

Waverly: Home of Lady Street Koban
An Analysis of Growth, Decline and Renewal



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INTRODUCTION

The first residential Koban in the United States was established on Lady Street in the Waverly neighborhood of Columbia, SC, during the summer of 1999. The idea of the Koban, or police minisubstation, is more than just having a police presence in a neighborhood. Kobans are prominent fixtures of Japanese communities, where officers work and sometimes live. They are expected to become a part of the local community: getting to know all the residents, helping to spread good news, as well as identifying problems that might arise.

In Columbia, the officers were to develop a relationship with local residents, encouraging them to stop by to socialize, report crime and even use the facility for community meetings. Above all, they were to help prevent further problems in a historic community that was plagued by problems.

The question addressed in this analysis of change in the Waverly area is:

DID THE KOBAN WORK?

To fully understand the impact of the Koban, it is necessary to examine community change, crime, population change, and change in real estate values. By taking a broad view of what is happening in the community, the full impact of the introduction of a Koban can be better understood.

A BRIEF HISTORY OF WAVERLY

Lady Street Koban is situated in the historic Waverly Community of Columbia, SC. It is bounded (see map, p.7)¹ on the south by Gervais St.; the east and west by North Millwood Avenue and Harden St., respectively; and on the north by Taylor St. and the Allen University and Benedict College campuses. Waverly has a rich heritage, and a pattern of development, change, and decline that is typical of many southern African-American neighborhoods. Currently, it is undergoing a renewal which is perhaps atypical of such neighborhoods.

Lady Street itself may be part of an urban legend, with some suggesting the name comes from the use of the street by 'Ladies' of the Night, prostitutes. Historians of place names argue that 'Lady' refers to First Lady Martha Washington. The fact that Washington Street is just one block to the north is used to support this contention, since no actual documentation exists. Even if the 'ladies' used the street to ply their trade, such activity would probably have occurred across town, at the opposite end of the street, at least until the decline of Waverly in recent years, when they became an all too familiar feature of the neighborhood, and one establishment in particular, the Town-N-Tourist Motel.

ORIGINS

The area was originally part of Waverly Plantation, though no records indicate that it was ever a working plantation. In the late 1860s, as part of the redevelopment that occurred after Sherman burned the city, the Southern Railway built a shop and yards two blocks to the west (see photo, p.8). This attracted skilled white mechanics, engineers, conductors and office workers; and unskilled and semiskilled African American workers. African American women also found jobs as domestics in the houses of the white families. Trolley service was introduced to the area and bungalow type housing began to grow. At the turn of the 20th Century, Waverly was a mixed community, with about 90 African American families and half as many white families. Edwin Russell² states that "in the early twentieth century the community consisted of Negroes, Gentiles, and Jewish attractions." Waverly was officially annexed in 1912. In the early 1920's the white population began to move to all-white suburbs and the railroad yards were relocated to Spartanburg. Jim Crow was also having an impact on the area. By 1930, Waverly was effectively all African American.

Ginetta Hamilton³, speaking of Waverly after 1920, says that "Waverly was always a jubilant place." She notes that even though everyone was gainfully employed, there was always time for "music, activities and laughter." In fact, Waverly had become a middle class, even upper middle class African American

¹ See satellite image at:
<http://maps.google.com/maps?ll=34.008586,-81.017818&spn=0.004841,0.007522&t=k&hl=en>

² Quoted in History of Waverly

³ History of Waverly

community. Jim Crow had brought segregation, meaning that African Americans had separate restaurants and hotels; hairdressers and barbers; physicians, lawyers and dentists; and of course schools. Many of these entrepreneurs and professionals lived in Waverly, and the main streets were filled with shops and service establishments. Waverly even had a 'colored' branch of the city library. However, a lack of access to capital meant that African American retail stores often had less stock and higher prices, making it difficult to compete against white stores.

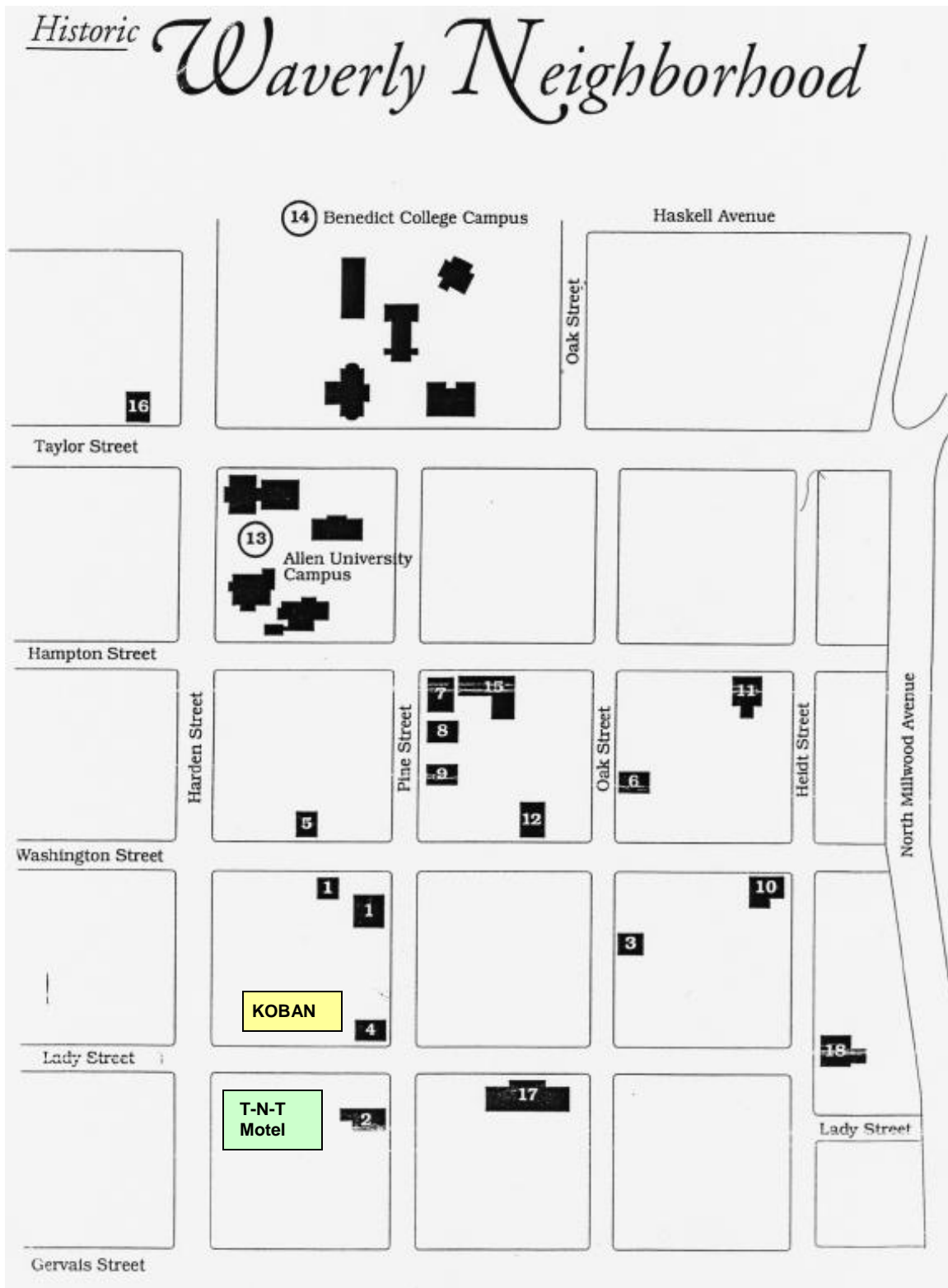
The Great Depression was harder on African American communities than on white, but the continued demand for goods and services meant that Waverly weathered the period and began to rebound before World War II. Following the war, Waverly continued to thrive. Typical of the area was the founding of Good Samaritan-Waverly Hospital about 1950. Built with funds from the local African American community and a matching grant from the Duke Foundation, it "was the only institution in the Midlands that would accept black patients, but that didn't mean it was a separate but unequal facility."⁴

As was so often the case with African American communities, it was the destruction of Jim Crow in the mid-1960s that led to the decline of the Waverly community. Access to better equipped, better trained, white professionals, meant that African American professionals lost customers. As white restaurants and hotels opened their doors to African Americans, the loss of customers was keenly felt by local entrepreneurs. Further, local stores could no longer compete with better capitalized white stores. Home ownership in Waverly declined, the economic status of renters dropped, houses went without maintenance and in and out migration increased. Good Samaritan-Waverly Hospital was typical of this process. When white hospitals began accepting African American patients, Good Samaritan- Waverly fell on hard times, finally closing in 1973.

