Survey Card in SHPO files], a metal frieze panel with the following text on it still existed: "1856 ESTATE MOSES LEVI 1917." is a projecting square terra cotta storefront cornice. The second floor window bays consist of a central pair with flanking singles, all containing four-over-four double-hung sash windows with square-bracketed limestone sills and brick lintels with limestone corner blocks. The facade's entablature consists of a limestone architrave resting on the second floor windows' lintels and corner blocks, a yellow brick frieze, and a projecting metal cornice with modillions. This cornice is surmounted by a yellow brick parapet with an unadorned limestone cap. All of the details of the 1917 facade wrap onto East Boyce Street for one bay, where the first floor alterations are identical to those on the facade from 2006 and the upper floor features a paired window. The cable-hung metal awning visible in some 1960s images and still existing in 1981 was replaced with a shingle-clad awning covering the entire upper part of the storefront and its lintel and frieze with inscription. This awning was completely removed during the 2006 renovation. The original commercial built-up roof was also replaced following Hurricane Hugo with a low-pitched hip asphalt shingle-clad roof that obscures partially the facade's limestone block capstone.

One of the "pioneer merchants"¹⁹ when Manning was founded, Moses Levi operated a merchandise store at this location as early as 1856-57. After his death in 1899, his sons had stores in this building and elsewhere in town and the county. Early twentieth century *Manning Times* advertisements make reference to professional offices in the Levi building, presumably on the second floor. By the late 1920s the large "hall" noted for the second floor on the 1923-1953 Sanborn Fire Insurance Company maps, was used variously as a Masonic hall and a movie theater. It has since been Yoffey's Department Store²⁰ and Chandler Furniture Store; tracings of the latter's sign painted on the south wall can sometimes be discerned when the sunlight is directly on it. Later, Peoples' Furniture expanded to this space from the annex next door. In 2006 new owners completed extensive renovations to the interior of the building, exposing the brick walls, but retaining most of the wooden floors and high pressed tin ceilings. The huge walk-in vault on the first floor, installed in 1896, was incorporated into the common area of what is now a two-story law office.²¹ [Photo #s 38, 39, 40]

19) Dixie Cafe / Metropol's / Katsos' Candy & Package Store, 6 North Brooks Street (1900-1905): This two-story, common bond brick, two-part commercial block building features three segmental arch, eight-light fixed replacement windows with faux muntins on the second floor, each with a concrete sill, as

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 15

well as a parapet roof line with a corbeled brick cornice. A double course of dog-tooth brick divides the second floor windows from the first floor shopfront. The first floor recessed entrance consists of a single doorway flanked by angled plate glass windows leading to front-facing plate glass windows. Transom lights appear above each of these individual windows. The entire shopfront surround appears to be of wood, while the surrounding structural components are of cast iron including the lintel and pilasters with ornamental scrolls beneath a steel I-beam punctuated with evenly-spaced flower medallions [fleurons]. Two pilasters to the right [south] side of the building flank the second floor entry, whose transom light has been paneled over. There is some evidence from the exposed side walls of this building, as well as a surviving edge of brick on the facade, to suggest that the facade is not the original, so it may have been a reconstruction following the 1915 tornado. A 1909 oblique view of this facade suggests that this general building design was then in place. The building appears to have been built between 1900 and 1905, operating first as a hardware store on the first floor and a photography studio on the second. By 1912, the building was used as a soda fountain on the first floor and a pool hall on the second. Jack Metropol moved his Dixie Café from 19 West Boyce Street (Noncontributing, Inventory C) to this address in the late 1920s. He made candy and ice cream in the back room of this shop and it soon became connected to the Central Coffee Shop at 8 North Brooks Street (Inventory #20). Over time, the family had many uses for this building, but eventually Metropol's Package Store at 9 North Brooks Street (Inventory #21) was moved into this building and operated by Jack Metropol's son-in-law, John Katsos. The second floor also has been used for fraternal lodge meetings, loan offices, and as a private dining room for the Metropol/Katsos family. [Photo #s 40, 41, and 70]

20) Central Coffee Shop, 8 North Brooks Street (1900-1905; ca. 1925): This one-story, brick, one-part commercial block building features a black and white structural Cararra glass paneled facade with plate glass display windows, a double-leaf entry with a cable-supported metal marquee awning accented with lozenge motif, and an opaque prismatic glass transom accentuated by a panel outlined in green prism glass. The recessed brick frieze panel consists of alternating header course and basket weave patterned bricks surmounted by an unadorned brick parapet. A twenty-inch octagonal thermometer, possibly added during the 1920s renovation to the restaurant, remains mounted at the right [south] end of the basket weave frieze panel. The building appears to have been built between 1900 and 1905, although its facade was updated ca. 1925 with black and white Cararra [structural] glass. The building originally served as a grocery and stationery shop in 1905, then as a five-and-ten in 1912, before November 1923²² when it became the locally-renowned coffee shop and restaurant run by the Metropol family, immigrants from Greece. In 2005 the two Metropol buildings at 6 North Brooks Street and 9 North Brooks Street (Inventory #s 19 and 21) were sold and renovated to create new space for the *Manning Times*. [Photo #s 42 and 71]

21) Metropol's Package Store, 9 North Brooks Street (ca. 1915): Like its neighbor the Cut-Rate Drug Store at 1 West Boyce Street (Inventory #9), this one-story, brick, one-part commercial block building was constructed after the 1915 tornado destroyed a building previously on this site, perhaps using some surviving walls from the old building. It features a central, single-leaf entrance with a painted-over glass transom and jack-arch lintel with keystone, flanked by identical wooden windows with a single large light at bottom, surmounted by a plastered, three-section window with identically spaced

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 16

transoms. Both window bays have stone sills and jack-arch lintels with stone keys. The suggestion of a corner pilaster is made by a corner brick corbel, at the far right side of the facade adjacent to the window lintel, that simulates a Doric order capital and wraps the corner of the building. A single projecting brick course, above which is a three-tiered corbeled brick cornice, define the facade's architrave, frieze and entablature. An upper recessed frieze panel is punctuated with a secondary inset tablet panel, and is surmounted by a shaped parapet with cast stone coping. The parapet features corner pedestals, wraps the northeast corner becomes stepped and descends toward the roof line as it continues down the right side of the building in the alleyway. There are substantial indications that this facade was added on after the original construction of this building, as suggested by the brick and mortar discrepancies along the north alley wall, as well as a transition from the running bond of the facade to the common bond of the north elevation. This may reflect an effort to reuse the still-standing first floor walls from the former building on this site, given that the facade of this building was certainly in place by 1924 and its splayed lintels are identical to those currently found on its neighbor, the Cut-Rate Drug Store at 1 West Boyce Street (Inventory # 9). The later first floor window additions to the Cut-Rate Drug Store—no longer present—in turn seem to have been made to match the windows on the front of this building. This building became a 'full-bottle' liquor store after Prohibition when Jack Metropol was selected to handle the sale of alcohol in the county; and the building is still owned by his descendant. After the liquor store moved across the street to the Katsos' Candy & Package Store at 6 North Brooks Street (Inventory #19) this store was a deli, a hair products store, and for the last thirty years a storefront for a photographer, whose studios are now next door on the second floor of the Cut-Rate Drug Store (Inventory #9). [Photo # 61]

22) Zeigler's Drug Store / Boswell's Grocery, 10 North Brooks Street (1912-1923): This one-story, painted brick building features a plate glass and metal storefront with a rectangular recessed entry covered by an aluminum awning installed before 1953. Three recessed frieze panels each include an unusual soldier course, while the facade parapet is topped with brick corbelling. The three original transom lights appear to be painted over. A smaller brick building occupied this site, possibly earlier than 1895, but this building is almost certainly newer construction built between 1912 and 1923, but prior to the addition of the black tile storefront on the Central Coffee Shop at 8 North Brooks Street (Inventory #20).²³ It appears to be identical to Zeigler's / Plowden's / Brunson's Drug Store at 12 North Brooks Street (Inventory #23) in general design, except for the brick color and details of the glass and metal storefront. In the mid-1920s J. Smith Boswell opened a grocery store in this space, replacing Zeigler's Drug Store, which moved next door to 12 North Brooks Street (Inventory #23). Since the 1970s it has been rental retail. [Photo #40]

23) Zeigler's / Plowden's / Brunson's Drug Store, 12 North Brooks Street (1912-1923): This one-story, brick building features a plate glass and metal storefront with a rectangular recessed entry covered by an aluminum awning installed before 1953. This building may have been built as early as the period between 1900 and 1905 (when a jewelry store of similar shape appears on Sanborn Fire Insurance Company maps), although some photographic evidence suggests that it may have been built later. Given the similarity between the facades of Zeigler's Drug Store / Boswell's Grocery at 10 North Brooks Street (Inventory #22) and this building, they were likely built at the same time, probably between 1912 and 1923. Three recessed frieze panels each include a soldier course lintel, while the facade parapet is topped

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 17

with brick corbelling. The four original transom lights under the awnings appear to be painted over. It appears to be identical to Zeigler's Drug Store / Boswell's Grocery at 10 North Brooks Street (Inventory #22) in general design except for the brick color and details of the glass and metal storefront. A side-gabled asphalt shingle roof was added after Hurricane Hugo in 1989 to alleviate major leaks from the flat, built-up roof. Zeigler's, then Plowden's Drug Store occupied the space beginning in the mid-1920s. By the 1950s it became Brunson's Drug Store, as it remains today. [Photo #43]

