



April 15, 2019

Review and Compliance  
South Carolina State Historic Preservation Office  
8301 Parklane Road  
Columbia, South Carolina 29223

Attention: Mr. John Sylvest, Project Review Coordinator

Reference: **Commercial Retention and Redevelopment Program**  
**Millwood Avenue Sites**  
Columbia, Richland County, South Carolina  
S&ME Project No. 4261-19-025  
SHPO Review No. 19-JS0055

Dear Mr. Sylvest:

On behalf of the City of Columbia, S&ME is pleased to submit a Section 106 Project Review form and this abbreviated letter report for two proposed Commercial Retention and Redevelopment Program sites, located along Millwood Avenue, in Columbia, South Carolina. This information was compiled in response to a letter from you to Chris Daves, of S&ME, dated March 4, 2019, which requested additional consultation with the South Carolina State Historic Preservation Office (SHPO).

The City of Columbia has chosen two sites for receipt of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funding for the Commercial Retention and Redevelopment Program; these two sites are the Montgomery Creative Styles, located at 2457 Millwood Avenue, and Carolyn's Flowers and Gifts, located at 2530 Millwood Avenue (Figures 1–3). Information on the scope of each project and the potential for each undertaking to affect properties listed in or eligible for listing in the National Register of Historic Places (NRHP) is presented below. Based on the scope of the work, the Area of Potential Effects (APE) for each project was considered to be the building for direct effects and properties adjacent to or within viewshed of each project property for indirect effects. Since the two chosen sites are located in close proximity to each other, the two undertakings were considered to have the same APE for indirect effects.

## ◆ Project Description

The City of Columbia is seeking to use HUD CDBG funding for the Commercial Retention and Redevelopment Program. These funds are intended to assist commercial properties along Harden Street, Millwood Avenue, Taylor Street, and Gervais Street. Only commercial properties within the City of Columbia limits. The projects include the Façade Improvement Program, for exterior building improvements visible from public right-of-way, and the Commercial Loan Program, for interior and exterior physical property improvements. The City of Columbia has chosen two properties, 2457 and 2530 Millwood Avenue, to receive these funds.



**Commercial Retention and Redevelopment Program  
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The CBDG funds for 2457 Millwood Avenue would be utilized on the hair salon, which occupies the entire current structure. The proposed activities for this building consist of:

- Exterior:
  - The back door of the building will be removed and replaced. The replacement door will be a Thermo-Tru Benchmark fiberglass door, Terracourt Center Arch Lite Decorative Glass, with a right-hand outswing.
  - An existing broken shutter, and its mate, will be removed from the front elevation. The shutters will be replaced with Vantage white louvered exterior vinyl shutters, in either white or natural.
  - The existing fabric awnings will be removed and replaced with Sunbrella solid fabric awnings, Kravet Green (29741-3), in a shed design with scalloped edging; the replacement awnings will utilize the existing awning support structures. Additionally two new awnings, with the same specifications as the replacement awnings, will be installed over the large front window on Millwood Avenue and on a small side window on Page Street; the awning support structures will be inset into the recess of the window and will be similar to the support structure on the existing awning.
  - Two exterior security lighting fixtures will be removed. They will be replaced with Utilitech 240-Degree White Halogen Motion Activated Flood Lights with timers.
  - Existing signage will be removed. Three new signs will be installed. The banner sign on the Page Street elevation will be a single sided, metal panel sign, which will be stud-mounted to the building's brick exterior; the sign will be metal, two feet high by four feet long, with a white background and forest green lettering. The sign on the Millwood Avenue elevation will be replaced with cut-out, dimensional lettering and will be stud-mounted to the brick exterior. The lettering will be three lines of text, reading "2457", "Montgomery's Creative Styles" in Free Script or similar font, and "803.929.0723"; the first and third lines will be 18-inch letters, while the second line will be 24-inch letters. A new, free-standing, pole-mounted sign will be installed at the concrete stairs in the retaining wall to the east of the building. The sign will be a metal pole with an acrylic cabinet sign, in either eggshell or forest green; the double-sided, non-lighted sign will have an eggshell background and forest green lettering, which will match the freestanding lettering on the Millwood Avenue façade.
  - The exterior of the buildings, along with the trim, shutters, and security gate system will be painted with Sherwin Williams Emerald Exterior Acrylic Latex in a satin finish; the color of the exterior of the building will be Shell White (SW 8917) and the trim color will be English Ivy (SW 2935).
  - The roof of the building will be repaired as needed. Repairs will include screwing down high nails and laps; installing metal on the brick parapet wall; applying hydrostop at roof-wall juncture and in the valleys and laps; and removing and replacing rotted fascia, roof decking, and structural supports, with replacement materials being weather treated wood that is primed and painted to match the building.