Despite all the problems in the community, through the work of local residents, in 1990 it was listed in the National Register of Historic Places. The numbered structures on the map (p. 6) have historical or architectural significance.

⁴ The State, "Ransacked", April 27, 1980.

Boundaries of the Historic Waverly Neighborhood, Columbia, SC



Numbered structures represent buildings and homes of historical significance.

Figure 1. Southern Railroad Yards, Circa 1900



TOWN AND TOURIST MOTEL

Just as Jim Crow began to die, at the corner of Lady Street and Harden the Town-N-Tourist Motel and Coffee Shop was built (see picture, p.11). The Yellow Page listing for the motel's first year, 1963 (p.12), doesn't suggest that it was a 'Colored' facility, as do the listings for the Royal Motel and Simbeth Motel, though it quickly became the center for civil rights activities. (Senators) Fritz Hollings and Strom Thurmond regularly met with local leaders there. The motel's ballroom was used to discuss strategy and raise funds for the struggle. It was also the place to stay for big name African American entertainers traveling between Washington, DC and Atlanta. Ruby Dee, Ossie Davis and Jackie Wilson were among those who regularly stayed at the motel. Located as it was on a main thoroughfare, in close proximity to a hospital, the motel seems to have thrived, though the Waverly community in which it was located was clearly on the decline.

Over the next 20 years, the motel's coffee shop became a restaurant and then a lounge. By the mid-1980s, the area was clearly in trouble, and the motel had become a contributing factor.

According to an article in The State (July 25, 1989), E.W. Cromartie, a city Councilman, was concerned about crime at and around the Town-N-Tourist Motel. "For more than 10 years, ---, the area has been saturated by prostitutes." Two months later, The State (September 20, 1989) reported "125 are arrested in vice sting." The sweep was concentrated near Pine and Lady streets. Actual arrests in the area were uncommon, due to the nature of much of the crime. Drugs, prostitution, and other vice related crimes, sometimes referred to as victimless crimes, are difficult to identify and prosecute, unlike crimes such as larceny and assault, where the victim reports the crime to the police.

Two years later, The State (September 19, 1991) described the neighborhood: "Stroll around the Waverly community and you'll see vacant lots, boarded-up buildings and neglected houses along its streets." Life long resident and community activist Eddie Lloyd was quoted as saying, "Waverly is gradually slipping away from us."

Later that same year (December 17, 1991) The State reported that "Preston Brown Jr. (manager of the Town-N-Tourist Motel) regrets that the body of a Columbia woman was found in one of his motel's rooms. Earlier in 1991 "a man was shot to death during a robbery at the motel." Based on the murders and a string of other crimes, the motel was given 90 days "to clean up its act." Two years later, the Town-N-Tourist manager would be murdered after arguing with a motel tenant (The State, August 17, 1993).

In 1994, the motel's ballroom was converted into a youth empowerment center (The State, March 13, 1994) and community residents were beginning to clamor

for the demolition of the motel. At a summer City Council meeting, a resident, Doris Hildebrand, speaking for those attending the meeting said, "The Town-N-Tourist needs to go first" (The State, August 25, 1994).

The center did not last long, apparently failing because of a lack of participation. However, at the same time, the police were beginning to take a more active role in cleaning up the community. It is not clear that local community organizing was very helpful in bringing back the community. In fact, news articles suggest that there was infighting among different community groups (The State, September 19, 1991). Further, while some council members were thinking of seizing the property, the local councilman, the solicitor and the city manager (The State, August 25, 1994) admitted that justifying such a seizure would be difficult.

Figure 2. Town N Tourist Motel, Circa 1970

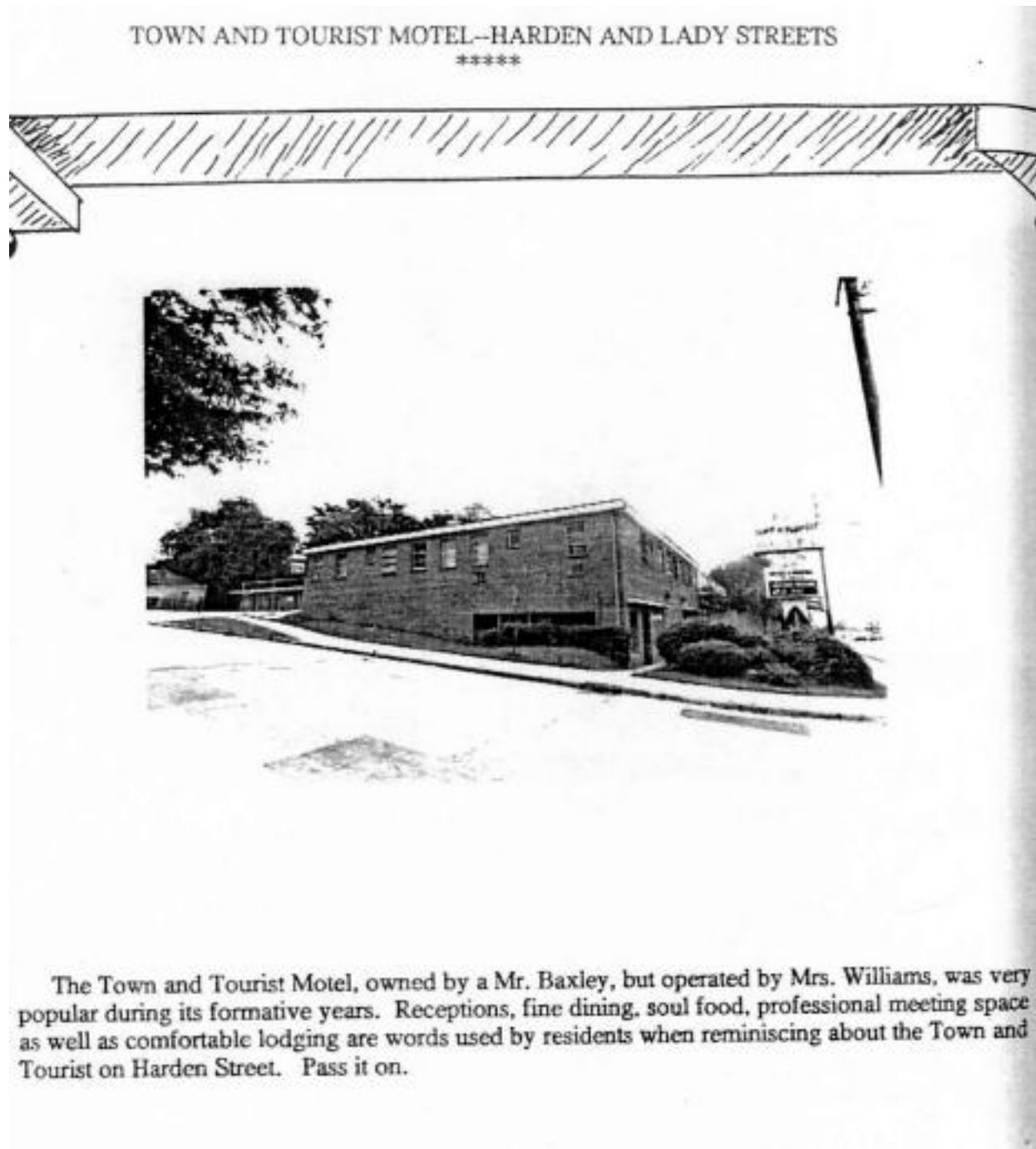


Figure 3. Town N Tourist Yellow Page Ads

1964

ROYAL MOTEL
Columbia's Newest Colored Motel
 Restaurant - Electric Heat
 Private Tile Baths
 Air Conditioned
 Across from Benedict & Allen
 1517 Harden254-3485