24) Home Bank and Trust / Bank of Clarendon, 19 North Brooks Street (1911): This two-story, brick, two-part commercial block building was originally built in 1911²⁴ to house the Home Bank and Trust, a local institution, and it continued in that use until the late 1980s. It was designed by prominent Columbia architect George E. Lafaye, formerly of Shand & Lafaye, who had designed the Clarendon County Courthouse at 3 West Keitt Street (Inventory #32) in 1908-09, and the Manning Library in 1909-10 (listed in the National Register on July 10, 1979). It is still owned by the Bank of Clarendon, but rented to the Clarendon County Chamber of Commerce. The Home Bank and Trust's original shopfront facade had a double door in the left bay opening to the bank floor; the right side was balanced with a matching set of double doors leading to second story bank offices. The central section contained a plate glass window and all three sections were topped with clear glass operable transoms. The town clock was mounted perpendicular on the left-center pilaster. Sometime after being taken over by the Bank of Clarendon in 1932, the facade was revised with a central double door flanked by two plate glass windows; the right window held a bank night depository drawer. Across all three sections were glass block transoms. In 1989 all facade windows and doors were replaced with modern metal and plate glass inserts, but retained the deposit drawer and many of the building's other distinguishing features. A fabric awning was added over the central entrance. A copper cornice with flat-paneled bracketing and guttae divides the first and second floors, and the recessed window bays (a double window in the center with single windows flanking) retain their flat or jack-arch brick lintels with limestone keys and limestone sills. Vertical, running bond brick panels with header surrounds adorn the frieze that divides the upper floor windows from a large bracketed copper cornice, which is then surmounted by a brick pedestaled parapet with cast stone coping. Side walls exhibit surviving segmental arch windows as well as a tiered parapet descending to the roof line at the rear of the building, where two small segmental arch second floor windows are boarded. [Photo #s 60 and 72]

25) W.P. Legg Carriage Company / Western Auto / Mills' Grocery Store, 21 and 23 North Brooks Street (1911): This two-story, common bond brick two-part commercial block building houses two separate businesses on the first floor, one with an aluminum and glass double-door entrance just off center to the left, with aluminum and plate glass windows to the left of that; the other with an aluminum and glass single entrance just off center to the right, with two additional aluminum and plate glass windows to the right. A third entrance to the second floor is on the far right, and the entire first floor storefront incorporates a modern brick surround that differs from the original brick evident on the second floor of the facade, demonstrating that the first floor entryways and windows are not original. A cable-hung wood and metal flat awning protrudes just above the first floor shopfronts, and corrugated panels just above the flat awning obscure what was likely the original transom lights that are evident in parade images from the early 1950s. The second floor of the facade has six segmental arch windows (now

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 18

boarded) with double brick lintels and brick sills, surmounted by a parapet and a modillioned corbel run with an underlying sawtooth course. Along the southern side, six second floor segmental-arch window openings survive (although boarded over) along with their double rowlock brick lintels and header-course brick sills, although the rear second floor exterior within the parapeted side walls consists of what resembles a rear-gabled corrugated metal shed. The building was constructed in 1911²⁵ as the W.P. Legg Carriage Company. Just inside the door of the right half, the floor still slopes away as it did to accommodate ingress and egress of carriages. A much wider door can still be seen in the rear. The right (north) store has functioned as a barber shop since the late 1930s. The left (south) side has housed Western Auto (painted sign can still be seen on the outside rear wall) and a grocery. A Johnson's Lock and Bicycle Repair was housed in the attached shed to the rear. At mid-century the building housed Mills Grocery Store and Western Auto moved to Mrs. Green's Pastime Theater / Western Auto at 35 North Brooks Street (Inventory #30). Today, it is a photographer's studio. Sanborn Fire Insurance Company maps of 1923 and 1934/45 indicate that the city telephone exchange was on the first floor, but local lore holds that the operator sat next to the window on the second floor of the left half, so that she could keep track of everyone's comings and goings on Main Street, and would know where to find someone if s/he received an important call.²⁶ Other parts of the second floor of this building have been used as rental offices and a meeting hall for a fraternal organization. [Photo #59]

26) Leon Weinberg Building / B.C. Moore Department Store, 22 North Brooks Street (ca. 1924): Leon Weinberg built a two-story dry goods store here in 1914. It sustained major damage in the 1915 tornado and was rebuilt in the same year.²⁷ By 1924 Weinberg felt the need for a new and larger building and commissioned Columbia architects Lafaye and Lafaye to create a new one-story building divided into three shops on the same location,²⁸ probably using part or all of the existing first story walls of that building and the two stores to the immediate south. The original plans called for three geometrically-complex, recessed aluminum and plate glass double-door entries to highlight sales merchandise in the windows, as well as a mosaic tiled entrance for the full run of the front of the building. The current one-story, brick, one-part commercial block building features the same surrounding brick facade that originally surmounted three separate businesses. In 1941 that included a department store, barber shop and grocery. Between 1945 and 1953 the north and central shopfronts were converted to use as a single retail establishment; the B.C. Moore Department Store had opened in part of this building in February 1938²⁹. It was probably at the time of this renovation that the windows were replaced. The center bay has a recessed central double-door entrance that, like the north bay (which is only windows), consists of plate glass and metal. A cable-hung wood and metal overhang appears above the central entrance and north bay. The south bay, at one time a separate establishment from B.C. Moore, was bricked in at an unknown date after 1956, probably when the southern third of the building was incorporated into B.C. Moore. Brick pilasters with limestone corbels and lozenge-shaped medallions divide the bay sections and anchor the corners of the facade. Above the first floor bays and overhangs, rectangular corrugated panels cover what may have been transom lights. A soldier course then divides the lower portion of the building from the frieze panels in each bay, above which stands brick corbelling with a surmounting limestone dripstone. A brick parapet is then capped with limestone coping. Limestone finials, surmounting the four pilasters, were removed at sometime after the mid-1960s. B.C. Moore Department Store was in this building until

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 19

it was replaced, by corporate sale, in 2006, by Peebles Store. The current combined store still sports the high tin ceilings, as specified in Lafaye and Lafaye's 1924 plans. [Photo #46]

27) Brown's 5 & 10, 27 North Brooks Street (1911): This one-story, Flemish bond brick, one-part commercial block building has a central, double door recessed entrance and flanking plate glass windows with metal trim that are covered by a cable-hung metal and wood flat awning, none of which are original to the building. Vertically-applied wooden slats cover what may be the original transoms above the shop windows and entry, and the original supporting I-beam with floral medallions is exposed. The original brick frieze and parapet survive, along with the denticulated corbel run at the roof line that continues to Mrs. Green's Pastime Movie Theater / Western Auto at 35 North Brooks Street (Inventory # 30) and McLeod's / Foster's Hardware at 31 North Brooks Street (Inventory #28). Around 1912 Sanborn Fire Insurance Company maps report a furniture dealer on this site. In the 1930s this building housed an insurance company and later Brown's 5 & 10. It is currently a men's clothing store. [Photo #57]

28) McLeod's / Foster's Hardware, 31 North Brooks Street (1911): This one-story, painted Flemish bond brick, one-part commercial block building has a diagonally oriented (receding to the right) shopfront with a double-door entry to the right and three bays of one-over-one fixed plate glass windows. A cable-hung wood and metal flat awning (not original) projects just above the shopfront windows. Ghost lettering from its use as Foster's Hardware survives on the frieze and parapet. The 1912 Sanborn Fire Insurance Company map indicates that it was used as a dry goods store, and by 1923, it was being used as an insurance office. This is probably the building that housed an early two-lane bowling alley in the 1930s.³⁰ From the late 1940s through the 1970s, it was used as a hardware store. Like Mrs. Green's Pastime Movie Theater / Western Auto at 35 North Brooks Street (Inventory # 30) and McLeod's / Foster's Hardware at 31 North Brooks Street (Inventory #28), its facade is capped by a denticulated corbel run. It currently is a rental property selling music and urban gear accessories. [Photo #56]

29) Alderman's 20 Stores in One / Belk-Simpson, 34 North Brooks Street (1919): This two-story, brick, two-part commercial block building, built in 1919 by David W. Alderman, originally housed the Alderman's 20 Stores in One and was individually listed in the National Register of Historic Places on August 26, 1994.³¹ The facade features a common bond pattern to its brick, and its first floor metal and plate glass windows and entrances have been substantially modified since its construction. A cable-hung, flat wooden awning divides these windows from decorative transoms that are now obscured by corrugated panels. A metal dripstone divides the first and second floors. Second floor window openings, which are now boarded over, were described in 1994 as being "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 inspired classical architecture of the late nineteenth and early twentieth centuries."³² An imposing entablature with brackets and recessed frieze panels divides the second floor space from the substantial parapet, which is capped by yellow brick coping. The building has a rubber-sheathed flat roof. In 1945 Belk-Simpson purchased the building where it remained until October 1991. At the time it had

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 20

the only elevator in the county and school children took “field trips” to experience the novelty. Originally Belk operated on both floors, but by the 1970s the second floor was one of many piecemeal sewing rooms in the area. An exterior staircase was built in the rear to accommodate egress. The first floor presently houses a clothing store; the second floor is not used.