The CBDG funds for 2530 Millwood Avenue would be utilized on the flower and gift shop, which occupies the entire current structure. The proposed activities for this structure consist of:

- Exterior:
  - The existing brick steps and visible brick under the wooden ramp facing Millwood Avenue will be power washed. The crawl space vents will also be power washed.
  - At least two coats of Thompson's Water Seal will be applied to the existing wooden ramp.
  - Areas of masonry that have stucco damage will be filled, in order to apply new paint.



- Three sides of the building, along with the trim will be painted. The Millwood Avenue elevation and the two side elevations will be painted using Sherwin Williams, Exterior Resilience paint in a semi-gloss finish, with the color “Bracing Blue” (SW 6242). The trim on these elevations will be painted using Sherwin Williams, Exterior Duration paint in a semi-gloss finish, with the color “Bolero” (SW 7600).
- A new, single-side, lighted sign will be installed above the front entrance door. The sign will have a metal cabinet and acrylic face; the cabinet will match the trim color on the building (Sherwin Williams “Bolero” – SW 7600). The background of the sign will be floral, in a design selected by the sign artist. The text will be three lines and will match the trim color on the building and the cabinet color of the sign ((Sherwin Williams “Bolero” – SW 7600): “Carolyn’s Flowers”, “and Gifts”, “For All Occasions Call 252-7700 or 255-0033”
- New address numbers will be installed. The address will be channel numbers installed directly above the front entrance door. The address will read “2530” and the letters will be no greater than 10 inches tall, in a color to match the trim color on the building ((Sherwin Williams “Bolero” – SW 7600).
- The sconce lighting flanking the door will be removed and replaced, with replacement fixtures to be determined by the owner.

## ◆ Architectural Survey and Assessment of Effects

Both structures selected for receipt of HUD CDBG funding are identified in county tax assessor records as being greater than 50 years of age, but neither has been previously surveyed or recorded with the South Carolina Statewide Survey of Historic Properties. Although portions of the surrounding neighborhoods have been surveyed, no previously surveyed structures are located along Millwood Avenue within the viewshed of the proposed project areas.

### 2457 Millwood Avenue (7656)

The structure located at 2457 Millwood Avenue is a single story commercial that has façades on both Millwood Avenue and Page Street. Tax assessor information dates the structure to 1960, although research indicates that it dates to around the late 1930s. The building is situated on a corner lot and is constructed of concrete block masonry, with a brick veneer exterior that has been painted white (Figures 4 and 5). The building consists of two parts, which were built contemporaneously; the southern section has a pent roof and fronts onto Millwood Avenue, while the northern section has a gabled roofline that is truncated along the western elevation at its junction with the southern section. The Millwood Avenue elevation has three bays (Figure 4). There is an entry door, which is a modern fiberglass four-panel door with arched upper light, at the westernmost bay, with a large square, vinyl frame window that has faux muntins to create the look of 36 small panes, and a small one-over-one, metal frame window to the east. The Page Street elevation has a single bay, with a large square, vinyl frame window that has faux muntins to create the look of 36 small panes (Figure 5). The northwestern elevation of the building has a wooden walkway that leads to a fiberglass entry door (Figure 6); along the northwestern elevation, in the full gable end, are two openings: a small window opening that has been covered over and a rectangular attic vent (Figure 7). The eastern elevation wall is not completely square with the southern wall, allowing it to connect to the northern gabled section (Figure 8). A concrete retaining wall fronts onto Millwood Avenue. The interior of the structure has dropped ceilings, vinyl flooring, and wooden paneled walls; it has been divided into spaces for use as a hair salon, including a waiting room, washing stations, and styling stations (Figures 9 and 10).



Sanborn Fire Insurance maps show a house and a small corner store at this location in 1919 (Figure 11). By 1950, the current structure had been constructed, with its irregular configuration (Figure 12); the notation indicates that the building was used as a store and the identified address was 1002 Page Street. Neither the building nor its usage changed on the Sanborn maps between 1950 and 1965, and the address remained on Page Street (Figures 12–14). Aerial photographs from the 1970s through the 2000s show no change to the building footprint during that period (Figures 15–18). Research in the Columbia city directories indicates that 1000 Page Street, the first address north of Millwood Avenue in beginning in 1939, was the location of John D. Keels grocery store. The building remained Keels grocery store until 1948, when it was the location of Baker's Grocery; Baker's Grocery was owned by Edwin F. Baker, who lived on Cypress Street, in the Shandon neighborhood south of Millwood Avenue. In 1950, the address on the building changed to 2457 Millwood Avenue, but it remained the location of Baker's Grocery until 1957, when the property was vacant. In 1958, the building housed the short-lived Millwood Sandwich and Pastry shop, but by 1959, 2457 Millwood Avenue was vacant again. As early as 1970, the building was the location of Washington Music Center and it continued its association with the music business as A-G Music Lab in 1975. By 1980, the structure was once again vacant. Beginning in 1985, the building became the location of Bells House of Beauty and has remained associated with hairdressing and salon usage since that time, including housing Montgomery Creative Styles since 2005.