SHAMROCK MOTEL & RESTAURANT
 20 MODERN UNITS
 TV & Air Conditioned
 Steam Heat - Tile Bath
 Located 5 Mi. out Hwy No 1 N.
 7319 Two Match Rd.....787-3149

SIMBETH MOTEL
 --COLORED--
 Member Nat'l Hotel Assn-Tel & Free TV
 Air Conditioned-10 Mi. N. of Columbia
 U S Hwy 1 N.....782-3585

T & T HOTEL & COFFEE SHOP
 1230 Harden254-7641

THOROUGHbred MOTEL
 Tile Baths - Air Conditioned
 Steam Heat - TV - Kitchenettes
 Family and Commercial Rates

1984

TOWN-N-TOURIST MOTEL RESTAURANT



- AIR-CONDITIONED
- ROOM SERVICE
- TELEVISION
- TELEPHONE
- CARPETED

BANQUET FACILITIES
3 MEALS A DAY
OPEN 7-2:30

**1230
HARDEN ST.**

254-7641

(M-669)

LADY STREET KOBAN

The idea of putting a Koban in the area was first announced during the summer of 1995 (The State, August 3, 1995). The decision to locate it on Lady Street was specifically related to the crime problem in the area and the motel across the street. Other areas on which the Columbia police were concentrating efforts included downtown, the Congaree Vista and Arsenal Hill near Finlay Park. Police sweeps had been rather ineffective. Doris Hildebrand, President of the Waverly Neighborhood Association said that when the police are called, "Boom – they come, and they scatter" (The State, August 25, 1994). The only way to directly impact the problem was to put police officers in the community on a full-time basis. Police Chief Charles Austin specifically choose the location with the hope that the constant presence of the police would deter crimes in the surrounding neighborhood.

The Lady Street Koban (p.15) finally opened during the spring of 1999 (The State, July 8, 1999), directly across the street from the Town-N-Tourist Motel. On the first anniversary of the Koban, The State (April 6, 2000) reported that it "hasn't abolished crime in that neighborhood but it has made a solid start." The article continues, saying that "nearby residents say the police presence has helped, but they are not sure what the Koban and the big house are all about."

In 2002, the Town-N-Tourist Motel was purchased by the city and razed (p.16). The property was sold to Eau Claire Cooperative Health Centers, which intended to build a clinic on the site (The State, May 15, 2003). The plot remains vacant but plans continue for the health clinic.

The Lady Street Koban was originally intended to offer a tutoring program, but the facility soon became the headquarters for the larger Koban Columbia, which had three housing based Youth Safe Haven/Police Ministations, one school based Youth Safe haven, and two Quantum Opportunities Programs. The Lady Street Koban had two resident police officers, a civilian staff for Koban Columbia and a constant flow of police, civilian staff and, later, Community Safety Officers.

The two officers living at the Koban were given regular police assignments, sometimes in the community and sometimes outside. However, as part of the contract they signed when they were provided with the apartments, they agreed to work in the neighborhood after hours and on their days off. Thus, the community had the regular police, who could respond to calls just as in other neighborhoods, but they also had two additional officers they could call on at night, when crime was highest. More important, the two officers were able to watch events in the community, to identify crimes that may have gone unreported, such as drug and prostitution related offenses. Some long time residents report that while they weren't sure what the Koban was about, they knew that the police were there, and that they could be called on when needed.

“The police made honest folks feel good, and the drug dealers feel unwelcome,” said one resident interviewed recently.

At a time when police generally only entered a neighborhood to respond to a call, Waverly now had two officers walking around, talking with residents, and keeping up on events. The Koban also provided a location where local citizens could meet to work with children in a safe environment. Doris Hildebrand was one such local resident who held regular tutoring sessions with children at the facility. This was not a formal program, but rather an informal attempt by one good citizen to make the neighborhood safer, by keeping children out of trouble.

One thing that seems clear, after interviewing several local residents, is that people don't even think much about the Koban now. It is a fixture of the community, which, as the analysis below will suggest, has had some success in reducing crime in Waverly.

Figure 4. Lady Street Koban, 2005



Figure 5. Town N Tourist Today



THE WAVERLY NEIGHBORHOOD TODAY

Today the neighborhood is improving. It continues to have a few vacant lots and dilapidated houses (p.20), but it is also filled with churches (p.22) and homes (p.24). As the photographs show, the homes range from large and lovely to modest, with most of the larger homes rebuilt and smaller homes undergoing renovation.

A number of admittedly subjective indicators are the first clue to what is happening in the neighborhood. A walk through the neighborhood finds flowers and neatly trimmed lawns, though the occasional house needs work and a few lawns are overgrown. Most of the truly decrepit houses and vacant lots are on the commercial streets, Harden and Gervais. More homes have decorative fencing, than have chain link. In fact, only two houses have fencing in front that looks like it is for security purposes. About one in five have ADT or other security company signs. At the only house with a 'Beware of the Dog' sign, a visitor is greeted by a small, non-threatening terrier, of mixed ancestry. This is in stark contrast to the description in The State (September 19, 1991) from fourteen years ago: "Stroll around the Waverly community and you'll see vacant lots, boarded-up buildings and neglected houses along its streets."

The wife of the local funeral director believes that the problems associated with the Town-N-Tourist Motel haven't gone away, but have moved to other neighborhoods. In describing what has happened in the past two or three years, she points to neighborhoods to the east and south. She admits, though, that she never felt unsafe in the neighborhood. "The troublemakers were outsiders. I don't and never have locked my car, and we don't lock our house (the funeral parlor)."

As one walks through the neighborhood, one observes that not all cars are locked. Returning at night, a visitor will observe that some cars are still unlocked. During the day, there are numerous cars in the gated parking lot of the school district's resource center in the heart of the neighborhood. The security guard inside the building says that most of the staff and teachers lock their cars, but she doesn't usually bother. Likewise, patients at a local medical clinic seem to be locking their cars before they go in. A passer-by is curious about the intentions of the stranger with a clipboard watching patients come and go. A brief conversation eliminates their concern and elicits their feelings about outsiders perceptions. "This used to be a bad neighborhood. Outsiders haven't figured out that it's changed. Go talk with the real estate folks." He points toward one of two real estate offices in the neighborhood.

"Two properties are for sale, but a couple more will be coming on the market, real soon." The agent goes on to explain that it's a great neighborhood, but probably too late to get the best deal on a big house. "The really nice houses are already bought up and being renovated." A few bungalows might be available, but the

two-story homes are now owned by people who want easy access to the capitol, just down Gervais. The other real estate office offers the same observations.

A couple of blocks away, a worker at the neighborhoods only remaining boarding house says, “things are a lot better now, but you should talk to Ann, next door. She’s lived here all her life.” A knock on the door is greeted by three little kids, who call for Ann, an elderly lady who says that she hasn’t lived in the community her entire life, she lived in the adjacent neighborhood for three years, but “this is my home.” When asked about changes in the neighborhood, she says things are really changing. She points to the Episcopal Church across the street. “That’s a mixed church, and that house was recently bought by a young Caucasian man. The one down there” she points, “was bought for a young couple by his parents.” She goes on to explain that just a few years ago, most of the people in the area rented, and didn’t care for their houses. Now, the houses are being purchased by people, both young and old, who are choosing to live in the neighborhood. “Have you seen the houses around the corner,” she asks, referring to three lovely Victorian homes that have recently been remodeled. She goes on to describe the occasional loud party on a Friday or Saturday night, “People work hard and need to relax.” Her comment is reminiscent of Ginetta Hamilon’s comment regarding Waverly being a place where everyone worked, but there was always time for “music, activities and laughter.”