[Photo #s 47 and 48]

30) Mrs. Green’s Pastime Movie Theater / Western Auto, 35 North Brooks Street (1911): This one-story, stuccoed brick, one-part commercial block building features a plate glass and metal central-entry shopfront, capped by a cable-hung flat wood and metal overhang, neither of which is original to the building. While its integrity is somewhat degraded, it is included primarily because it retains the parapet and modillioned corbelling at the roof line that continues from both McLeod’s / Foster’s Hardware at 31 North Brooks Street (Inventory #28) and Brown’s 5 & 10, 27 North Brooks Street (Inventory #27). In 1911, the local newspaper reported that the estate of Dr. W.E. Brown was building “a block of three commodious brick storerooms” north of the Legg Carriage repository on Brooks Street.³³ This building is probably the same one that appears on the 1912 Sanborn Fire Insurance Company map as a dry goods store. From before 1923 it was used as Mrs. Green’s Pastime Movie Theater; there was a small balcony that accommodated African Americans. A fire in the late 1940s closed the movie theater. It was later repaired and housed various rental merchandise properties including a Western Auto, an ice cream parlor, a copy shop, and presently, a rent-to-own retail establishment. [Photo #55]

SOUTH BROOKS STREET

31) Pure Oil Service Station / Hinson’s Cafe, 2 South Brooks Street (before 1912). This two-story, painted common bond brick, two-part commercial block building occupies the southeast corner of South Brooks Street and East Boyce Street, and like its diagonal neighbor, the Cut-Rate Drug Store at 1 West Boyce Street (Inventory #9), it features an oblique entrance facing the corner of this intersection. The single door entry of aluminum and glass appears to fill what was once a slightly larger opening, and it is flanked on each of the street facades with large, double plate glass windows with brick sills dating from the 1950s. A new fabric and vinyl awning runs the full length of the two window bays, obscuring the glass lights underneath, and the oblique entrance. Photographic evidence suggests that these two window bays were once open to allow for a diagonal covered filling station pass-through during the 1930s, but by the 1950s, these bays were enclosed. On the East Boyce Street first floor facade, two former tall entryways, each with jack arch brick lintels, have been infilled with bricked; a subsequent secondary entrance built into the easternmost of these has also been brick filled. Sanborn Fire Insurance Company maps from 1943 and 1953 assign a separate address to this portion of the building, perhaps suggesting these were entrances to the second floor offices. On the South Brooks Street facade, a steel I-beam between the first and second floors extends to a metal column that is boxed in by wood frame and attached to the building next door to the south, creating an opening to a steel staircase that extends to the second floor space. This staircase first appears on the 1923 Sanborn Fire Insurance Company map and is confirmed in a published memoir.³⁴ A second oblique first-floor entrance facing southwest is located near this column (now boarded over). A brick corbel run divides the first floor from the second and provides the sills for the second floor windows, all of which are four-over-four, double-hung sash windows. Two of these face South Brooks

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 21

Street, one is on the oblique facade above the entry, and five face East Boyce Street. Spacing of these windows and photographic evidence suggests that a sixth window on the East Boyce Street elevation may have been brick-filled at an unknown date sometime after the mid-1930s. A second corbel run caps the second floor facade, with a surrounding parapet rising above this, topped by a brick cornice. At the rear, or east, elevation of this building, two ornate interior chimneys rise between the three four-over-four, double-hung sash windows, although the northernmost chimney appears to have been damaged. The exact origin and evolution of this building is unclear. A one-story brick bank with an oblique facade stood on this site before 1895; between 1900 and 1905, this building lost its oblique edge (as shown in Sanborn Fire Insurance Company maps) and became a rectangular one-story brick bank with a recessed, iron-clad entryway facing South Brooks Street, suggesting that the original building was torn down and replaced on the same footprint. By 1912, a rectangular two-story brick bank without the recessed facade stood on this site, which was modified to reflect the adjacent exterior stairway by 1923. By the 1930s, the Sanborn Fire Insurance Company map again reflects oblique corner and its diagonal drive-under pass-through use as a filling station, architectural details that were still present on the 1943 corrected Sanborn Fire Insurance Company map. However a local memoir indicates that by 1941 it was in use as Hinson's cafe.³⁵ Although the 1953 Sanborn Fire Insurance Company map still shows a filling station, early-1950s photographs and interviews of then residents indicate that the building was enclosed and was a drug store with pharmacy and soda fountain. It was used for various other retail purposes after 1959, including a music store (1959), flower shop (1965), deli (2000), and clothing store (2005). The second floor, only accessible by the outside stairway, has been used for lawyers' offices and is currently unoccupied. [Photo #s 29, 30, 31]

WEST KEITT STREET

32) Clarendon County Courthouse, 3 West Keitt Street (1909): Built in 1909 and dedicated in January 1910, the Courthouse contained the county Board of Education Office associated with the landmark 1952 *Briggs v. Elliot* school desegregation case, and was also the venue for a 1998 church burning trial that resulted in a crippling civil judgment against the Ku Klux Klan. This courthouse is the third at this site: the first was burned in 1865 and the second, which had been built in 1878 immediately following Reconstruction, became structurally unsound and was moved in 1908 to make room for this building. George E. Lafaye, of the architectural firm of Shand & Lafaye, based in Columbia, South Carolina, designed the building.³⁶ It is one of several county courthouses in South Carolina built in the early twentieth century in the Neoclassical style. Clarendon County's courthouse is a two-story brick building with a symmetrical facade and a truncated hipped roof, originally slate, but now asphalt shingles. The interior was renovated in 1939 and 1969, but the integrity of the building has not been significantly impaired. A central section features a projecting portico with parapet supported by four monumental columns with scamozzi capitals. It is built of red Washington-pressed brick trimmed with Indiana limestone and granite steps. The first floor plan is divided into four sections by two cross corridors leading to the four entrances to the building, creating an octagonal central space surrounded by angled doorways to various county offices. Two of these offices retain their original fireproof characteristics, and there are four original fireproof vaults in the building. The second floor courtroom is

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 22

reached by either of two wide metal and terrazzo staircases at the east and west ends of the building, an original design feature intentionally included to facilitate racial segregation of the courtroom.³⁷ These stairs may originally have been wooden and were replaced during either the 1939 or the 1969 renovation. The paneled courtroom ceiling originally featured an art glass skylight, but this detail appears to have been covered, or removed during a renovation prior to the 1930s, perhaps as a result of the 1915 Manning tornado when the courthouse roof was heavily damaged. The original art glass windows behind the judge's stand remain, but are covered inside by shutters to control the interior lighting. The other one-over-one and two-over-two windows are probably mid-century replacement wooden-frame windows of similar design to the originals.³⁸ [Photo #s 1-3 and 62-65]

The grounds of the Courthouse include a number of monuments, the most notable of which is the Confederate Monument that is composed of a base of Winnsboro granite mounted by an Italian marble statue of a Confederate soldier; it was dedicated July 14, 1914.³⁹ [Photo #62]

33) U.S. Post Office and Federal Building, 6 West Keitt Street (1958): Built 1958 under auspices of the General Services Administration (GSA) the architect of record was Leonard L. Hunter, Assistant Commissioner for Design and Construction (formerly the Supervising Architect); C.J. Craig Construction Company was the building contractor. This two-story international style brick building features concrete-surrounded, horizontal band windows with two bays of three-section plate glass windows on the first level, offering a view of the post office operations. Within the window band on the second level of the Keitt Street facade are three bays containing triple window units, each consisting of four wide jalousie windows. Four individual window units of the same jalousie configuration, two on each floor, are located at the right of the Keitt Street facade. Two band windows of similar configuration as that on the second level of the Keitt Street facade, punctuate the Mill Street [side] elevation. The first floor band window is taller and features five jalousie windows per unit, with the overall arrangement of seven units flanked by one unit. The same arrangement is present on the second level unit. A projecting, two-story concrete slab tower to house the elevator was built in 1968 and a one-story stuccoed vestibule with tinted floor-to-ceiling plate glass was added before 1989 to accommodate an accessibility ramp. The building originally housed other Federal and State Offices including: Agricultural Stabilization and Conservation Service (ASCS) Office, Selective Service, Home Demonstration Agent, Soil Conservation Office, and Farmers Home Administration (FHA) Officer. Today the second story is vacant. [Photo #4]

NORTH MILL STREET

34) Harvin Motor Company / Daniels Equipment Company, 17 North Mill Street (1923-1937): Built between 1923 and 1937, this surviving component was part of a much larger complex of interrelated and partially connected buildings that by 1953 included the Harvin Motor Company sales and service business (Noncontributing, Inventory #F), a farm equipment sales and service business, and a service station. The remaining portion is a large, plastered concrete one-story, flat-roofed building with four large plate glass windows and a single aluminum and glass entrance with adjacent plate glass and three-light transom above. It was built as an auto repair and supply center and evolved into tractor and farm equipment. In 2006 there was a fire in one of the back buildings and the store has been vacant since. It

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 23

was recently sold and new owners are planning demolition of all but the storefront, which may be rehabilitated in the future. [Photo #12]

35) Manning Hotel, 14, 16, 18, 20, & 22 North Mill Street (ca. 1900-1922): Built in stages between 1900 and 1923, this complex has undergone numerous changes in its history. All portions except 20 North Mill Street appear to have been built by 1905. The devastating tornado of 1915 damaged this entire complex, but it appears that it, which at the time of the tornado may have been a set of department stores, was repaired. 20 North Mill Street was added about 1922 as part of the conversion of this block to use as the Manning Hotel, which operated until 1971. The Columbia architectural firm of Lafaye & Lafaye did design work for the Manning Hotel Company in 1920 for \$40,000.⁴⁰ In 1923, the hotel's dining room and kitchen occupied 22 North Mill Street and the rear of 20 North Mill Street, while 18 North Mill Street housed the lobby. The lobby had a wide mahogany stairway to the twenty-five guest rooms located on the second floor of each unit including the second floor of the Nettles Building at 29 West Boyce Street (Inventory #15). Most of the other internal staircases were removed from the separate units. The hotel changed hands at least three times from 1922 to 1946 when Herman Parrish, sold it to Marion E. DuBose. The owner-families occupied a suite of rooms off the lobby, probably in what are now 14 and 16 North Mill Street, and ran a small gift shop that was probably in the front part of 20 North Mill Street.⁴¹ In their present condition, all portions are two-part commercial blocks, although the internal passageways between each portion have been closed off and there is little left inside reminiscent of the hotel. All are two stories and of brick construction (with some stucco). The rear elevations have all been substantially altered, with many window openings bricked over, although the original segmented arches and some lintels remains in place. Modern fire escape stairways have been added to some of the properties, while others are in severe disrepair. In addition, all of the first and second floor segmented arch windows on the north end of 22 North Mill Street have been bricked over. 22 North Mill Street features a central first floor entrance flanked by two large plate glass windows and a built-out overhang with asphalt shingle roof. The upper floor features three tall, segmented arch windows (boarded over). 20 North Mill Street is a slightly narrower portion with a single entrance flanked by two one-over-one double-hung sash windows and a corrugated fiberglass awning. Its second floor facade includes two segmented arch windows (widely spaced and boarded over). 18 North Mill Street, which served as the main entrance to the hotel, features a Classical Revival facade with an impressive entablature and cornice over the first floor entrance, which includes a single entry flanked by Tuscan pilasters and two two-over-two double-hung sash windows resting on a granite slab. Second floor windows are three segmented arch openings with two-over-two lights (the middle window is boarded over). 16 North Mill Street also features a single entry flanked by two modern one-over-one window inserts that only partially fill the original window openings. This entrance is capped by a metal awning. Second story windows mirror those of 18 North Mill Street in size and style, and all are exposed. The roof line on 16 through 22 North Mill Street is continuous. 14 North Mill Street rises slightly higher than 16 North Mill Street, with three taller segmented arch fixed second floor windows of twelve "lights" demarcated by faux muntins. The first floor facade of 14 North Mill Street has been substantially altered with a modern brick insertion and an asphalt shingle built-out overhang. The single entry (modern) is flanked by two large, twenty-four light fixed windows. The roof line of 14 North Mill Street features large, widely spaced dentils beneath a simple brick cornice, and a simple corbel run divides the first and second floors. Currently only 20 North