Structure 7656 is a simple mid-twentieth century commercial structure. It retains its integrity of location, feeling, materials, and workmanship; however, the setting along Millwood Avenue has changed from primarily residential to primarily commercial since its construction in the late 1930s. Historically, the building has been associated with a number of different commercial ventures after serving as a grocery store for its first 18 years. The interior of the structure has been altered repeatedly to adapt to the changing types of businesses located there. Although it is one of the few remaining mid-twentieth century commercial structures along Millwood Avenue and has a unique architectural makeup, integrity issues and lack of strong historical association with a particular business or community group make 2457 Millwood Avenue (7656) ineligible for inclusion in the NRHP.

None of the structures surrounding 2457 Millwood Avenue have been previously surveyed, determined eligible for the NRHP, or listed in the NRHP; however S&ME has completed a survey of resource 7655, located at 2501 Millwood Avenue, approximately 600 feet to the southeast, as part of this project and recommended the structure eligible for the NRHP under Criterion A, for its association with the commercial development of Millwood Avenue in the mid-twentieth century and its association with an African-American owned business during that period. Research into Columbia Green Book site locations indicates that the Poro Beauty School was located at 2481 Millwood Avenue, approximately 350 feet southeast of the current project property. A structure at this location is visible on the Sanborn Fire Insurance maps between 1950 and 1965 (Figures 10 and 12); it is also visible on the 1971 and 1978 aerial photographs (Figures 13 and 14), but by 1996, the structure had been demolished (Figure 15). This is the only Green Book location within the immediate vicinity of the proposed project area. In addition to structure 7655, some of the surrounding structures are early twentieth century residential buildings. However, the scope of work for this project has little potential to adversely affect surrounding properties.

## **2530 Millwood Avenue**

The structure located at 2530 Millwood Avenue is a single story commercial building. Currently the building has a single commercial space; it is of wood frame construction, with a stucco exterior (Figures 19–21). The structure has a front-gabled roofline, with a central glass door flanked by a single square plate glass display window and a



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single rectangular plate glass display window on either side. Tax assessor information dates the structure to 1940. However Sanborn Fire Insurance Maps and historic aerial imagery suggest a much later construction date. Aerial imagery indicates that, although there was a structure on this parcel during the early and mid-nineteenth centuries, the building was located much closer to Millwood Avenue on the lot; the current building was not constructed until the early to mid-1990s (Figures 15–18). Sanborn Fire Insurance maps show that in 1919, a small residence stood at this location (Figure 22). By 1950, the earlier house had either been expanded or been replaced by a larger, single story residence, and there were two additional structures on the parcel, one residence and one outbuilding; this remained the same in 1956 (Figures 23 and 24). By 1965, the smaller of the dwellings had been demolished, leaving just one residence and an outbuilding (Figure 25). On these mid-twentieth century Sanborn maps, this lot is numbered and 2508 and 2510 Millwood Avenue, but this is likely a mistake, as these numbers do not fit into the numbering system of the surrounding structures, which have numbers in the 2520s to the west and the 2530s to the west. Additionally, from the 1930s through the mid-1940s, there are listings in city directories for a property at 2528 Millwood Avenue, with the 2530 Millwood Avenue address first appearing in 1943. During this period, both addresses were residential. It remained a residence, serving as the home of Booker T. Johnson and his wife Julia until 1958 and the home of Lily M. Wright from 1959 until at least 1970. A 1971 aerial photograph shows a structure on the lot where 2530 Millwood Avenue is currently located, at the corner of Millwood Avenue and Santee Avenue, but it is much closer to the intersection and not as far back on the lot as the current building; additionally it appears to have a hipped roof, not the gable roof of the current (Figures 15). On a 1978 aerial it appears as if the lot has no structures on it (Figure 16). By 1996, the current building is visible (Figure 17). Research in the Columbia city directories does not have the 2530 Millwood Avenue address listed from 1975 through the mid-1980s; in 1990, the building at 2530 Millwood Avenue was vacant. Between 1990 and 2005, this structure varied between being vacant, not listed, or housing a business venture, including Magic Fingers in 1995 and Foxy Lady's in 2005 through 2014, both hair salons.