Two blocks away, it appears that three houses are being demolished. However, upon closer inspection, the permits show that they are being converted from multiunit to single unit structures (p.27). A block to the east, other houses are being renovated, and to the north, a house is ‘For Sale by Owner’, with an asking price of \$215,000. Compare this to the situation three years ago, when no house was worth more than \$134,000.

Two young men in County Sheriff uniforms, one African American and one white, report that they just moved to the neighborhood and aren’t aware of any problems. “We haven’t heard of any crime, but we’re not Columbia Police, we work for the county.” A young woman walking her dog says that she’s not from the neighborhood, but regularly walks her dog through it, because she feels safer there than in (ML)King Park, to the south. An Allen University student says she isn’t aware of any crime.

It’s clear from speaking with residents that while they may not fully understand what the Koban is, they make the connection between the arrival of the police, the closing of the motel and the new sense of peace. Unfortunately, so much turnover has occurred in the area that many residents aren’t aware of what it was like five years ago. For many, it’s just another neighborhood being rehabilitated. This lack of historical awareness does not minimize the impact that the Koban appears to have had on the neighborhood.

To understand the possible lack of understanding regarding the importance of the Koban, one needs to consider the turnover in residents, but one must also examine the traffic flow into the neighborhood. Few residents or visitors have any reason to drive past the Koban. One only passes the Koban if you enter the neighborhood onto Lady Street, off Harden. Due to traffic flow restrictions, there are good reasons not to turn on Lady Street. The exception would be people going to the education resource center and residents of the block around the Koban. Most vehicles enter the neighborhood on Hampton, Pine and Oak Streets, all of which have signs welcoming you to the Historic Waverly Neighborhood. Lady Street welcomes you with a vacant lot, a decrepit used car lot and a crime watch sign. Even this worst entrance to the neighborhood is due for a change, as the lot, which used to hold the T-N-T Motel is now scheduled to become a medical clinic. It is reasonable to assume that the used car lot will be more valuable as a redevelopment site, than as a car lot.

This leads to the probable redevelopment of a dilapidated office, near the Koban, which houses the local African American newspaper. This newspaper has a long and honorable history in Columbia and the Southeast in general. With it's inevitable closure, the last vestige of the historic African American community of Waverly will be gone, and the neighborhood will have completed its transition, once again into a mixed middle/working class neighborhood.

While not all residents agree that the change is necessarily good, they seem to agree that it is changing, and that getting rid of the problems associated with the Town-N-Tourist Motel are most definitely a good thing. One middle-aged man says, "folks with money come in and buy houses and run up our taxes. The old folks can't afford to live here any more." What he says may, on the surface, seem to have some degree of truth. However, as can be seen in the housing analysis section, the loss of seniors seems to have begun before the T-N-T Motel closed and the community began its rebirth.

Figure 6. Problem spots (*Along the main commercial street*)





Figure 7. Waverly Neighborhood Churches, both old and new





Figure 8. Waverly Neighborhood Houses







Figure 9. Waverly neighborhood Renovation



ANALYSIS OF CHANGE IN CRIME

One clear indicator of the impact of the introduction of the Koban and the demolition of the Town and Tourist Motel is the change in crime in the Waverly neighborhood. The table and figure below demonstrate the change in crime during the period from 1996 to 2003. During this period, crime dropped across the City of Columbia, with Part I (serious) crime dropping 18.4 percent, Part II crime dropping 15.0 percent and drug crime dropping 21.1 percent. However, during the same period, crime in the Waverly neighborhood dropped even more. Part I crime dropped 63.6 percent, Part II crime dropped 71.5 percent and drug crime dropped 95.1 percent.

Of greater interest than the drop over the entire period, is the drop that is associated with two specific events in the neighborhood: the opening of the Koban in 1999 and the razing of the motel in 2001. By examining the change that occurred from the year before to the year after these events, it is possible to draw possible conclusions regarding the impact of the events. Statistics for the two year period before the Koban are also provided as a measure of the underlying change that might have occurred in the absence of the Koban. However, it should be remembered that the Koban was announced four years before it opened, renovation had begun, and the police were increasingly present in the neighborhood in the years leading up to the Koban opening.

Consider first, the change from 1998 to 2000. This would represent the possible impact of the opening of the Koban. In Columbia, Part I crime dropped (-12.8%), but Part II crime increased (+5.4%). This is considerably different than the Waverly area, where Part I crime dropped 35.9 percent and Part II crime dropped 22.1 percent.. These declines were both greater than for the previous two-year period, when Part I and Part II crime dropped 22.0 percent and 17.7 percent, respectively. The figures for the period 1998 to 2000 are particularly impressive when one considers that the police had been focusing on the area for some years, bringing the number of crimes down slowly.

The period 2000 to 2002 represents the closing and subsequent razing of the Town and Tourist Motel. During this two-year period, Columbia experienced a 5.1 percent increase in Part I crime, while Part I crime in Waverly continued to decline (-15.2%). Columbia fared better with Part II crime, seeing a decrease of 11.7 percent. Waverly, on the other hand had a huge drop in Part II crime, decreasing by nearly half (49.8%).

Looking specifically at drug crimes, the drop can easily be described as spectacular. In 1996, Waverly had over 10 percent of all reported drug crimes in Columbia. Since then, Columbia has seen a decrease of 21.1 percent and Waverly has dropped by 95.1 percent. Waverly now has less than one percent of the drug crime in Columbia, only three reported events in 2003, compared to 61 events in 1996.

Now, consider the possible relationship between the police activities and the change in crime. Part I crime is composed of two general types of crime: violent crime (also called crimes against persons) and property crime. In a neighborhood that is improving, property crime sometimes increases, due to the presence of better targets (better stereos, cars, etc.), while violent crime tends to go down, because there is supposedly less conflict between people. The fact that violent crime actually dropped more than property crime suggests that the presence of the police may have forced trouble-makers from outside the neighborhood to avoid the area. Certainly the equally large drop in the period 2000 to 2002 is probably related to the closure of the motel, forcing trouble-makers away.