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 24

Mill Street has tenants. 14, 16, 18, and 22 North Mill Street are empty and partially boarded up, while 18 and 22 North Mill Street show signs of serious deterioration. 14, 16, and 18 North Mill Street were purchased in 2007 with plans to rehabilitate them into active offices or storefronts. [Photo #13]

SOUTH MILL STREET

36) Leonard Building / Manning Hardware, 3 South Mill Street (1912-1915): Built between 1912 and 1915⁴², it miraculously sustained little damage in the 1915 tornado. This two-story, common-bond brick, two-part commercial block building originally featured a plate glass shopfront with a two-door recessed entrance and an eleven-over-eleven light transom above, as well as a second single entry with two-over-two light transom to the upper floors to the left side of the facade.⁴³ Most of these original details survive. Painted plywood covers the original storefront transoms, and the two-door entrance has been converted to one door with adjacent plate glass. The upper portion features four nine-over-one, double-hung sash replacement vinyl windows, with simple corbelling distinguishing the first from the second floor, as well as the second floor from vented attic space. A rowlock and soldier course frieze surmounts these vents, dividing them from the unadorned parapet and brick coping cap. The north facade continues these window and corbelling details, with another nine staggered windows as previously described. On the north facade, the first floor offers five widely spaced twelve-light clerestory windows and a security door. The Leonard Building served first as Manning Hardware store with law offices on the second floor. Later, the building was used for the sale of farm equipment, a 5 & 10 cent store, auto parts, and a cell phone store in the retail space. Upstairs has been used by Alcoholics Anonymous [AA] and the Farm Bureau. It stood vacant several years before being refurbished inside around 2006. Today, it houses an investment firm on the first floor and owners' offices on the second. [Photo #11]

37) Clark's Dry Cleaning / Clarendon Furniture Store Annex, 5 South Mill Street (ca. 1916): Built about 1916, this one story brick enframed window wall building has served many purposes and has seen alterations to its facade. It originally featured a shaped parapet with stone coping over the entrance, but this was removed at an unknown date after the mid-1960s⁴⁴. Its three window lights over the original double-door entrance with flanking plate glass windows⁴⁵ were replaced prior to the 1950s by two projecting and bracketed three-by-ten light transom window bays with a sign mount at center. A recessed doorway was also added. The 2005 renovations repainted the brick façade and windows and replaced the doors with heavily-molded ornamental wooden doors recovered from the Manning Hotel at 14, 16, 18, 20, and 22 North Mill Street (Inventory #35). In the 1920s it was used for auto sales and repairs; in 1937 it was owned by Clarendon County but its use has not been determined. In the 1940s and 1950s it was Clark's Dry Cleaning, later plumbing supplies, and by the mid-1970s had been adopted as an annex for Clarendon Furniture Store. It is currently a day spa. [Photo #10]

38) Clarendon Furniture Store, 7 South Mill Street (1916): Built in 1916, as evinced by its retained facade inset panel, this one story, parapeted, painted-brick enframed window wall building first served as a farmer's supply store, then a Chevrolet dealership, then a furniture store from 1939 until 2005, when it was converted to clothing and retail shops. Some modifications were made to window treatments in 1939.⁴⁶ It currently features a faux terra cotta enclosed overhang that replaced a fabric awning, behind

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 25

which may still lie the original glass block transom lights that surmounted the shop windows and entrances.⁴⁷ The facade also retains its twin recessed frieze panels on either side of the dated inset panel. The interior features exposed brick walls, a small rear balcony for offices, high ceilings and heart pine floors reminiscent of early twentieth century emporiums. [Photo #9]

39) Peoples Bank and Trust / G.T. Floyd Insurance, 9 South Mill Street (1912): Built in late 1912, this vault-style, one-story brick bank building retains its original interior lead-lined vault. An inset panel at the center of the facade pediment confirms the building's construction date, beneath which lies a hollow-clay terra cotta tile cornice with elliptical cartouche brackets. The most impressive feature of this building is its grand, stilted arch entrance with terra cotta keystone, within which rests a doorway flanked by two glass lights, surmounted by heavy wood molded transom bar. The arch is filled with a Neo-classical window of criss-crossed diagonal, vertical and horizontal wood-muntined tracery. The arch and surrounding red brickwork are punctuated with geometrical bands of cream-colored terra cotta tile. It was virtually unscathed by the 1915 tornado or by 1970s modernizations. After standing vacant for almost two decades, its interior was restored in 2005, housed a clothing boutique, and is currently vacant.[Photo #8]

40) 23 South Mill Street (ca. 1895): This Folk Victorian, side-gabled, dual entrance, one-story wood-frame cottage was built before 1895 for use as a doctor's office. It features a temple-style front entrance with simple pedestaled square post supports, and it is flanked symmetrically by six-over-six windows. Evenly spaced ornate brackets punctuate the eaves on this otherwise unadorned home. Its double entry was probably intended to facilitate segregated ingress and egress, or was built to accommodate separate professional offices. A rear addition was constructed between 1900-1905. It has been rental office space for doctors and lawyers for most of its history. It now houses offices for the hospital. [Photo #6]

41) Coffey-Rigby Livery Stables and B.F. Hill Building, 29 & 27 South Mill Street (1915): This two-part commercial block is made of brick and was originally built before 1912, replacing a large wooden stable that was erected by Coffey and Rigby in 1908. The 1915 tornado inflicted heavy damage to this building, so it was rebuilt that year; a change in grouting color and depth suggests that the majority of the second floor masonry was added or replaced in 1915, while some parts of the first floor masonry may be original. The facade features a common bond pattern with a heavy corbel band between the first and second floors, as well as between the second floor and the surmounting parapet. The second floor is characterized by five bays of side-by-side, six-over-six wooden windows capped by segmental arches. Brick quoining frames the building with a sturdy appearance, while brick pilasters and segmental arches surround each of the original building entrances on the first floor. The most prominent of these entrances is the quintuple order Roman arch (without keystone) marking the original entry to the stable yard. The additional central entrance leads to a former office, later a liquor store and now a jewelry store. The one at the south end of the east facade provides a second means of egress from the main building. There are three large wooden windows, two are two-over-two wooden and one is two-over-two capped with two transoms. The building was home to the Coffey-Rigby Livery Stables and carriage repository until 1926, and, for a time, automobiles were sold there as well. Sam Richman took over from Coffey-Rigby, but by the 1980s the roofs on the stables had fallen in and much of the interior was in ruins. During the major

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 26

renovation into law offices in 1985, the exterior walls were repaired, the interior gutted, the roof was recreated and broken windows were replaced with wooden reproductions of the originals. Although many of the interior stable details were removed, some remain preserved in office suite created in the stable area to the left and above the arched entrance. The central part of the building serves primarily as a bricked open courtyard using as many other reclaimed materials as possible. The right side of the building was for many years the carriage house for the stables before becoming known as the B. F. Hill Building. The building was used as a farm supply, hardware store, then office supply. It was altered in 1965, at which time its pilastered, recessed double entrance, and wooden windows were replaced with aluminum-framed plate glass windows and doors capped by an aluminum overhang. In 1985 the 1965 paint was removed from the brick and the aluminum overhang was replaced with a fabric awning. Currently this half is used for storage and intermittently as Clarendon County Democratic Headquarters. [Photos #s 5 and 66]

EAST RIGBY STREET

42) Dr. W.S. Harvin's Office, 3 East Rigby Street (1923-1933): This one-story, frame residence-style building with face brick and an asphalt shingle modified hip roof was constructed between 1923 and 1933 as a doctor's office and was used as such until the late 1990s. It features two separate and distinct entrances, one with a covered porch, the other with a small overhang supported by wooden brackets that both access the front waiting room, suggesting the architectural integration of features necessary to sustain racial segregation in a shared facility. Between these two entrances is a segmental arch, eight-over-eight, double-hung sash window with a four-light fan and a limestone key. The hip roof line is interrupted by an arched gable above this window. This building, which belongs to the Methodist Church next door, has remained essentially unchanged since built, but is now rented to a leasing company. [Photo #52]

43) Market Bureau, 6 East Rigby Street (ca. 1940): Constructed in the late 1930s, possibly by the Work Projects Administration (WPA), on the site of the old Hotel Central, and finished by 1940, the Market Bureau is a two-story brick building with a modified hip roof of asphalt shingles. On its north facade, its primary entrance on the western end, features an arched double doorway with seven-light transom, fronted by a brick arched porch with limestone key that is capped with a wrapping limestone cornice. This entrance is flanked on each side by double twelve-over-six, double-hung sash windows with brick sills and lintels. On the second floor, there are three bays of double six-over-six, double-hung sash windows, also with brick sills and lintels. Unadorned eaves surround the entire building. On the eastern end of the north facade is a secondary arched entrance that is similar to the primary entrance, although the porch has been filled with a wooden single entry. The east wing housed the feed and fertilizer store with a drive-in bay where the secondary entrance is now. First floor windows include three bays of double twelve-over-six, double-hung sashes, and second floor windows include a double, six-over-six double-hung sash combination over the secondary entrance, with single six-over-six, double-hung sash combinations over the double windows on the first floor. The Market Bureau was designed to hold a variety of U.S. Department of Agriculture offices and a grain buying station. The offices were in the west wing of the