None of the structures surrounding 2530 Millwood Avenue have been previously surveyed, determined eligible for the NRHP, or listed in the NRHP; however S&ME has completed a survey of resource 7655, located at 2501 Millwood Avenue, as part of this project and recommended the structure eligible for the NRHP under Criterion A, for its association with the commercial development of Millwood Avenue in the mid-twentieth century and its association with an African-American owned business during that period. Research into Columbia Green Book site locations indicates that the Poro Beauty School was located at 2481 Millwood Avenue, approximately 650 feet northwest the current project property. A structure at this location is visible on the Sanborn Fire Insurance maps between 1950 and 1965 (Figures 12 and 14); it is also visible on the 1971 and 1978 aerial photographs (Figures 15 and 16), but by 1996, the structure had been demolished (Figure 17). This is the only Green Book location within the immediate vicinity of the proposed project area. In addition to structure 7655, some of the surrounding structures are early twentieth century residential buildings. However, the scope of work for this project has little potential to adversely affect surrounding properties.

### ◆ Closing

To facilitate your review of this project we have included maps depicting the location of the two project parcels, photographs of the buildings selected for funding, and photographs of structures within the viewshed of the proposed projects, as well as a completed Section 106 Project Review form.



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We appreciate the opportunity to provide you with this information. Should you have questions or need additional information, please do not hesitate to contact us at 843-884-0005 or [hcarpini@smeinc.com](mailto:hcarpini@smeinc.com).

Sincerely,

**S&ME, Inc.**

A handwritten signature in cursive script that reads "Heather L. Carpini".

Heather L. Carpini, M.A.  
Senior Historian/Architectural Historian

A handwritten signature in cursive script that reads "Chris Daves".

Chris Daves, P. W. S.  
Senior Scientist

Enclosure:

Section 106 Project Review Form

Maps (street vicinity map, USGS topographic map, aerial photograph)

Photographs

Statewide Survey of Historic Properties form (7656)

## **Attachments**

## **Attachment I – Maps and Photos**






**Commercial Retention and Redevelopment Program**  
**Millwood Avenue Sites**  
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			Date: 3/28/2019
			Photographer: Chris Daves
4	Location / Orientation	Facing Northeast	
	Remarks	2457 Millwood Avenue, front elevation	

			Date: 3/28/2019
			Photographer: Chris Daves
5	Location / Orientation	Facing East	
	Remarks	2457 Millwood Avenue, oblique view	



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			Date: 3/28/2019
			Photographer: Chris Daves
6	Location / Orientation	Facing Southeast	
	Remarks	2457 Millwood Avenue, oblique view	

			Date: 3/28/2019
			Photographer: Chris Daves
7	Location / Orientation	Facing Southwest	
	Remarks	2457 Millwood Avenue, oblique view	





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			Date: 3/28/2019
			Photographer: Chris Daves
8	Location / Orientation	Facing Northwest	
	Remarks	2457 Millwood Avenue, oblique view	

			Date: 3/28/2019
			Photographer: Chris Daves
9	Location / Orientation	Interior	
	Remarks	2457 Millwood Avenue, Montgomery Styles	

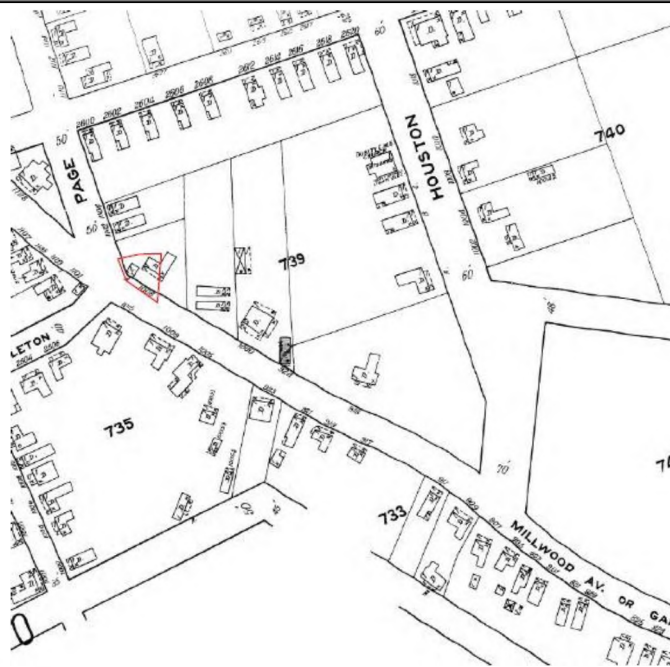


**Commercial Retention and Redevelopment Program**  
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10	<b>Location / Orientation</b>	Interior	Date: 3/28/2019
	<b>Remarks</b>	2457 Millwood Avenue, Montgomery Styles	Photographer: Chris Daves



11	<b>Location / Orientation</b>	Sanborn Fire Insurance Map	Date: 1919
	<b>Remarks</b>	2457 Millwood Avenue, 1919	Photographer: EDR