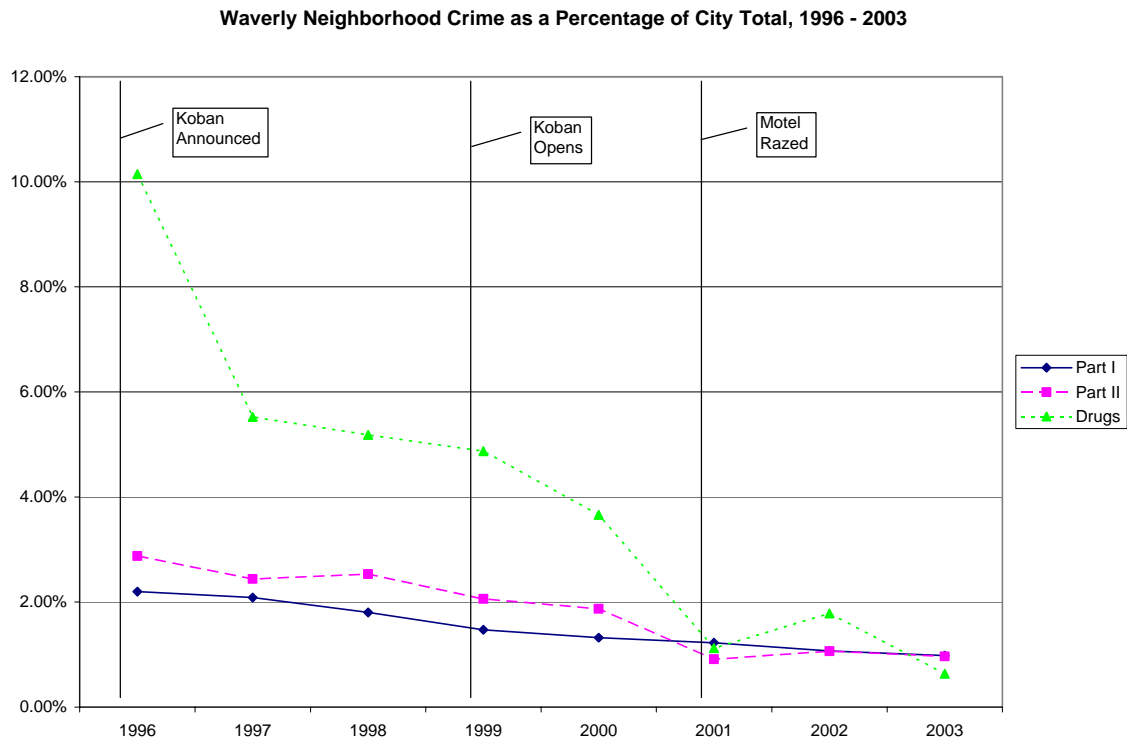
It should also be remembered that it is typical that the presence of the police will lead to an increase in reporting criminal events that would go unreported if access and a trusting relationship did not exist. This is particularly true of Part II crimes, since Part I crimes are generally serious enough to get reported. Thus, the slight additional decrease in Part II crimes in the period 1998 to 2000, compared to the period 1996 to 1998, probably would be greater if the police were not present to receive additional reports.

It would seem clear from these statistics and the graph, that crime has dropped precipitously in Waverly, beyond that seen in Columbia as a whole, and that it seems to be closely associated with the opening of the Koban and the subsequent closure of the Town and Tourist Motel.

Table 1. Crime and Percentage Change in Crime, Columbia and Waverly Neighborhood

					Koban Opens		Motel Razed			Percentage Change			
Area	Crime	1996	1997	1998	1999	2000	2001	2002	2003	1996- 1998	1998- 2000	2000- 2002	1996- 2003
Columbia	Part I	12011	11892	11445	11364	9980	11027	10486	9801	-4.7%	-12.8%	5.1%	-18.4%
	Violent	1670	1616	1664	1497	1510	1495	1315	1224	-0.4%	-9.3%	-12.9%	-26.7%
	Property	10341	10276	9781	9867	8470	9532	9171	8577	-5.4%	-13.4%	8.3%	-17.1%
	Part II	12196	13004	11419	11991	12033	11641	10626	10365	-6.4%	5.4%	-11.7%	-15.0%
	Drugs	601	706	521	575	628	625	561	474	-13.3%	20.5%	-10.7%	-21.1%
Waverly	Part I	264	248	206	167	132	135	112	96	-22.0%	-35.9%	-15.2%	-63.6%
	Violent	63	53	48	29	27	16	15	13	-23.8%	-43.8%	-44.4%	-79.4%
	Property	201	195	158	138	105	119	97	83	-21.4%	-33.5%	-7.6%	-58.7%
	Part II	351	317	289	247	225	106	113	100	-17.7%	-22.1%	-49.8%	-71.5%
	Drugs	61	39	27	28	23	7	10	3	-55.7%	-14.8%	-56.5%	-95.1%

Figure 10. WaverlyNeighborhood Crime
as a Percentage of City Total, 1996-2003



ANALYSIS OF RESIDENTIAL CHANGE

Unfortunately, detailed housing data from the period before 1990 is not available for Waverly, but the change from 1990 to 2000 is suggestive, and a methodologically simplistic approach to extending the data to 2004 provides additional clues to what is happening in Waverly. From the table below, four interesting facts can be gleaned, regarding changes before the Koban:

- Seniors began to leave
- Vacancies increased
- Poverty increased
- Renter occupancy was high, but not increasing.

It is striking that in 1990, 14.3 percent of the population (109 persons) was age 60 or greater, but by 2000 the percentage had dropped to less than 6 percent (5.8%, or 36 persons). While on a percentage basis, the 19 to 29 age group increased, in reality the actual number only increased by 6, from 261 to 267.

Vacancies seem to be minimal, at the present time. While it is not possible to accurately gauge the number of vacancies, a walk through the neighborhood after dark finds very few houses without lights, and the only houses that are boarded-up are those undergoing renovation. With the exception of houses being renovated and one with a 'For Sale' sign, there does not appear to be any vacancies. At least, there is nothing approaching the 19 percent vacancy rate observed in 2000.

While the percentage of persons below poverty increased between 1990 and 2000, it is doubtful, given the value of housing in the area, that the trend has continued. This is further supported by an apparent increase in home ownership. It is possible to develop a crude estimate of home ownership by examining tax records. The address of the owners of each residential property in the Waverly neighborhood were examined. It was found that 63 percent of home owners report their address as that of the property being examined. It is known that approximately 80 of the 240 units in the area are rental units in multi-unit house, so this leaves approximately 160 units, or 2/3 of the total, of which 63 percent are owner occupied. Thus, approximately 40 percent of the homes are owner occupied. This is a modest improvement over the 28.2 percent observed in both 1990 and 2000. Further, it suggests increasing stability for the neighborhood and an improved financial situation for the residents.

Table 2. Population and Housing Characteristics
of Waverly Neighborhood, 1990 and 2000

	1990	2000	1990	2000
	Number		Percentage	
Population	762	622		
Race				
White	17	11	2.2%	1.8%
Black	740	611	97.1%	98.2%
Age				
0-14	103	85	13.5%	13.7%
15-18	61	49	8.0%	7.9%
19-29	261	267	34.3%	42.9%
30-59	228	185	29.9%	29.7%
60+	109	36	14.3%	5.8%
Housing Units	276	232		
Occupancy				
Occupied	238	188	86.2%	81.0%
Vacant	38	44	13.8%	19.0%
Tenure				
Owner	67	53	28.2%	28.2%
Renter	171	135	71.8%	71.8%
Units				
1	158	105	57.2%	45.3%
2	46	70	16.7%	30.2%
3+	65	51	23.6%	22.0%
Other	7	6	2.5%	2.6%
Poverty				
Above	452	236	74.5%	60.2%
Below	155	156	25.5%	39.8%

REAL ESTATE VALUE ANALYSIS

The following analysis looks at the change in real estate prices before and after the razing of the motel. Property values are taken from the Census of 1990 and 2000, and from tax records for 2002 and 2004. It should be noted that while some houses are being converted to businesses along the main streets in the area, there is no significant new development that would account for fluctuations in the value of the property and values used are for residential property only.

In the table below it is demonstrated that between 1990 and 2000, there was an annual average increase in median rent of 5.4 percent and in median value of 5.8 percent for the block groups of the eight census tracts that comprise the central part of Columbia. The area surrounding the Lady Street Koban (Block Group 4, Census Tract 13) and the motel had increases of 3.3 percent in rent and 3.9 percent in value. Tax records show that for the period 2002-2004, there was an increase of 5.6 percent in the median value of residential property in the central part of Columbia. For the Lady Street area, the increase in value of residential property was 16.6 percent. This did not include the new construction of four houses on Heidt Street, which would further increase the average value of property in the community.

While this does not demonstrate a causal linkage between the presence of the Koban, the demolition of the motel and the increase in property values, it does suggest a possible relationship. The fact that no other development in the area seems to account for the rapid increase in property values, further supports this contention. The location, with easy access to the downtown and the capitol, makes the area a desirable location for residential redevelopment, now that safety has been enhanced.

