

## GENERAL INFORMATION FOR TENANTS

All rentals are on a monthly basis and are payable weekly in advance, payments to be made at the Management office of Allen-Benedict Court.

**Cook Stoves.**—A 4-burner gas range is furnished with each apartment. Instruction in its care and use will be given each tenant. Gas to operate the range is included in the rent.

**Electric Refrigerator.**—An electric refrigerator is furnished with each apartment. Electricity to operate it is included in the rent.

**Shades and Curtain Rods.**—Shades and curtain rods are furnished with each apartment at no extra charge.

**Kitchen Cabinet.**—A utility cabinet is also included as part of the kitchen equipment furnished.

**Oil Space Heater.**—An oil space heater capable of heating all rooms is provided with each unit. Fuel oil will be sold economically, on the project, for the convenience of the tenants.

**Hot Water Heater.**—An oil-fired water heater is provided with each unit. Instruction in its operation will be given each tenant.

**Utilities.**—Included in the monthly rental of apartments are gas, water and lights in sufficient quantities to take care of normal family needs. If excessive quantities of gas or electricity are used, an extra charge will be made.

**Recreational Space.**—Both outdoor and indoor recreational space is provided for the tenants. There is a large room in the community building for gatherings. Adjacent to this room is a community kitchen for serving club lunchcons. Tenants may form clubs if they so desire. Membership in any organization formed on the project is purely voluntarily on the part of the tenants. The project includes a large playground area, with swings, sliding boards, etc., so that the children may have ample facilities to enjoy their play. Recreational area and activities in the community building are supervised by the Resident Manager.

## MAINTENANCE

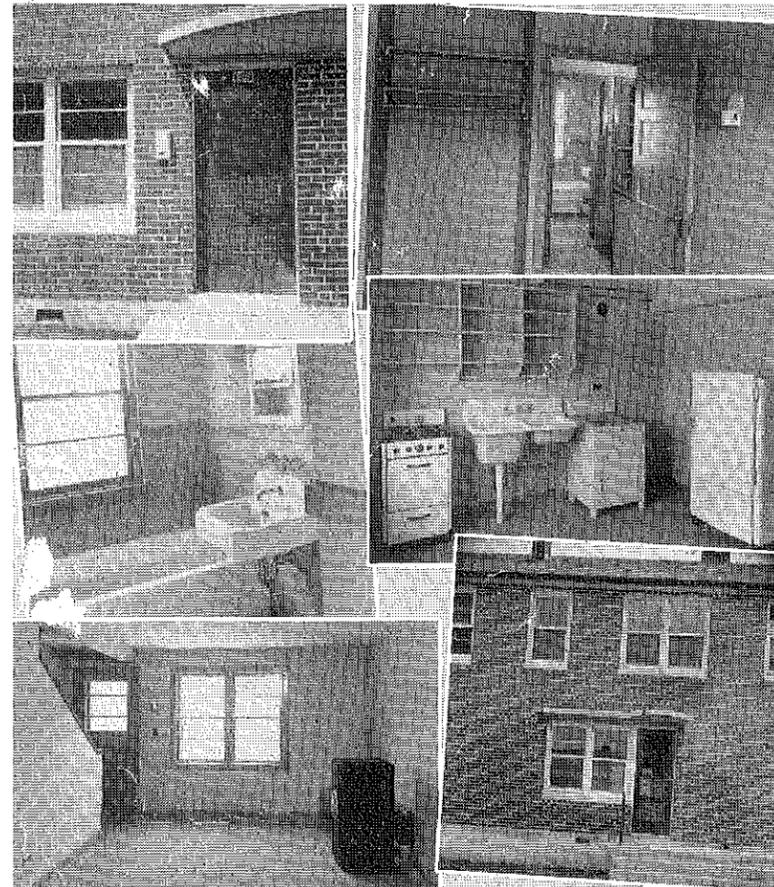
In order that the apartments be always kept in repair and to avoid defacing interior or exterior surfaces, all repairs will be done by maintenance employees.

The placing or removal of nails, bolts, screws, picture hangers, towel racks, or supplementary electric wiring will be handled through the management office. This will avoid patchwork repair work.

Tenants will endeavor to keep the premises neat and attractive.

**Requests for Service.**—To secure prompt attention, requests for service and all reports are made at the Management office. Individual employees at the Court have no authority to act on these matters except as directed by the Resident Manager.