# Commercial Retention and Redevelopment Program

## Millwood Avenue Sites

Columbia, Richland County, South Carolina

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12			Date: 1950
	<b>Location / Orientation</b> Sanborn Fire Insurance Map		Photographer: EDR
	<b>Remarks</b> 2457 Millwood Avenue, 1950		

13			Date: 1956
	<b>Location / Orientation</b> Sanborn Fire Insurance Map		Photographer: EDR
	<b>Remarks</b> 2457 Millwood Avenue, 1956		

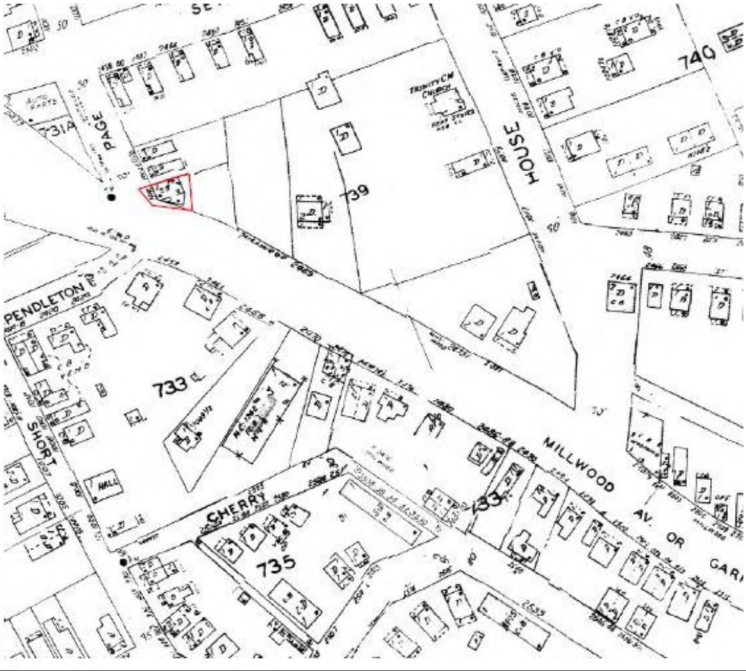


# Commercial Retention and Redevelopment Program

## Millwood Avenue Sites

Columbia, Richland County, South Carolina

S&ME Project No. 4261-19-025; SHPO Review No. 19-JS0055

			Date: 3/28/2019
			Photographer: Chris Daves
14	Location / Orientation	Sanborn Fire Insurance Map	
	Remarks	2457 Millwood Avenue, 1965	

			Date: 1971
			Photographer: United States Geological Survey
15	Location / Orientation	Aerial Photograph	
	Remarks	2457 and 2530 Millwood Avenue, 1971	






# Commercial Retention and Redevelopment Program

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16			Date: 1978
	Photographer: United States Geological Survey		
<b>Location / Orientation</b>		Aerial Photograph	
<b>Remarks</b>		2457 and 2530 Millwood Avenue, 1978	

17			Date: 1996
	Photographer: Richland County GIS		
<b>Location / Orientation</b>		Aerial Photograph	
<b>Remarks</b>		2457 and 2530 Millwood Avenue, 1996	



# Commercial Retention and Redevelopment Program

## Millwood Avenue Sites

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18			Date: 2000
	Photographer: Richland County GIS		
<b>Location / Orientation</b>		Aerial Photograph	
<b>Remarks</b>		2457 and 2530 Millwood Avenue, 2000	

19			Date: 3/28/2019
	Photographer: Chris Daves		
<b>Location / Orientation</b>		Facing South	
<b>Remarks</b>		2530 Millwood Avenue, front elevation	





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			Date: 4/4/2019
			Photographer: Chris Daves
20	Location / Orientation	Facing Southwest	
	Remarks	2530 Millwood Avenue, oblique view	

			Date: 3/28/2019
			Photographer: Chris Daves
21	Location / Orientation	Facing Northeast	
	Remarks	2530 Millwood Avenue, rear oblique view	



# Commercial Retention and Redevelopment Program

## Millwood Avenue Sites

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22	Location / Orientation	Sanborn Fire Insurance Map	Date: 1919 Photographer: Chris Daves
	Remarks	2530 Millwood Avenue, 1919	

23	Location / Orientation	Sanborn Fire Insurance Map	Date: 1950 Photographer: Chris Daves
	Remarks	2530 Millwood Avenue, 1950	







# Commercial Retention and Redevelopment Program

## Millwood Avenue Sites

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			Date: 1956
			Photographer: EDR
24	Location / Orientation	Sanborn Fire Insurance Map	
	Remarks	2530 Millwood Avenue, 1956	