Table 3. Real Estate Values, 1990 and 2000

AREA	1990			2000			Percent Change in	
	Total units	Median contract rent	Median value	Total Units	Median contract rent	Median value	Change in Rent	Median Value
BG 1, Tract 9	405	187	45,600	286	278	75,500	4.9%	6.6%
BG 2, Tract 9	571	213	54,400	502	404	74,400	9.0%	3.7%
BG 3, Tract 9	394	200	35,800	437	223	37,100	1.2%	0.4%
BG 1, Tract 10	0	0	0	0	0	0	0.0%	0.0%
BG 2, Tract 10	577	126	53,000	589	178	181,300	4.1%	
BG 3, Tract 10	302	192	43,600	213	277	55,000	4.4%	2.6%
BG 4, Tract 10	329	182	38,000	219	326	72,300	7.9%	9.0%
BG 5, Tract 10	294	133	36,300	268	173	150,000	3.0%	
BG 1, Tract 11	295	317	44,300	287	384	59,700	2.1%	3.5%
BG 2, Tract 11	454	357	52,500	443	484	75,200	3.6%	4.3%
BG 3, Tract 11	473	351	70,700	480	490	91,600	4.0%	3.0%
BG 4, Tract 11	466	490	78,100	630	1,080	109,900	12.0%	4.1%
BG 5, Tract 11	494	248	40,000	457	369	60,200	4.9%	5.1%
BG 1, Tract 12	490	341	106,800	468	511	161,100	5.0%	5.1%
BG 2, Tract 12	291	375	154,900	284	518	284,600	3.8%	8.4%
BG 1, Tract 13	281	136	137,500	296	143	55,000	0.5%	-6.0%
BG 2, Tract 13	498	184	36,250	453	279	72,700	5.2%	10.1%
BG 3, Tract 13	473	177	37,600	412	256	57,300	4.5%	5.2%
BG 4, Tract 13	276	210	57,100	232	280	79,600	3.3%	3.9%
BG 1, Tract 14	144	238	55,000	118	250	82,700	0.5%	5.0%
BG 2, Tract 14	280	149	57,500	270	229	0	5.4%	
BG 1, Tract 15	92	225	150,000	46	291	112,500	2.9%	-2.5%
BG 2, Tract 15	131	408	87,500	118	551	0	3.5%	
BG 1, Tract 16	304	495	67,500	289	530	112,500	0.7%	6.7%
BG 2, Tract 16	62	200	82,100	124	521	350,000	16.1%	32.6%
BG 3, Tract 16	26	182	67,500	16	470	0	15.8%	
BG 4, Tract 16	17	182	47,500	15	308	0	6.9%	
				Central City Columbia			5.4%	5.8%
				Waverly Neighborhood			3.3%	3.9%

CONCLUSIONS

Based on the observations above, what might one conclude about the current state of the Waverly neighborhood, the direction it is headed, and the extent to which the introduction of the Koban was a factor in the change? To begin with, it is clear that Waverly is not fully redeveloped, but it is rapidly moving in that direction. This does not mean it will ever be what it once was, the center of the middle-class African American community. It is something entirely different. However, it is quickly becoming a neighborhood that is both attractive to new residents and a place where established residents can feel safe. Property values are up, crime is down, the residents are stable, and the houses are either rehabbed or in the process of renovation.

Does this renaissance mean that full credit, or any credit goes to the Koban? It is doubtful that the Koban can be given full credit. The two Universities, particularly Allen, have expanded into the northern edge of Waverly; the Columbia Housing Development Corp. has built four City Dreams houses on the eastern edge (The State, May 12, 2002), and other development has occurred along the boundary streets. However, the residential change seems to have occurred after the arrival of the Koban.

It is important to remember that the Koban was placed where it was because of the crime problem in the area. Though much of the crime was attributed to activities at the Town and Tourist Motel, there were problems throughout the neighborhood. Since the Koban's arrival; crime has dropped significantly more in Waverly, than for the city as a whole; property values have increased significantly more, than for the city as a whole; home ownership is up; the neighborhood looks good; and local residents and visitors feel like the area is changing for the better. This does not necessarily demonstrate a causal relationship, but it does strongly suggest that the Koban was a major factor leading to the revival of the community.

REFERENCED ARTICLES
FROM
THE STATE NEWSPAPER
COLUMBIA, SC

OFFICIAL TRYING TO DRIVE OUT CRIME AROUND TOWN-N-TOURIST

July 25, 1989

A Columbia city councilman said he hopes prostitutes and drugs can be eliminated from a two-block area of the city without closing down a motel that's a magnet for criminal activity.

The two blocks around the Town-N-Tourist Motel were the scene of 54 criminal complaints from January through June of this year, according to Columbia Police Department statistics. Almost half of them, 24, occurred at the motel at 1230 Harden St.

"It's a constant problem. We clean it up one week and it's back there the next," said Councilman E.W. Cromartie, whose district includes the Pine and Lady streets area near the motel.

"What we're trying to do is clean up the situation without running someone out of business," he said.

Cromartie said he is particularly sensitive to the 25-room motel because it is a black-run business.

He said he knows the owner of the motel, In/in E. Johnson, and has spoken with the manager, Preston Brown Jr.

"I've talked to Mr. Brown," Cromartie said. "He's aware of my concerns. He's told me he's tried."

The councilman said that in the 1960s and early 1970s, the motel was a premier black establishment.

"Town and Tourist Motel many years ago was where we used to have the civil rights meetings. It was a fine establishment," he said.

For more than 10 years, however, the area has been saturated by prostitutes.

According to city police, these crimes occurred in the first six months of this year between Harden, Gervais, Pine and Washington streets: three robberies (one at the motel), two aggravated assaults, one flim-flam, a purse- snatching (at the motel), seven larcenies (three at the motel), two auto thefts, seven simple assaults (three at the motel), a breach of trust, three destruction of property complaints (two at the motel), three weapons violations (one at the motel), three prostitution arrests (all at the motel), four drug violations (all at the motel), five driving under the influence charges (one at the motel), four other traffic arrests, two liquor law violations, four disorderly conducts (all at the motel), a trespassing (at the motel) and one miscellaneous complaint (at the motel).

"I think it obviously reflects active police enforcement in the area," Cromartie said. "If you had police saturation patrol in any area of the city, you'd probably have high figures."

By contrast, the Carolina Motel, at 2709 Two Notch Road, was the scene of 73 criminal charges between July 1987 and April 1989. County officials threatened to close the business if the motel didn't help with the problem.

The councilman acknowledged that the crime has been in the neighborhood for many years.

"We want to make sure people can walk the streets safely without prostitutes and dope dealers accosting people. It may very well be that more drastic action has to be taken," he said.

"If the community indicates to me something more drastic needs to be taken, we'll sit down with the owners of the place. If that doesn't work, then of course we'll have to do whatever has to be done."

Author: RICHARD GREER, Staff Writer

Section: METRO/REGION Page: 1B

125 ARE ARRESTED IN VICE STING

September 20, 1989

Columbia police arrested 125 people on charges ranging from soliciting for prostitution to driving under the influence in a crime sweep last weekend.

The sweep, the second such in two months, concentrated near Pine and Lady streets, an area known for prostitution.

Eight of the arrests, mostly of men attempting to solicit prostitutes, were made at or near the Town-N-Tourist Motel, 2100 Lady St., where previous arrests for prostitution and drugs have been made.

"I won't say they (stings) will become routine, but they will become regular," Deputy Chief Charles Austin said. Last month, police arrested 135 people on similar charges in a sweep along Two Notch Road.

The latest sting spotlighted Pine and Lady streets because of complaints from residents who say prostitution and other vice crimes continue in the area despite previous police crackdowns, Austin said.

"It appears the problems are still lingering," Austin said. "I guess we'll continue going back until the problems go away."

Police and the state Highway Patrol also set up roadblocks in the 3200 block of Harden Street and at Greystone Boulevard and Interstate 126. Eight were charged with DUI, driving under suspension and having open containers of alcohol.

During the sting, L.M. Clark, 24, of 4508 Timberline Drive was charged with assault and battery with intent to kill. The arrest stemmed from a chase along Read Street Friday in which a man was shot at three times with a machine gun, Austin said.