## SCENES AT ALLEN - BENEDICT COURT



Top row, left, the entrance to one of the dwellings; top right, an interior view; middle left, the bathroom; middle right, the kitchen with equipment included in rent shown; bottom left, a living room; bottom right, the rear entrance.

### ADVISORY COMMITTEE

Dr. R. W. Mance, Chairman    Prof. C. A. Johnson    Dr. O. J. Champion

# ALLEN-BENEDICT COURT

A MODERN LOW RENT HOUSING PROJECT  
FOR NEGRO FAMILIES OF COLUMBIA, S. C.

Constructed By  
**THE HOUSING AUTHORITY**  
of the  
**CITY OF COLUMBIA, S. C.**

INFORMATION FOR  
PROSPECTIVE TENANTS

Apply at the  
**ADMINISTRATION BUILDING**  
Allen-Benedict Court  
Telephone 2-6703

—:—  
**WM. R. GEDDINGS, Supervising Manager**  
1505 Garden Plaza, Gonzales Gardens

—:—  
**M. A. ENTZMINGER, Resident Manager**  
Allen-Benedict Court

## ALLEN - BENEDICT COURT

The program of the Housing Authority of Columbia is to furnish low-rent homes to persons with low incomes, now living in undesirable homes. The Housing Authority of Columbia has built Allen-Benedict Court for 244 negro families to live in and to enjoy comfortable and sanitary quarters.

This folder contains necessary information about applications for dwelling units, rentals and other details concerning occupancy.

Allen-Benedict Court is named for Allen University and Benedict College, two of the outstanding negro institutions of higher learning in the State of South Carolina. The project is adjacent to both colleges and is bounded by Harden, Oak, Laurel and Calhoun Streets. Allen-Benedict Court consists of 244 homes with all modern conveniences and yard space. Here fire, disease and crime will find hostile reception but the "welcome" sign will be out at all time for wholesome living, good neighbors and ample recreation. Attractive landscaping will make of Allen-Benedict Court a beauty spot. There will be grass and shrubbery and trees in abundance.

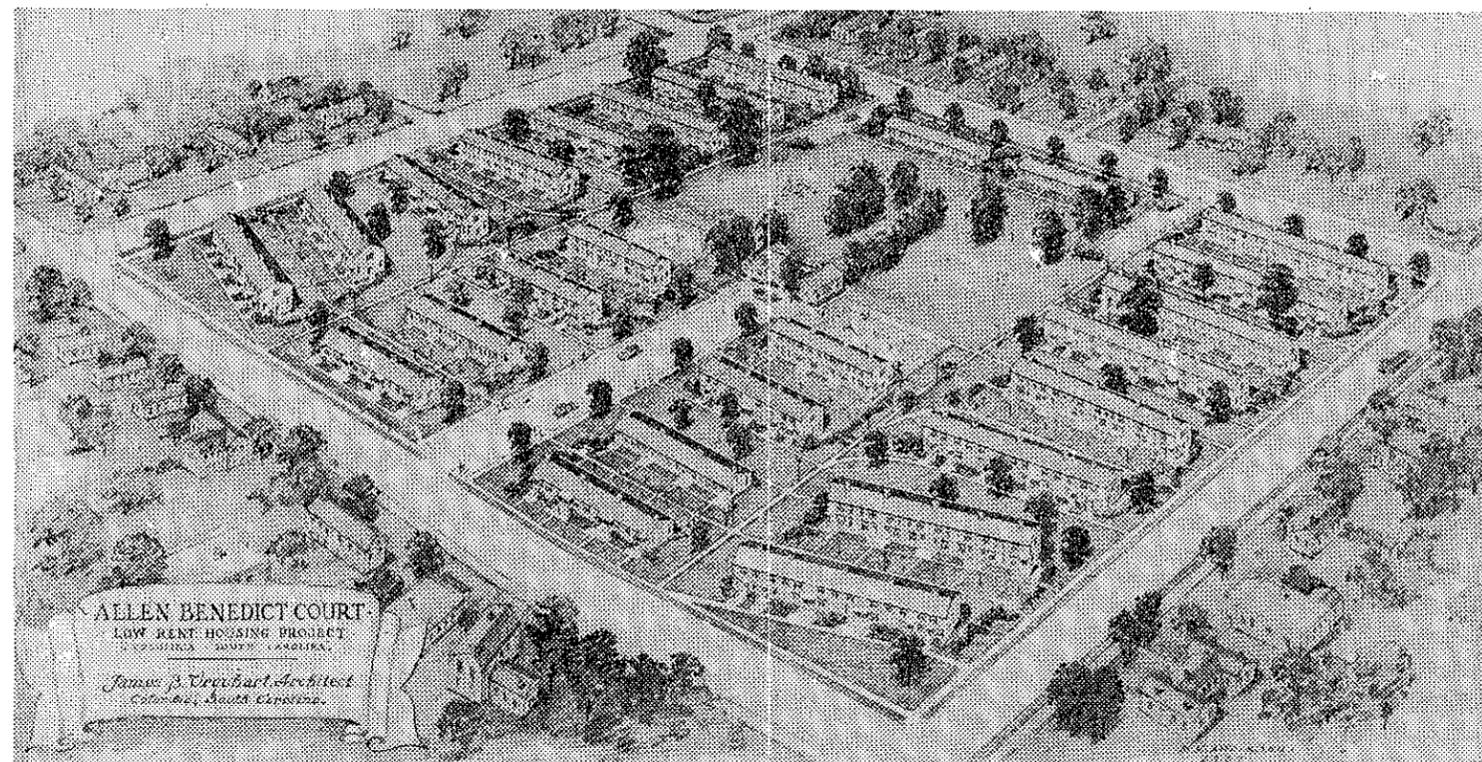
A centrally located administration building houses the office for the management of the project; an assembly room for use by tenants and for pre-school activities for small children. This building also contains a shop and storage rooms for the project. Immediately adjoining the building, to the west, is a recreation area which includes a paved spray pool, which may be used also for roller skating. The southwest corner of the project is a park and playground. There are plots for use by the smaller children and playground equipment. Brick paved sitting areas for public use are placed throughout the project with park benches for use by tenants.