			Date: 1965
			Photographer: Chris Daves
25	Location / Orientation	Sanborn Fire Insurance Map	
	Remarks	2530 Millwood Avenue, 1965	

## **Attachment II– Section 106 Review Form**



# State Historic Preservation Office

South Carolina Department of Archives and History  
8301 Parklane Road | Columbia, SC | 29223  
scdah.sc.gov

## SECTION 106 PROJECT REVIEW FORM

Section 106 of the National Historic Preservation Act, and the [implementing regulations at 36 CFR 800](#), requires the South Carolina State Historic Preservation Office (SHPO) to review all projects/undertakings that are federally funded, licensed, permitted, or assisted. The responsibility for preparing review documentation pursuant to 36 CFR 800.11, including the identification of historic properties and the assessment of effects resulting from the undertaking, rests with the federal agency or its delegated authority (including applicants). Consultation with the SHPO is NOT a substitution for consultation with appropriate Native American tribes or other participants who are entitled to comment on the Section 106 process (per 36 CFR 800.2).

For guidance regarding this Form or the Section 106 review process, please visit our [Review and Compliance Program website](#).

### STATUS OF PROJECT (check one)

- ☒ Federal Undertaking Anticipated (You are applying for Federal assistance)
- ☐ Federal Undertaking Established (You have received Federal assistance)
- ☐ Due Diligence Project (No anticipated Federal assistance)
- ☒ Additional Information for Previous Project Submission (SHPO Project No. 19-JS0055 )

### GENERAL INFORMATION

- Commercial Retention and Redevelopment Program
1. Project Name: \_\_\_\_\_
2. City/Town: Columbia 3. County: Richland
4. Federal Agency (providing funds, license, permit, or assistance): HUD (via City of Columbia)
5. Agency Contact Name: Gerry Lynn Hall Email: glhall@columbiasc.net  
Address: 1225 Lady Street, 1st Floor Phone: 803-545-3381
6. Federal Agency Delegated Authority (includes Applicants): Same as above (City of Columbia)  
Delegated Authority Contact Name: \_\_\_\_\_ Email: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_
7. Consultant for the Agency/Delegated Authority: S&ME, Inc.  
Consultant Contact Name: Heather L. Carpini Email: hcarpini@smeinc.com  
Address: 134 Suber Road, Columbia, SC 29210 Phone: 843-884-0005

## PROJECT DESCRIPTION

1. Indicate the type of project (☐new construction, ☒rehabilitation, ☒replacement/repair, ☐demolition, ☐relocation, ☐acquisition, ☐infrastructure, ☐other) and provide a detailed description of the proposed project, including related activities (staging areas, temporary roads, excavations, etc.), which will be carried out in conjunction with the project. Attach additional pages if necessary. If a detailed scope of work is not available yet, please explain and include all preliminary information:

The City of Columbia has chosen two sites for the HUD CDBG funds for the Commercial Retention and Redevelopment Program. The proposed projects are at 2457 and 2530 Millwood Avenue. The projects include painting of buildings and trim, installation of new signage, installation of awnings, replacement of light fixtures, and replacement of existing doors. A detailed scope of work is included in the attached letter report.

2. Describe the length, width, and depth of all proposed ground disturbing activities, as applicable (defined as any construction activity that affects the soil within a project area, including excavating, digging, trenching, drilling, augering, backfilling, clearing, or grading):

No ground disturbing activities are anticipated

3. Will this project involve phases of construction? If so, please describe the work to be conducted under each phase.

The work will be completed in a single phase for each project property.

4. How many acres are in the project area? For building rehabilitation projects, list the building's approximate square footage.

2457 Millwood: building is approximately 735 square feet. 2530 Millwood: building is approximately 1778 square feet

5. Describe the current land use and conditions within and immediately adjacent to the project area (e.g. farmland, forest, developed, etc.) as well as prior land use and previous disturbances within and immediately adjacent to the project area (e.g. grading, plowing, mining, timbering, housing, commercial, industrial, road or other construction, draining, etc.).

Both structures are commercial usage. 2457 Millwood has held a commercial building since its construction, around 1939. 2530 has been a commercial building since its construction in the mid-1990s but previously held residential structures. The surrounding properties are currently commercial, but much of the area was formerly residential.

## DETERMINING THE AREA OF POTENTIAL EFFECTS (APE)

All projects/undertakings have an APE. The APE is the geographic area or areas within which a project/undertaking may directly or indirectly cause changes in the character or use of historic properties, if such properties exist. These changes can be direct (physical) or indirect (visual, noise, vibration) effects. The APE varies with the project type and should factor in the setting, topography, vegetation, existing and planned development, and orientation of resources to the project. For example, if your project includes:

- Rehabilitation, demolition, or new construction then your APE might be the building or property itself and the surrounding properties with a view of the project.
- Road/Highway construction or improvements, streetscapes, etc., then the APE might be the length of the project corridor and the surrounding properties/setting with a view of the project.
- Above-ground utilities, such as water towers, pump stations, retention ponds, transmission lines, etc., then your APE might be the area of ground disturbance and the surrounding properties/setting with a view of the project.
- Underground utilities, then your APE might be the area of ground disturbance and the setting of the project.