The man was not hit, and police are uncertain what prompted the chase, Austin said.

Author: STEVE SMITH, Staff Writer

Section: METRO/REGION Page: 2B

COMMUNITY CONCERNS WAVERLY GROUPS TAKING SEVERAL TACKS

September 19, 1991

Stroll around the Waverly community and you'll see vacant lots, boarded-up buildings and neglected houses along its streets.

The sights are more than eyesores to residents, who claim they've seen drug dealers peddling their wares or people loitering at all times of the day and night. They're threats to the community's stability.

Waverly, one community activist believes, is heading downhill fast. Other neighborhood leaders say the community is on the upswing, though it still has its problems.

"It's a darn shame to see how a neighborhood as prestigious and historical as Waverly once was has become so depreciated and so deteriorated," said lifelong resident Eddie Lloyd, 36.

"Waverly is gradually slipping away from us."

The historic district — listed in the National Register of Historic Places nearly two years ago - is a 12-block area bounded by Harden, Gervais, Taylor and Heidt streets. Established in 1855 as a community for white middle-class families, Waverly was home to many black professionals, social reformers and artisans by the late 19th-century.

Today the area generally is considered to extend across Gervais to King Memorial Park and across Taylor to W.A. Perry Middle School.

The Rev. Kenneth Burton, president of the Lyon Street Community Association, said the community has firm footing, but he conceded the area has its share of problems.

"The area is overrun by drug dealers, and they're sophisticated," Burton said. "They have beepers, and when they see marked cars, they know how to dispose of drugs quickly. The law is helping, but it's a long, hard struggle and a never-ending battle."

Durham Carter, president of the Martin Luther King Association, expressed concern that after the new Richland County Health Department complex is opened, the old annex, which will be boarded up, will encourage loitering and littering.

"The building is right across the street from the Town-N-Tourist Motel," Carter said of the county office building at Harden and Lady streets. "Everyone knows that's a high crime area. Why create another place for loitering, littering, prostitution and drug dealing?"

About 150 incidents were reported to police in the area around the Town-N-Tourist Motel from August 1990 to August 1991. They included drug violations, prostitution, assault and battery, destruction of property and residential burglaries.

Myrtle Gordon, who has lived in her home near C.A. Johnson High School 44 years, said she's pleased with improvements she's seen in Waverly during the last five years but believes there's a lot more to be done.

"Housing has improved and some of the loitering has been brought under control," said Gordon, president of the Community Improvement Cooperative Council, which focuses on the Read Street-Edgewood area of the community.

"But houses need completing and others need restoring, and there are still too many people coming in and out of the neighborhood aimlessly."

Lloyd, president of Waverly United for Action, sees combining the four major neighborhood associations in the area as the solution to reversing what he described as a downward trend.

Addressing issues collectively, he said, is the way to "turn things around."

But his idea hasn't met with any more enthusiasm from leaders of the neighboring associations than his suggestion last year that representatives from each of the groups serve on a community improvement council.

Carter said the organizations combine forces when there's a single issue or set of issues confronting the area. But the needs in individual segments of the community warrant separate associations, he said.

"I can't always say what's needed in other areas," he said, "and that's why I'm satisfied with things the way they are. I'm really only knowledgeable of my geographic location."

Doris Hildebrand, president of the Waverly Neighborhood Improvement and Protection Club, said Lloyd's heart is in the right place but that he doesn't have a specific plan of action.

"Eddie has very good ideas, but he doesn't know how to get them across," she said. "I wish him all the luck with his plans, but I'm skeptical it'll work. I'm standing fast behind my members. They didn't want to follow him last year, and they still don't."

Carter echoed Hildebrand's sentiments.

"You can't be a leader without followers, and people just don't follow Eddie," he said.

Lloyd said his ideas aren't accepted because residents don't see the big picture in Waverly.

"People just don't realize that Waverly is one big neighborhood and not a group of different neighborhoods," he said. "And until we come together to work, there will be no real improvement."

Tanya R. Fogg, Staff Writer

Section: NEIGHBORS 4 Page: 1

TOWN N TOURIST NOT RIFE WITH CRIME, OWNER SAYS

December 17, 1991

Preston Brown Jr. regrets that the body of a Columbia woman was found in one of his motel's rooms Friday morning. Now he is hoping to avoid another casualty -- his livelihood.

Brown, who has owned and operated the Town N Tourist for 16 years, said Monday that it has been unfairly singled out as a place for criminal activities.

"There are problems all over the world. Nothing is going to change that," Brown said.

Fifth Circuit Solicitor Dick Harpootlian said Monday that he is working with Columbia police to build a case against the motel, at 1230 Harden St., to prove it attracts trouble.

Harpootlian refused to say what he has uncovered, though news reports show that between January and June 1989, city police received 24 complaints about the motel, ranging from disorderly conduct to aggravated assault.

In February 1991, a man was shot to death during a robbery at the motel.

Law enforcement agents have said the motel has been the scene of prostitution and drug activity for years.

In July, Harpootlian sent Brown a letter threatening to initiate forfeiture or nuisance proceedings or both against the Town N Tourist unless illegal activities, including prostitution, ceased.

Brown said it had been quiet at the 27-room Town N Tourist motel until the body of Audry Weston was found there Friday morning. Police investigators say the woman had been strangled.

Reginald Goodwin, 33, of 1422 Cherokee St. was charged Friday night with murder in the death of Weston.

"You can't tell when a person will snap," Brown said.

Harpootlian said the motel had not been peaceful.

"I would submit we are continuing to have problems with it," the solicitor said.

"I have not heard that," Brown said. "The chief of police does not bite his tongue. He did not come to me and say 'You're running a bad business.'"

Brown said he has improved motel security in the past years.

"I put those security lights up.... I don't let people stand around outside drinking. I have an on-premise license, but I tell them they have to take it inside their room."

Brown keeps pictures of criminal suspects and missing children posted in his office. "I cooperate with all of the authorities," he said.

"You come out here and you will not hear nary a curse word, you won't see nary a drunk," Brown said. "I leave here at 9 o'clock at night. Nobody bothers me. Would I buy a house in this community if it was that bad?"

Brown said the motel has been suffering from a loss of patrons.

"I haven't earned a quarter since May," Brown said. "Everybody is looking at the news, I can't get any business that way.

"I work 16 1/2 hours six days a week and 10 hours on Sunday. If I was smart enough to do all of what they say I'm doing, I wouldn't work all those hours."

He said he is frustrated by the damning words of some community members.

"They don't even live around here. They probably have never been here," he said. "A man gets shot at Church's. Why don't they close it down? Nobody is talking about closing down Saxon Homes."

Earlier this year, law enforcement authorities threatened to close the Carolina Motel if its owner did not attempt to stop alleged drug sales and prostitution at the Two Notch Road business.

Harpootlian said he is still trying to close the Carolina Motel and Roosevelt Village.

But he stressed that his office is trying to let operators correct problems "without taking their property."

He said a seizure order, the first step toward shutting down a business, was filed against Roosevelt Village two months ago.

But operators of the apartment complex have since hired a security force, he said, and the Richland County Sheriffs Department believes crime has been reduced.

A letter threatening forfeiture or nuisance proceedings was sent to the Carolina Motel and its owner this past summer. Harpootlian said the motel's owner also has hired a private security firm.

ERNEST L WIGGINS, Staff Writer

Section: METRO/REGION Page: 1B

CITY TARGETS MOTEL TOWN-N-TOURIST TOLD TO CLEAN UP ITS ACT

December 26, 1991

The Town-N-Tourist Motel has been given 90 days to clean up its act.

Columbia City Councilman E.W. Cromartie II warned motel owner Irvin E. Johnson last week to make "substantive" progress toward cleaning up the motel, which police say attracts crime, in the next three months or risk having his business license revoked.

"We don't want to get to the point where we have to pull your business license," Cromartie told Johnson at the Dec. 18 City Council meeting. "That's why we're having the dialogue now."