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 27

building with grain storage bins on the second floor. By the 1970s the building was slated for demolition, but in the early 1980s two local businessmen purchased and rehabilitated it into six apartments. All exterior brick work, window openings and roof lines are original, but a new roof and replacement windows were installed. Interior heart of pine flooring and exposed timber-framing were retained where possible. [Photo #s 50 and 51]

44) Coffey Gulf Service Station / BP Service Station, SE Corner of East Rigby and North Brooks Streets (ca. 1945): This one-story, concrete block building covered with metal panels was constructed sometime in the mid 1940s on the site of a former Gulf Service Station. It features an oblique single recessed entry flanked by several bays of four-section metal frame windows that extend to a doorway entrance to two service bays to the south of the building. An additional service bay at the extreme south end was added between 1943 and 1953. An original metal awning shades the full perimeter of the service station office. A doorway on the north side accesses a station restroom, with the word "LADIES" still evident in the pressed metal doors. The metal skin has been repainted cream and a modern steel car cover on I-beams has been constructed over the pumps. A triple layer of faux piping divides the shopfront from decorative metal panels that wrap the entire building between the piping and the roof line. The station has been in the Coffey family since 1927⁴⁸; it closed December 2008. [Photo #53]

45) Gamble's Esso Service Station, NE Corner of East Rigby and North Brooks Street (ca. 1945): This one-story, brick service station covered in metal panel siding and a metal awning was reportedly built in the mid 1940s on the site of an earlier Standard Oil [Esso] Service Station. It features a metal and plate glass office area on the south side of the building, with an entry facing west, while the north end of the building is taken up with three service bays that open to the west. It has been repainted a cream color, and a modern steel car cover on I-beams shields the gas pumps. It is still owned by Sam Gamble's family although now operated by someone else.

WEST RIGBY STREET

46) Weinberg Office Building, 6 West Rigby Street (1945-1953): This one-story, concrete block building features a central recessed single entry with concrete stoop, with its interior divided into two independent suites. The door is flanked on both sides by three-by-three casement windows with a two-light transom and decorative shutters. The west side has three such windows without shutters. Four interior chimneys rise from the flat roof line. The building is otherwise unadorned, aside from a metal coping that surrounds the entire building. The building, built between 1945 and 1953, and still owned by the descendants of the builder, has always been rental professional offices, and is presently used by a tax preparation service. [Photo #54]

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 28

Noncontributing Properties

The following twelve (12) properties do not contribute to the character of the Manning Commercial Historic District:

WEST BOYCE STREET

A) 15 West Boyce Street (1915): This one-story, brick, one-part commercial block building has a brick and aluminum glass display front, but the entrance has been replaced with a modern single aluminum door and screen; plywood and stucco and an asphalt curb roof covers the architectural details of the facade that substantially degrades the original design. It has been a hardware, grocery, general mercantile, gas company office, and currently rental loan office.

B) 17 West Boyce Street (1915): This one-story, brick, one-part commercial block building has had its original glass display front replaced in the 1970s with a plywood and corrugated metal insertion that substantially degrades the original design. It has been a candy store, drug store, mercantile and now a rental loan office.

C) Dixie Cafe, 19 West Boyce Street (1915): Built between 1900 and 1905, this building was severely damaged in the 1915 tornado. This one-story, brick, one-part commercial block building has had its original glass display front replaced in the 1980s with a modern brick façade and asphalt curb roof covering the architectural details of the facade that substantially degrades the original design. This was originally home to the Dixie Café, precursor of Central Coffee Shop at 8 North Brooks Street (Inventory #20), and later a professional office; currently it is a title research office.

D) Loryea's Drug Store, 23 West Boyce Street (1915): This one-story, brick, one-part commercial block building has had its original glass display front replaced in the 1980s with a modern brick and wood insertion with a fixed plate glass window and asphalt curb roof covering the architectural details of the facade that substantially degrades the original design. It was an early drug store, later a bank, hardware store, lawyers office, and currently tax preparation office. [Photo #20]

E) Avant Drug Store, 27 West Boyce Street (1915): Rebuilt after the 1895 fire and again after the 1915 tornado, this one-story, brick, one-part commercial block building has had its original recessed double door and glass front replaced in the 1980s with a modern brick insertion and stucco covering the architectural details of the brickwork that substantially degrades the original design. It was originally a drug store, later mercantile, and since the mid-twentieth century, insurance and law offices. [Photo #19]

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 29

F) Harvin Motor Company / Clarendon County Judicial Annex / Tax Assessor's Office, 35 West Boyce Street (before 1937): Originally this auto sales building had glass show room windows and a flat roof; they have now been completely bricked in and topped with an asphalt hip roof. It was the Harvin Motor Company until purchased by the county in the 1980s to become the Judicial Annex; it now houses the Clarendon County Assessor's Office. The building has been partially condemned and the County plans to sell the building for demolition when new offices are found. [Photo #16]

NORTH BROOKS STREET

G) Carter's Dime Store / Avant Jewelry, 13 North Brooks Street (1900-1905): This one-part commercial block was built before 1905 as three buildings and has housed dry goods, grocery, hardware, and jewelry stores. It has under gone several metamorphoses and now features a circa 1970s modern plate glass and metal storefront with a single recessed double entry. The entire brick façade has been covered with aluminum siding and awning and it retains none of its original façade, roofline, window or door characteristics.

H) 14 North Brooks Street (1905-1912): A smaller brick building occupied this site as early as 1900. The facade appears to be similar to #44 and #45 and was possibly replaced or repaired at the same time, probably between 1912 and 1923. This one-story, brick building now features a modern plate glass and metal storefront with a recessed double entry. The entire brick façade with three recessed brick frieze panels was stuccoed in 2007. Built as a dry goods store it has been a hardware, grocery and retail store. It was renovated in 2007 to house a bakery and lunch/tea room. [Photo #44]

I) A&P Grocery / Griffith Hardware, 16 North Brooks Street (1905-1912): This one-story, brick building has had the glass display windows replaced with a modern brick pilastered insert, vinyl fixed windows, aluminum siding and a side-gabled asphalt shingle roof. The 1990s alteration retains none of its original facade or roofline characteristics. It has been a dry goods, A&P and hardware store and currently houses law offices. [Photo #45]

J) Barber Shop, 17 North Brooks Street (1900-1905): This building now features a modern plate glass and metal storefront with a single recessed double entry. The entire brick façade has been covered with aluminum siding and awning and it retains none of its original façade, roofline, or window and door characteristics. Originally a butcher shop, by the 1920s this barber shop had showers in back where farmers could come in on Saturday and bathe.⁴⁹ Later they added washing machines. By the 1950s it had evolved into a dry-cleaning establishment, and for a while it was used as a diner or pizza house. In the 1990s it became a barber shop again.

K) Dickson's Hardware, 18 North Brooks Street (1905-1912): This one-story, brick building has had its glass display windows removed and replaced with wooden columns; inset brick, aluminum corrugated panels, and modern aluminum windows and double door, and retains none of former window or doorway characteristics. The façade's single brick frieze panel has been painted. It has been a furniture store, grocery, hardware and is now a pawn shop. [Photo #45]

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 30

SOUTH MILL STREET

L) Clarendon County Development Board, 19 South Mill Street (1970s): This was built in the 1970s of modern style with vertical wood siding. [Photo #7]

NOTES

- ¹ Plat of Manning, 1856, Page 144, Sumter County Plats, Sumter County Courthouse, Sumter, S.C. [Copy at the Clarendon County Archives, hereafter referred to as CCA.]
- ² Much of this content is taken from the 1895, 1900, 1905, 1912, 1923, 1934/43 and 1953 Sanborn Fire Insurance Company maps of Manning.
- ³ Photo at CCA.
- ⁴ *Manning Times*, (Manning, S.C.), October 9, 1895.
- ⁵ Clarendon County Register of Mesne Conveyances, Book C-9, Page 99.
- ⁶ *Manning Times*, (Manning, S.C.), February 15, 1962.
- ⁷ *Ibid.*
- ⁸ Photo at CCA.
- ⁹ *Manning Times* (Manning, S.C.), May 12, 1915 and July 5, 1915.
- ¹⁰ A 1923 *Manning Times* reported: "Dickson Drug Store has taken the agency for the American Radio and have installed one of the machines. Just as quick as the machine is tuned up ready for business they will announce a program of concerts."
- ¹¹ Cronican.
- ¹² *Manning Times*, (Manning, S.C.), March 24, 1920.
- ¹³ *Manning Times* (Manning, S.C.), June 6, 1891; "Ground has been broken for the erection of two new brick stores. They are being built by Mr. S.A. Nettles to rent."
- ¹⁴ *Manning Times*, (Manning, S.C.), December 11, 1895.
- ¹⁵ John E. Wells and Robert E. Dalton, *The South Carolina Architects, 1885-1935: A Biographical Dictionary* (Richmond, VA: New South Architectural Press, 1992), p. 96.
- ¹⁶ *Manning Times*, (Manning, S.C.), January 17, 1894.
- ¹⁷ Comparison of 1909 North Brooks Street postcard and 1924 North Brooks Street photograph, CCA.
- ¹⁸ Papers of Lafaye & Lafaye, Architects and Engineers, Manuscript Collection, South Caroliniana Library, University of South Carolina, Columbia, SC.
- ¹⁹ *Manning Times*, (Manning, S.C.), May 1, 1946. Reprint of article: J.H. Lesesne, "The Town of Manning" from the *Bazaar Bulletin*, 1906.
- ²⁰ John Katsos, *The Life of John Katsos - The Greek Immigrant* (Greenville, SC: A Press, 1985).
- ²¹ *Manning Times*, (Manning, S.C.), January 31, 1894.
- ²² *Manning Times*, (Manning, S.C.), November 21, 1923.
- ²³ An image dated to 1909 shows # 44) and #45 as having substantially different facades from one another, neither of which matches the current facade. The 1923 Sanborn Fire Insurance Company map suggests the presence of two identical buildings on this site, yet these buildings are different from one another (and from the 1923 buildings) on the 1912 Sanborn map.
- ²⁴ *Manning Times*, (Manning, S.C.), April 19, 1911.
- ²⁵ *Manning Times*, (Manning, S.C.), April 19, 1911.
- ²⁶ Chovine R. Clark, "Essay on Early Manning" (Manning: Quality Printers, 1987); Katsos.