6. Provide a written description of the Area of Potential Effect (APE).

As these proposed projects are rehabilitation of existing commercial parcels, the APE will be the building itself and the surrounding properties with a view of the project.

## IDENTIFICATION OF HISTORIC PROPERTIES

A historic property is defined as any prehistoric or historic district, site, building, structure, or object listed in or eligible for listing in the National Register of Historic Places (NRHP).

7. Is the project located within or adjacent to a property or historic district listed in or eligible for listing in the NRHP?

☐ YES ☒ NO If yes, provide the name of the property or district:

8. Are there any buildings or structures that are 50 years old or older within the project APE?

☒ YES ☐ NO If yes, provide approximate age:

9. Are any of the buildings or structures in Question 8 listed in or eligible for listing in the NRHP?

☐ YES ☒ NO If yes, identify the properties by name, address, or SHPO site survey number. If no, provide an explanation as to why the properties are not eligible for the NRHP.

10. List all historical societies, local governments, members of the public, Indian tribes, and any other sources consulted in addition to the SHPO to identify known and potential historic properties and note any comments received.

**Consultation with Amy Moore, City of Columbia Planning**  
**Tribes will not be consulted as there is no anticipated new ground disturbance.**

11. Does the landowner know of any archaeological resources found within the APE?

☐ YES ☐ NO ☒ DO NOT KNOW If yes, please describe:

12. Has a cultural resources and/or a historic properties identification survey been conducted in the APE?

☒ YES ☐ NO ☐ DO NOT KNOW If yes, provide the title, author, and date of the report(s):  
**Carpini, Heather. 2019. Columbia Retention and Redevelopment Program, Millwood Sites, Columbia, Richland County, South Carolina. Letter report. (Attached)**

13. Based on the information contained in questions 7 – 12, please check one finding:

- ☐ Historic Properties are present in the APE
- ☒ Historic Properties are not present in the APE

## ASSESSMENT OF PROJECT EFFECT

PLEASE CHOOSE ONE DETERMINATION:

- ☒ No Historic Properties Affected (i.e., none are present or they are present but the project will have no effect upon them)
- ☐ No Adverse Effect on historic properties (i.e., historic properties are present but will not be adversely effected)
- ☐ Adverse Effect on historic properties (i.e., historic properties are present and will be adversely effected)
- ☐ Due Diligence Project (An effect determination does not apply due to no federal involvement)

Please explain the basis for you determination. If No Adverse Effect or Adverse Effect, explain why the Criteria of Adverse Effect (found at [36 CFR 800.5\(a\)\(1\)](#)) were found not applicable, or applicable, including any conditions on the project to avoid or minimize potential adverse effects, or efforts taken to avoid or minimize potential adverse effects.

**There are no historic properties (listed in or eligible for listing in the NRHP) within the APE for either project.**

## SUBMITTAL CHECKLIST -- Did you provide the following documentation?

### ☒ A completed Section 106 Project Review Form:

- The Form must be completed in its entirety, as it is not the SHPO's responsibility to identify historic properties or to make a determination of effect of the undertaking on historic properties.
- The appropriate federal agency information must be indicated on the Form. Contact the federal agency requiring consultation with the SHPO for this information. For US Housing and Urban Development projects under 24 CFR 58, the local government is the federal agency/responsible entity.
- Include email contact information for all parties that are to receive our response via email. We no longer respond via mailed hard copy, unless requested.
- One (1) Project Review Form may be utilized for batching undertakings that are duplicative in scope and within geographic areas no larger than a single county.
- The Form is a fillable PDF, but you may also print and complete by hand. A double-sided print is acceptable.

### ☒ Map(s) indicating:

- The precise location of the project and extent of the Area of Potential Effect (APE), not too zoomed in or out in scale.
- Include a subscriber or public view SC ArchSite (GIS) map indicating the precise location of the project and extent of the APE. [SC ArchSite](http://www.scarchsite.org/default.aspx) is an online inventory of all known cultural resources in South Carolina. SC ArchSite can be directly accessed at <http://www.scarchsite.org/default.aspx>.
- In urban areas, a detailed city map and/or parcel map.