There are four types of two-story buildings averaging about 10 dwelling units per building. These units consist of 3, 3½, 4½ 5½ rooms and the 4½ and 5½ room units are two stories while the 3 and 3½ room flats are one story. Each unit has a living room, bath room, one or more bedrooms, closets, a combination kitchen and dining room. Equipment consists of an oil burning space heater, a woodtop work table and kitchen cabinet, shades, oil burning hot water unit, a gas range and an electric refrigerator. Combination sink and laundry tray completes the equipment.

The buildings are of solid masonry walls, faced with brick. The roofs are traditional sloped types with gable ends. The roofs are attractive and fire proof. Entrance doors are provided with cantilevered projecting concrete canopies.

You are invited to visit Allen-Benedict Court.

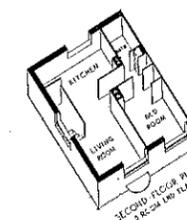
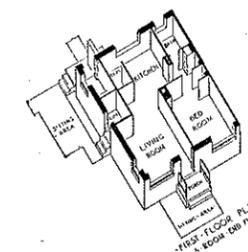
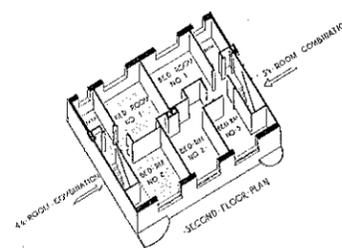
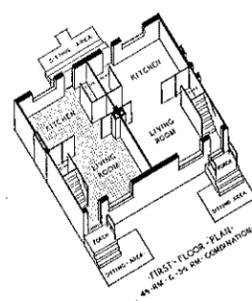
Full information can be attained at the management office.



Rents per month include electricity and gas, water, electric refrigerator, gas stove, kitchen cabinet, oil-fired hot water heater, shades and oil space heater as follows:

				Occupancy Limits
3 Room	\$ 7.65	\$11.10	\$14.00	2 to 3 Persons
3½ Room	8.65	11.60	14.50	2 to 3 Persons
4½ Room	9.90	12.85	15.75	3 to 5 Persons
5½ Room	10.90	13.85	16.75	4 to 7 Persons

Children under two years of age not counted in limits.



### YOU SHOULD APPLY FOR THESE HOMES

#### If Your Family Income Is Low

Families with incomes between \$4 and \$20 weekly will be eligible, rentals varying according to persons in the family and the size home rented.

#### If Your Dwelling Is Substandard

If your present home is in need of major repairs, lacking in adequate heating, cooking, lighting and toilet facilities, or if you are overcrowded, full information should be given when application is made for quarters. Under the rules governing selection of tenants, this information is important.