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 7 Page 31

²⁷ *Manning Times*, (Manning, S.C.), July 5, 1915, and 1924 North Brooks Street photograph at CCA.

²⁸ Blueprints on file at CCA

²⁹ *Manning Times*, (Manning, S.C.), February 19, 1938.

³⁰ Interviews with long-time local residents; notes on-file at CCA.

³¹ National Register Nomination for Alderman 20 Stores In One, available online at <http://www.nationalregister.sc.gov/clarendon/S10817714001/index.htm>

³² *Ibid.*

³³ *Manning Times*, (Manning, S.C.), April 19, 1911.

³⁴ G.D. Clark, *My South* (New York: Carlton Press, 1970).

³⁵ John Katsos, *The Life of John Katsos - The Greek Immigrant* (Greenville, SC: A Press, 1985).

³⁶ Plaque inside building; and copies of original blueprints, found at the South Carolina Department of Archives and History in Columbia, are housed at the CCA.

³⁷ *Manning Times* (Manning, S.C.), January 10, 1910. The article describing the new Clarendon County Courthouse emphasizes that the two entrances to the court room are intended so “that as a rule the white people will use one pair of stairs and the colored people the other.”

³⁸ Brockington and Associates, Inc., “An Architectural Survey and Literature Review of a Proposed Road By-Pass, City of Manning, Clarendon County, South Carolina” (Charleston, 1999), Page 59.

³⁹ *Manning Times* (Manning, S.C.), July 16, 1914.

⁴⁰ Wells and Dalton, *The South Carolina Architects, 1885-1935: A Biographical Dictionary*, p. 95.

⁴¹ Rebecca Cronican, *Manning Town Square*, 2000.

⁴² Sanborn Fire Insurance Company map, 1912, and photos of the tornado damage, 1915, South Caroliniana Library, University of South Carolina, Columbia, S.C.

⁴³ Glass photo by J.T. Black.

⁴⁴ 1963 Manning Parade Photos, CCA.

⁴⁵ Glass photo by J.T. Black.

⁴⁶ *Manning Times* (Manning, S.C.), November 15, 1939.

⁴⁷ Glass photo by J.T. Black.

⁴⁸ *Manning Times*, (Manning, S.C.), January 22, 1927.

⁴⁹ Interviews with long-time local residents; notes on-file at CCA.

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 8 Page 32

The Manning Commercial Historic District is significant under National Register of Historic Places Criterion C in the Area of Significance for Architecture as an intact collection of buildings associated with the governmental and commercial growth and development of Manning as the county seat for Clarendon County from ca. 1890 to 1958. The historic district is also architecturally significant as an example of the commercial development and evolution of a small southern agricultural center during the first half of the twentieth century. As a county seat town, Manning's downtown is dominated by its 1909 Neo-Classical Revival, red brick courthouse, designed by the prominent Columbia, South Carolina, architectural firm of Shand & Lafaye, and set at the center of a landscaped courthouse square. As with many such towns in the rural Southeast, Manning's commercial district is characterized by one- and two-part commercial block buildings, many of them brick, that were constructed during the late Victorian and early twentieth century period. One event in particular--the devastating 1915 tornado--resulted in a building boom for Manning in the immediate aftermath of the tornado, and many of the commercial properties in this district were constructed during this period. Many of the shopfronts associated with these buildings have been modified with the installation of aluminum and glass windows and entrances, but most retain a number of original architectural details that allow the district to reflect a remarkable degree of integrity. Oblique and angled entrances, intriguing decorative cornices and corbeling, and a preponderance of parapeted rooflines give the Manning Commercial Historic District a clear and unmistakable association with the architecture typical of the early twentieth century. The district is further highlighted by the presence of a handful of architecturally distinctive edifices, including the historic Levi Building, the Alderman's 20 Stores in One Building, the Coffee-Rigby Livery Stables and B.H. Hill Building, the Peoples Bank and Trust Building, and the 1958 U.S Post Office and Federal Building.

Manning traces its origins to the nationalization of agricultural industries in the mid-nineteenth century and the need for trading centers where goods could be brought to market for both local and distant distribution. In 1856, citizens of the newly established County of Clarendon created the town of Manning for the county seat. They located the new town near the geographic center of the area designated as Clarendon County by an Act of the South Carolina Legislature in 1855, and named the town in honor of Governor John Laurence Manning, who supported the effort to create a new county embracing the area where he was born.

Families already in the area prior to the creation of the new county were joined by new families who came to seek their fortune. Dr. George Allen Huggins, first mayor of Manning and a city planner, envisioned the town as the garden spot for which it became known, and planned wide shaded streets that would accommodate automobile travel long before automobiles were developed. The town grew quickly, with a newspaper, hotels, and many active businesses, including clothing and hardware stores, groceries, and farm equipment dealers, as well as a number of agricultural warehouses. Many of the early businessmen were Jewish merchants who moved to Manning from Sumter, Georgetown, and Charleston. They often purchased goods from the North, and in turn, shipped local farm produce to Northern markets. Because Manning was the county seat, many professional persons practiced here, including lawyers, physicians and druggists. Railroads built for the lumber industry expanded to provide passenger and freight service between Manning and Columbia and Manning and Charleston. The importance of mules to the area's agrarian economy can be seen by the number of mule/livery stables located in town at the end of the

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 8 Page 33

nineteenth century. As earlier transportation of horses and carriages gave way to automobiles, stables and carriage houses evolved into auto dealerships and repair stations.

Downtown Manning survived three major calamities in its early history. Less than a decade after its settlement, at the close of the Civil War in 1865, General Edward E. Potter's Federal troops swept through the town, burning public buildings, downtown businesses, cotton warehouses, and homes, leaving much of the area in ashes with little means for anyone to earn a livelihood. Returning veterans of the Civil War, widows of slain soldiers, and their families labored to rebuild homes, businesses, and lives. It took more than three decades to accomplish this task, but by the 1890s, area families demonstrated a degree of prosperity. Many new brick buildings were erected or rebuilt on the sites of former buildings. Electricity came to town in 1902, and city water and sewer became available around 1910 to accommodate the new courthouse and graded school. The literary society raised money for a public library [Manning Library], built in 1909-1910 and listed in the National Register of Historic Places on July 10, 1979, and many large and stately homes were built within the city limits.

The second calamity was a fire that ravaged several downtown buildings in 1895, spreading quickly along Boyce Street in brick buildings thought to be "fireproof." One man was killed, several people were injured, and three businesses were destroyed. Around that time an ordinance was passed prohibiting wooden buildings within 300 feet of Courthouse Square. The net effect of this ordinance was that nearly all new construction within the entire commercial district after this date was of brick or concrete block. The tornado of 1915--perhaps the most influential of the three calamities on the present architecture of the city--demolished a large portion of downtown Manning. Three lives were lost and numerous downtown businesses destroyed. Again, stalwart citizens re-built the town and prospered again. More immigrants from out of state as well as Lebanon, Greece, and Poland joined the entrepreneurs already in Manning. Tobacco, introduced to the county early in the twentieth century, soon became a profitable crop, mainly in the eastern part of the county. Tobacco warehouses and trading centers, however, were built in Manning to facilitate the centralized sale of tobacco. Financial depression came early to Manning in the 1920s with the invasion of the boll weevil rather than the collapse of the stock market; as farmers saw cotton, a major money crop, destroyed, all local banks failed and families suffered many hardships. The later national financial distress only amplified Manning's difficulties. During the two decades of the Great Depression all banks closed, many businesses failed, tobacco sales moved elsewhere, and buildings were sold or foreclosed on by creditors. W.P. Legg and other businessmen attempted to boost tourism with a campaign promoting travel on U.S. Highway 301: "Manning, the prettiest town between Maine and Miami," and "Shortest Route North—US 301," but little significant growth resulted.

In the late 1930s the nearby Santee-Cooper project to build a hydro-electric plant and several other CCC and WPA projects brought almost 5,000 people to the area; some new businesses opened, new housing developments were started, and the courthouse and library were renovated. The economy continued to recover in the post-World War II decades when returning veterans focused on starting new businesses rather than working on the family farms. Once again city businessmen "modernized" the existing buildings, replacing wooden windows and doors with easy-care aluminum; closing up or removing transom lights and windows to accommodate lowered interior ceilings, central heating, and florescent

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 8 Page 34

lighting; and replacing easily damaged roll-up fabric awnings with shiny new aluminum and plastic overhangs and awnings. Motels and inns dotted U.S. Highway 301—the main North-South tourist highway along the eastern seaboard that ran directly through the center of town on North and South Brooks Street. Locals complained that on a Saturday afternoon no one could cross the street for all the traffic.

By the 1970s another wave of changes occurred. The “old fashioned” courthouse had had a functional and decorative face-lift in 1969, and many of the storefront buildings were enclosed, re-roofed, and compartmentalized to accommodate the need for more professional office space: lawyers, surveyors, government workers, finance offices, and insurance sales. Banks, hardware stores, and auto sales and repairs, however, moved to the fringes of town where more space was available. The new interstate highway, I-95, took traffic off the three major routes (U.S. Highways 301 and 521 and S.C. Highway 261) that intersect the town. The population of the town began to decline; farming had become more mechanized and needed less manpower. Small Mom and Pop businesses were struggling against the big box stores that were moving to the edge or outskirts of town; businesses that survived wanted new buildings that were more efficient, required less maintenance, and projected a feeling of success. Remodeled downtown buildings from the last century did not meet those needs. New and bigger schools for the consolidated school district were built outside the downtown. The central downtown area became a ghost town: stores stood empty and neglected, others were torn down to make room for new ones. Manning was no more “the prettiest town between Maine and Miami.” This spiraling decline continued well into the 1990s.