### ☒ Current, high resolution color photographs (2 photos max per page) illustrating:

- For all projects, views to and from the overall project location and extent of the Area of Potential Effect (APE), showing the relationship to adjacent buildings, structures, or sites.
- For new construction or projects including ground disturbing activities, ground and/or aerial views documenting previous ground disturbance and existing site conditions.
- For building or structure rehabilitation projects, full views of each side (if possible), views of important architectural details, and views of areas that will be affected by proposed alterations or rehabilitation work to the exterior or interior.
- Photographs must describe or label the views presented, or be keyed to a site map.
- Black and white photocopied, unclear, thumbnail, or obstructed view photographs are not acceptable.

### ☒ Project plans (if applicable and available) including:

- Scopes of work and/or project narratives
- Site plans or sketches (existing vs proposed)
- Project drawings and specifications for work on a historic building or structure
- Elevations

Our ability to complete a timely project review largely depends on the quality and detail of the documentation submitted. If insufficient documentation is provided we may need to request additional materials, which will prolong the review process. For complex projects, some may find it advantageous to hire a [preservation professional](#) with expertise in history, architectural history and/or archaeology.

**NOTE:** If the project involves the rehabilitation of a building or structure listed in or eligible for listing in the National Register of Historic Places, please complete and submit the [Historic Building Supplement](#) in addition to this Form.

When planning to submit a project for review, please remember that our office has 30 calendar days per regulations from the date of receipt to review federal projects and 45 days per SHPO policy to review due diligence projects.

Please **DO NOT** send Project Review Forms by email or fax. We recommend that you use certified mail, FedEx, or UPS to determine if your project has been delivered.

**Please send this completed Form along with supporting documentation to:**

**Review & Compliance Program, SC Department of Archives & History, 8301 Parklane Road, Columbia, SC 29223**



## **Attachment III– Structure Survey Forms**

# Statewide Survey of Historic Properties

State Historic Preservation Office  
South Carolina Department of Archives and History  
8301 Parklane Road  
Columbia, SC 29223-4905 (803) 896-6100

Site No. 7656 Status U Revisit  
Quadrangle Name: Columbia North  
Tax Map No. R11410-11-13

## SURVEY FORM

### Identification

Historic Name: Keels Grocery Store; Baker's Grocery  
Common Name: Montgomery Creative Styles  
Address/Location: 2457 Millwood Avenue  
City: Columbia Vicinity of County: Richland  
Ownership: Private Category: Building Other:  
Historical Use: Commercial  
Current Use: Commercial  
SHPO National Register Determination of Eligibility: Not Eligible

### Property Description

Construction Date: circa 1939 Construction: Masonry Other: concrete block  
Historic Core Shape: Irregular Exterior Walls: Brick veneer  
Other: Corner lot - triangular Foundation: Concrete block  
Commercial Form: 1-part commercial block Roof Shape: Other Side gable and pent  
Other:  
Roof Material: Not visible  
Stories: 1 story Porch Shape:  
Other: Porch Width:

#### Description/Significant Features:

The building consists of two parts, which were built contemporaneously; the southern section has a pent roof and fronts onto Millwood Avenue, while the northern section has a gabled roofline that is truncated along the western elevation at its junction with the southern section. Millwood Avenue elevation has three bays: entry door (modern fiberglass four-panel door with arched upper light), at the westernmost bay; large square, vinyl frame window that has faux muntins to create the look of 36 small panes; and a small one-over-one, metal frame window. Page Street elevation has a single bay: large square, vinyl frame window with faux muntins to create the look of 36 small panes.

Alterations (include date(s), if known):

Replacement of original doors, late-twentieth century

Architect(s)/Builder(s):

Unknown

### **Historical Information**

Historical Information:

By 1950, the current structure had been constructed, with its irregular configuration; the notation indicates that the building was used as a store and the identified address was 1002 Page Street. 1939 - 1000 Page Street (first address north of Millwood) was John D. Keels grocery store; remained Keels grocery store until 1947. In 1948, the location of Baker's Grocery; Baker's Grocery was owned by Edwin F. Baker, who lived on Cypress Street, in the Shandon neighborhood south of Millwood Avenue. In 1950, address changed to 2457 Millwood Avenue, but it remained the location of Baker's Grocery until 1957. 1958: Millwood Sandwich and Pastry shop; 1959: vacant

Source(s) of Information:

Sanborn Fire Insurance Maps, aerial photographs, Columbia City Directories

### **Digital Photo ID(s)**

File Name:	View:	Other:
07656001	Facing Northeast	
07656002	Facing East	
07656003	Facing Southeast	
07656004	Facing South	
07656005	Facing Southwest	
07656006	Facing West	
07656007	Other	interior
07656008	Other	interior
07656009	Other	interior

### **Program Management**

Recorded by:

Heather Carpini

Organization:

S&ME, Inc.

Date Recorded:

04/03/2019