Today, Manning is still a mixture of architecture from all these periods; however, the county and its county seat are once again growing. A development board is bringing new employment opportunities, and a branch of Central Carolina Technical College [F.E. DuBose Campus] has been built on the north side of Manning. A core group of citizens has been working for over a decade to revitalize the downtown area and bring life back. Manning created a Master Plan for the downtown area and was accepted into the Main Street South Carolina program in 2007. Business owners are “buying into,” literally, the downtown area. Buildings that stood empty and unchanged for decades are being bought and rejuvenated, not in twenty-first century architecture, but with an eye for preserving and restoring some of the beauty of the original buildings. Shade trees have been replanted along the avenues with benches for taking it easy or meeting with friends; utility lines have been placed underground and street lighting replaced with ones reminiscent of the gas-light fixtures evident in turn-of-the-twentieth century photos of Manning.

Architecture

The architectural character of Manning's central business district is that of a courthouse square town with commercial, professional and institutional buildings facing onto the courthouse square with its monumental county courthouse. Commercial buildings stretch beyond the square along portions or wholes of at least the surrounding adjacent blocks. With a commanding presence over the town square and Manning's surrounding commercial center, the Clarendon County Courthouse [1909] is a two-story-

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 8 Page 35

over-raised-basement red brick and limestone-trimmed Neo-Classical Revival edifice with a monumental central, tetrastyle portico of the Ionic [Scamozzi] order. Its parapeted, truncated hip or mansard roof adds height and grandeur to the building as it looms over the town's commercial and surrounding residential landscape.

Designed by George E. Lafaye of the Columbia architectural firm of Shand & Lafaye [later Lafaye & Lafaye], the Clarendon County Courthouse is his only known executed design for a county courthouse in South Carolina. Gadsden E. Shand (1868-1948) and George E. Lafaye (1878-1939) began their architectural and engineering careers in Columbia, South Carolina, in association with W.B. Smith Whaley, architect and engineer for many of the city's, state's and region's cotton textile mills, in 1895 and 1900, respectively. Shand had already practiced his craft in Columbia in the 1880s with Frank Niernsee at the South Carolina State House and continued in private practice in the early 1890s until his association with Whaley. Lafaye relocated in 1900 to Columbia from his native New Orleans, where he had been educated at Jesuit College and had been an architectural draftsman. He joined the firm of W.B. Smith Whaley & Company in 1900 as Chief Draftsman. When Whaley left the Columbia office of that firm in 1903, George Lafaye and Gadsden Shand reorganized the office as Shand & Lafaye, Architects and Engineers. Shand & Lafaye subsequently designed a number of important buildings in the state, including the State Fair Buildings [1904], the Carolina National Bank Building in Columbia [1906], the Columbia Savings Bank and Trust Company Building [1907], the Ottaray Hotel in Greenville [1907-08], Olympia Mills School of Columbia [1909], the campus of Columbia College at Eau Claire [1909], and the People's National Bank of Rock Hill [1909]. Within the Manning Commercial Historic District, Lafaye also designed the Home Bank and Trust [Inventory # 24] in 1911, the facade for the Levi Building [Inventory # 18] after the 1915 tornado, improvements to the Manning Hotel [Inventory # 35] in 1920, and the Leon Weinberg Building/B.C. Moore Department Store [Inventory # 26] in about 1924.

The architecture of the Manning Commercial Historic District is organized as small to moderate, one- and two-part commercial buildings flanking the streets oriented around the Courthouse Square. While the presence of architect-designed buildings within the historic district is limited much as it is in other towns in South Carolina of comparable size and character, it would have to be said that George E. Lafaye or the his firms of Shand & Lafaye and later Lafaye & Lafaye contributed a proportionately high number of architecturally character-defining buildings in Manning. Having also designed the Manning Library [National Register-listed] as well, a building not so far outside the town's commercial core, it can be said that Lafaye had not an unsubstantial impact upon the town, at least from an architectural viewpoint. Other buildings within the downtown were likely architect-designed as well, including the Peoples Bank and Trust [Inventory # 39], Alderman's 20 Stores in One/Belk-Simpson Department Store [Inventory # 29], and the Market Bureau [Inventory # 43].

Most of the information supporting this section came from a series of articles published between 2003 and 2007 in *Clarendon Notes*, the quarterly newsletter of the Clarendon County Historical Society; and in Sylvia H. Clark, *Shadows of the Past, An Illustrated History of Clarendon County, S.C.* (Virginia Beach, VA: Walsworth Publishing Co., 2005).

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 9 Page 36

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[Note: Unless otherwise noted, copies of all maps, newspapers, books, interview notes, and photographs are on file at the Clarendon County Archives (CCA).]

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National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 9 Page 37

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National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number 10 Page 38

Verbal Boundary Description

The boundary of the nominated property is shown as the black line labeled “Manning Commercial Historic District” on the accompanying sketch map.

Boundary Justification

The nominated property includes the significant, intact and cohesive sections of downtown Manning, Clarendon County, South Carolina. The proposed historic district contains fifty-one contributing properties and twelve non-contributing properties within or immediately adjacent to the nine block area surrounding the Courthouse designated as Manning City Center when it was laid out in 1856.ⁱ This district was originally bounded by the streets called North, South, East, and West Boundary streets; they are now named Rigby on the north, Huggins on the south, Boundary on the west, and Church on the east. This area also corresponds to that area designated the core city center for Main Street Manning, a member of Main Street South Carolina. The interior north-south cross streets are Brooks and Mill, formerly Butler; the east-west interior cross streets are Boyce and Keitt, with Boyce and Brooks being the designated dividing lines between east-west and north-south numbering.

The commercial area grew along Boyce Street facing the courthouse and both sides of North Brooks. Next to and behind these first stores, mostly general merchandise and farming related goods, were warehouses for cotton and tobacco, stables for the mule trade, and several hotels with dining rooms. Intermingled along Boyce, Brooks, and Butler/Mill Streets, were professional service establishments of druggists, lawyers, and doctors, barbers, as well as specialty stores for millinery, furniture, and wagons. The south and east sides of the courthouse included the infrastructure facilities for the jail, fire station, post office, telegraph office and city hall. Encroaching into and beyond this nine-block area lie the residential districts. Today the proposed Historic District includes the entire block of North Brooks Street between Rigby and Boyce, East and West Boyce facing and half a block off courthouse square, all of South Mill Street facing the courthouse as well as half a block north; the Post Office on the south side of Keitt and three adjacent buildings along East Rigby Street.

Additional UTM References:

	Zone	Easting	Northing
5:	17	573011	3728205
6:	17	572909	3728366
7:	17	572926	3728538
8:	17	573089	3728622

ⁱ Plat of Manning, Sumter County Courthouse, 1856, page 144. [Copy at CCA]

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number Owners Page 39

Property Owners, Addresses, and tax map numbers

Contributing Properties

- 1) 3 West Keitt Street
Clarendon County Government
PO Box 486
Manning SC 29102
169-15-05-001
- 2) 6 West Keitt Street
United States Post Office
US Government
Manning SC 29102
169-14-05-001
- 3) 29 South Mill Street
John C. Land, III, PA
PO Box 138
Manning SC 29102
169-15-04-004
and
27 South Mill Street
Nelson R. Parker
17 Pinestraw Lane
Manning SC 29102
169-15-04-005
- 4) 23 South Mill Street
Twenty-Three South Mill St., LLC
5 South Mill Street
Manning SC 29102
169-15-04-011
- 6) 9 South Mill Street
Jeffrey T. and Stephanie S. Black
5 South Mill Street
Manning SC 29102
169-15-04-013
- 7) 7 South Mill Street
Jeffrey T. and Stephanie S. Black
5 South Mill Street
Manning SC 29102
169-15-04-014
- 8) 5 South Mill Street
Jeffrey T. and Stephanie S. Black
5 South Mill Street
Manning SC 29102
169-15-04-015
- 9) 3 South Mill Street
Mill Street Properties, LLC
5 South Mill Street
Manning SC 29102
169-15-04-016
- 10) 17 North Mill Street
First Baptist Church
49 West Boyce Street
Manning SC 29102
169-15-07-005
- 11) 22 North Mill Street
Kennedy Felder, Jr.
132 31 220 St.
Laurelton, NY 11413
169-15-06-031
- 12) 20 North Mill Street
Luella McCray
622 West Huggins Street
Manning SC 29102
169-15-06-005

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number Owners Page 40

13, 14, 15) 18, 16, and 14 North Mill Street
Julien and Pamela K. Weinberg
201 North Brooks Street
Manning SC 29102
169-15-06-033
169-15-06-032
169-15-06-006

16) 36 West Boyce Street
City of Manning
PO Box 546
Manning SC 29102
169-15-04-008

17 and 18) 41 and 39 West Boyce Street
Thomasine G. Mason
101 Adam Street
West Columbia, SC 29169
169-15-07-009
169-15-07-008

20) 29 West Boyce Street
Twenty-Nine West Boyce Street, LLC
5 Mill Street
Manning SC 29102
169-15-06-007

23) 21 West Boyce Street
Manning Finance Co., Inc
21 West Boyce Street
Manning SC 29102
169-15-06-010

27) 13 West Boyce Street
Jones Properties, A General Partnership
PO Box 218
Manning SC 29102
169-15-06-014

28) 7 West Boyce Street
Charles David Schwartz
7 West Boyce
Manning SC 29102
169-15-06-015

29) 5 West Boyce Street
Jones Properties, A General Partnership
PO Box 218
Manning SC 29102
169-15-06-016

30) 3 West Boyce Street
3 Boyce Street, LLC
8 North Brooks Street
Manning SC 29102
169-15-06-017

31) 1 West Boyce Street
Security Federal Trust, Inc., Trustees
1185 Sunset Blvd.
West Columbia, SC 29169
169-15-06-018

32, 33, 34, 35) 2 South Brooks and
2, 4, 6 East Boyce
W.R. Ridgeway
312 Slopewood Lane
Spartanburg, SC 29301
187-02-02-001

36) 8 East Boyce Street
W.C. Coffey, Jr and Ray E. Chandler
PO Box 1292
Manning SC 29102
187-02-02-007

37) 10 East Boyce Street
John A. and Doris McDowell
236 Tuckerman Street
Washington, DC 20011
187-02-02-008

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number Owners Page 41

- | | |
|--|---|
| 38) 15 East Boyce Street
Ansel R. McFaddin, Jr. Trust
301 Fuller Street
Manning SC 29102
187-02-01-020 | 51) Corner of E. Rigby and N. Brooks Sts.
T.F. Coffey
PO Box 336
Manning SC 29102
187-02-01-001 |
| 39, 40, 41) 7, 9 and 11 East Boyce Street and 2
North Brooks Street
JMR Properties, LLC
2 North Brooks Street
Manning SC 29102
187-02-01-011 (formerly 011 through 014) | 52) 6 East Rigby Street
R.E. Wilson, Jr.
324 South Mill Street
Manning SC 29102
187-02-01-002 |
| 42 and 43) 6 and 8 North Brooks Street
Jeffrey Black and Cleve Dowell, TIC
PO Box 404
Manning SC 29102
187-02-01-010 | 53) 3 East Rigby Street
Manning United Methodist Church
PO Box 68
Manning SC 29102
187-01-02-009 (part) |
| 44) 10 North Brooks Street
Ten North Brooks Street, LLC
8 North Brooks Street
Manning SC 29102
187-02-01-009 | 54) Corner E. Rigby and N. Brooks Sts.
Estate of Sam O. Gamble, Sr.
c/o 314 Brockington Street
Manning SC 29102
187-01-02-007 |
| 45) 12 North Brooks Street
Jones Properties, A General Partnership
PO Box 218
Manning SC 29102
187-02-01-008 | 55) 6 West Rigby Street
Julien Weinberg, III
201 North Brooks Street
Manning SC 29102
169-15-06-023 (part) |
| 49) 22 North Brooks Street
Dorothy Morris
PO Box 22
New Zion, SC 29111
187-02-01-004 | 56) 35 North Brooks Street
Betty M. Windham
35 North Brooks Street
Manning SC 29102
169-15-06-024 |
| 50) 34 North Brooks Street
An Yong Soon and An Jung He
34 North Brooks Street
Manning SC 29102
187-02-01-003 | 57) 31 North Brooks Street
Betty M. Windham
35 North Brooks Street
Manning SC 29102
169-15-06-025 |

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number Owners Page 42

58) 27 North Brooks Street
Moammed Haffez and Tilat Khan
201 Burns Drive
Sumter SC 29150
169-15-06-026

59) 21 and 23 North Brooks Street
Samuel Levy
1310 Williams Acres Lane
Manning SC 29102
169-15-06-027 and 028

60) 19 North Brooks Street
Bank of Clarendon
PO Box 520
Manning SC 29102
169-15-06-029

63) 9 North Brooks Street
Angela Kiehling
1015 Harbortown Road
Charleston, SC 29412
169-15-06-019

Non-Contributing Properties

5) 19 South Mill Street
Clarendon County Government
PO Box 486
Manning SC 29102
169-15-04-012

19) 35 West Boyce Street
Clarendon County Government
PO Box 486
Manning SC 29102
169-15-07-010

21) 27 West Boyce Street
Marion S. Riggs
PO Box 487
Manning SC 29102
169-15-06-008

22) 23 West Boyce Street
Johnny and Barbara Levy
101 East Hospital Street
Manning SC 29102
169-15-06-009

24) 19 West Boyce Street
W.C. Coffey, Jr., et al
PO Box 1292
Manning SC 29102
169-15-06-011

25) 17 West Boyce Street
Julien Weinberg, III
201 North Brooks Street
Manning SC 29102
169-15-06-012

26) 15 West Boyce Street
Frank B. Jones
PO Box 218
Manning, SC 29102
169-15-06-013

46) 14 North Brooks Street
Terry D. Baker, et al
1814 Little Star Road
Manning SC 29102
187-02-01-007

47) 16 North Brooks Street
Jones Properties, A General Partnership
PO Box 218
Manning SC 29102
187-02-01-006

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number Owners Page 43

48) 18 North Brooks Street
John E. Nesbitt, III
33 West Liberty Street
Sumter SC 29150
187-02-01-005

62) 13 North Brooks Street
Harry J. and est. George J. Metropol
3011 Kershaw Street
Columbia SC 29205
169-15-06-020

61) 17 North Brooks Street
Julien Weinberg, III
201 North Brooks Street
Manning SC 29102
169-15-06-021

Rev. 1/21/2009

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number Photographs Page 44

List of photographs

Name of Property: Manning Commercial Historic District
Location of Property: Manning, Clarendon County, South Carolina
Name of Photographers: Buildings and streetscapes: Carrie L. Trebil
Architectural details: Janet E. Meleney
Date of Photographs: September 2008 (marked with *) and January 2009
Location of Originals: SC Department of Archives and History, Columbia, SC

- 1) 3 West Keitt Street [Clarendon County Courthouse] North side*
- 2) 3 West Keitt Street [Clarendon County Courthouse] NE corner
- 3) 3 West Keitt Street [Clarendon County Courthouse] SE corner
- 4) 6 West Keitt Street [US Post Office and Federal Building] NW corner
- 5) 27-29 South Mill Street, SE corner
- 6) 23 South Mill Street, East side*
- 7) 19 South Mill Street, (Non-Contributing) and 9 South Mill Street, SE corner
- 8) 9 South Mill Street, East side
- 9) 7 South Mill Street, East side
- 10) 5 South Mill Street, East side
- 11) 3 South Mill Street, NE corner
- 12) 17 North Mill Street, East side*
- 13) 22-14 North Mill Street, NW corner
- 14) 36 West Boyce Street, North side
- 15) 41-39 West Boyce Street, South side*
- 16) 35 West Boyce Street, (Non-Contributing) South side
- 17) 29 West Boyce Street, West side*
- 18) 29 West Boyce Street, South side
- 19) 27 West Boyce Street, (Non-Contributing) South side*
- 20) 23-15 West Boyce Street, South side, from west*
- 21) 21 West Boyce Street, South side*
- 22) 13 West Boyce Street, South side
- 23) 7, 5, 3, and 1 West Boyce Street, South side, from west
- 24) 7 West Boyce Street, South side
- 25) 5 West Boyce Street, South side*
- 26) 3, 5, and 7 West Boyce Street, South side, from east
- 27) 1 West Boyce Street, SE corner
- 28) 1 West Boyce Street, East side*

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number Photographs Page 45

- 29) 2 South Brooks Street, West side
- 30) 2 South Brooks Street, NW corner *
- 31) 2 South Brooks Street and 2, 4, 6 East Boyce Street, North side from east
- 32) 6, 4, 2 East Boyce Street, North side
- 33) 8 East Boyce Street, North side
- 34) 10-8 East Boyce Street, NE corner
- 35) 15 East Boyce Street, SE corner
- 36) 15 East Boyce Street, NW corner
- 37) 9-11 East Boyce Street, South side
- 38) 7 East Boyce Street (annex) and 2 North Brooks Street, South side
- 39) 2 North Brooks Street, SW corner*
- 40) 10, 8, 6, and 2 North Brooks Street, NW view
- 41) 6 North Brooks Street, West side
- 42) 8 North Brooks Street, West side
- 43) 12 North Brooks Street, West side
- 44) 14 North Brooks Street, (Non-Contributing) West side*
- 45) 18-16 North Brooks Street, (Non-Contributing) NW view*
- 46) 22 North Brooks Street, West side
- 47) 34 North Brooks Street, West side
- 48) 34 North Brooks Street, NW corner
- 49) Corner of E. Rigby and N. Brooks Streets, NW corner*
- 50) 6 East Rigby Street, North side*
- 51) 6 East Rigby Street, NW corner*
- 52) 3 East Rigby Street, SE corner*
- 53) Corner E. Rigby and N. Brooks Street, South side
- 54) 6 West Rigby Street, North side*
- 55) 35-19 North Brooks Street, NE corner
- 56) 31 North Brooks Street, East side
- 57) 27 North Brooks Street, East side
- 58) 27, 31, and 35 North Brooks Street, East side
- 59) 21-23 North Brooks Street, East side
- 60) 19 North Brooks Street, East side
- 61) 9 North Brooks Street, NE corner

Architectural Details

- 62) 3 West Keitt Street [Clarendon County Courthouse], Confederate monument, North side

National Register of Historic Places Continuation Sheet

Manning Commercial Historic District

Clarendon County, SC

Section number Photographs Page 46

- 63) 3 West Keitt Street [Clarendon County Courthouse], columns with scamozzi capitols, North side
- 64) 3 West Keitt Street [Clarendon County Courthouse], projecting portico with parapet supported by monumental columns, North side
- 65) 3 West Keitt Street [Clarendon County Courthouse], art glass window second floor courtroom, exterior, South side
- 66) 29 and 27 South Mill Street, quintuple order Roman arch, without keystone, East side
- 67) 5 West Boyce Street, transom lights above the recessed storefront entrance, South side
- 68) 1 West Boyce Street, rounded-arch limestone entrance with prominent keystone, SE corner
- 69) 2 North Brooks Street, ornate metal pedimented metal entablature lintels and limestone sills, South side
- 70) 6 North Brooks Street, cast iron fascia board and pilasters with ornamental scrolls beneath a steel I-beam highlighted by flower medallions highlight the second floor entry, West side
- 71) 8 North Brooks Street, patterned stained glass block transom, black tile façade, recessed frieze panel of basket weave patterned bricks and an 20 inch octagonal thermometer, West side
- 72) 19 North Brooks Street, windows with splayed brick lintels, limestone keys and sills; ornate geometric brick pattern divides the windows from a bracketed metal entablature, surmounted by a brick pilastered parapet with metal coping, East side.