The action was prompted by the discovery of the body of a Columbia woman in one of the motel's rooms Dec. 13, adding yet another incident to the growing number of criminal activities police say occur at or near the motel.

Law enforcement agents have said the motel has been the site of prostitution and drug activity for years. From August 1990 to August 1991, about 150 incidents were reported to police in the area around the motel, at Harden St.

Johnson cited the need for better clientele.

"We need someone to help us find suitable tenants," Johnson said. "We have about \$6,000 in taxes, and we need revenue to pay that bill off."

"What can we do?"

Community leaders and area residents told the council they don't want to destroy Johnson's livelihood; they're just seeking a solution to the problem.

"We don't want to run anybody out of business," said Durham Carter, president of the Martin Luther King Neighborhood Association. "But we've patiently sat by for years watching the motel deteriorate and the unsuitable clientele going in and out of there. We want to see changes in how it's operated."

Councilman Hamilton Osborne called the motel "a cancer in the community." "I'm willing to support specific resolutions to turn things around," he said.

Cromartie said he had met with Johnson, police Chief Charles P. Austin and members of the neighborhood association as well as the Lyon Street Neighborhood Association and the Waverly Neighborhood Improvement Council to discuss ways of solving the problem.

But the solution, he emphasized, ultimately rests with the owner.

"The community needs to be in the position to give time to remedy this," Cromartie said. "But the bottom line is that it's up to the owner to make the necessary changes."

Author: Tanya R. Fogg, Staff Writer

Section: NEIGHBORS 4 Page: 1

MOTEL MANAGER FATALLY STABBED

August 17, 1993

A manager of Columbia's Town-N-Tourist Motel suffered fatal stab wounds Monday afternoon after he argued with a motel tenant on Harden Street.

The 54-year-old victim, whose name was being withheld Monday night until his next of kin was notified, died at 3:45 p.m. at Richland Memorial Hospital. He had been stabbed several times, said Sgt. Mitch Wilkerson of the Columbia police.

Charged in the death was Daniel James Harvin, 48, a tenant of the motel at 1230 Harden St.

Witnesses told Columbia police that the victim argued with Harvin in the motel parking lot out 2:30 p.m.

"There are a couple of different stories about what the source of the argument was," Wilkerson said.

Harvin tried to elude witnesses and police but was caught a short distance from the crime scene.

Harvin also was charged with two counts of assault with intent to kill for attempting to inflict injuries on two witnesses during his capture.

He was taken to Richland Memorial for treatment of injuries not believed life-threatening, according to Wilkerson. He was under police guard Monday night.

The motel as recently as December 1 991 had been threatened with losing its city business license because of criminal activity that included drugs and prostitution.

City officials could not be reached for comment Monday night. However, Fifth Circuit Solicitor Dick Harpootlian said he had been told by city leaders as recently as three months ago that things had quieted down at the motel and that there had been no recent major problems.

Author: BOB STUART, Staff Writer

Section: METRO/REGION Page: 3B

BRINGING BACK THE PAST HOTEL BALLROOM TO BE RENOVATED FOR YOUTH CENTER

March 13, 1994

Over on Harden Street, at the Town-N-Tourist Motel, there's a glimpse of a better future. It's not a big deal, just a motel ballroom being converted into a youth empowerment center.

The ballroom was once the stopover for big-time black entertainers and a meeting place for black and white leaders during the civil rights days of the 1960s.

Now unused and littered with debris, the 1,345-square-foot ballroom soon will become The Youth Empowerment Center, a place where conflict resolution and constructive play are the rule, not the exception.

"The youngsters will also learn leadership skills and get one-on-one counseling and tutoring," said Mary Rawls, a Columbia social worker who has spent countless volunteer hours working with at-risk youngsters in the crime-plagued Waverly section of town.

The youngsters had complained to her that they had no meeting place away from home - or the streets.

Rawls asked motel owner Irvin Johnson whether he would let a coalition of volunteers aligned with the Carolina Peace Resource Center on Harden Street renovate the ballroom.

Johnson had closed it down, along with the motel restaurant, and converted the motel's 27 units into a "boarding house" occupied by tenants mostly on disability.

Johnson warmed to the idea immediately. It would help restore the motel's once-proud image, he said. The motel had suffered some bad publicity because of problems with prostitution and drugs when he leased it out in the 1980s.

"Unfortunately, people only remember the negative things," Johnson said. "But in pre-integration days, this was the main stopover between Washington and Atlanta for big-time black entertainers like Jackie Wilson, Ossie Davis and Ruby Dee.

"Also, in the '60s, Strom Thurmond, Fritz Hollings and Mayor Lester Bates met here with black civil rights leaders."

As word of the youth center spreads, many volunteer their help. Columbia Police Chief Charles Austin will donate some games, and numerous pledges of free labor and materials have been made.

"We'll be open by summer," said Rawls, who works part time for Planned Parenthood and is involved in many other volunteer projects. Rawls also recruited Julius Jones, a victim of crossfire, as one of the center's counselors.

The 33-year-old former Lizard's Thicket cook, now confined to a wheelchair, is painfully aware of street violence: two of his sisters, Diane Jones and Sandra Taylor, were killed by gunfire.

If the restaurant kitchen ever gets refurbished, he also plans to double as a cooking instructor, teaching the youngsters that a cooking career can lead them out of the urban blight as well.

"We're going to do everything we can to take our neighborhoods back," Jones said.

Author: BILL McDONALD, Staff Writer

Section: METRO/REGION Page: 1B

WAVERLY AREA SEEKS 'PEACE'

August 25, 1994

Weekend police sweeps through the Waverly neighborhood haven't uncovered the prostitution and drug problems that residents say plague them.

But Chief Charles P. Austin said the police crackdown will continue, and that one solution to neighborhood problems would be the proposed ban on drinking along public streets.

Last week, residents of the historic neighborhood, which fans north from the corner of Gervais and Harden streets, pleaded with Columbia City Council for more attention. Some said the best crime-control measure would be for the city to demolish the Town-N-Tourist Motel.

In the middle of his testimonial before Columbia City Council, one elderly man broke down and cried, "The people need peace."

Austin said later that an investigation is continuing into activities at the motel, which the owner, Irvin Johnson, says he has cleaned up in the last two or three years.

But in sweeps through the area over three weekends in July and August, police have found little proof of the activities residents said terrorize them. Capt. C.R. Clark said police efforts are thwarted by a network that alerts criminals before officers arrive.

Doris Hildebrand, among a dozen or so who attended the council meeting, said there are other trouble spots in the neighborhood but residents feel if the motel were torn down the other problems would solve themselves.

"The Town-N-Tourist needs to go first," she said.

Residents said the problems include women walking up and down the streets, cars circling through the neighborhood and people congregating.

Hildebrand said she knows the difficulty is in proving that illegal activities are taking place. When the police are called, she said, "Boom - they come, and they scatter."

Police have concentrated on the area bounded by Taylor, Gervais, Harden and Millwood.

Austin said weekend roadblocks and sweeps resulted in 262 charges, the overwhelming majority of them involving traffic tickets.

Three handguns were seized. Thirty-six arrests were made, only four for possession of drugs. Among the drug charges, the most serious violation was possession with intent to distribute marijuana.

Austin said the neighborhood serves as one example of why the city needs a law against drinking in the streets.

"You have several different problems over there, you've got a very high unemployment rate, you've got a lot of vacant property — so it does lend itself to having folks sitting out on the streets, drinking. That creates an appearance of a lot of activity going on," Austin said.

Johnson, who also runs a grocery store on Barhamville Road, said the motel doesn't rent to prostitutes or drug dealers. He said he doesn't understand why residents feel his motel is the center of the neighborhood's problems.

"It's not attracting the wrong type of people. Those people hang out within a half block or block from the motel," he said. "If Town-N-Tourist closes, they're still going to have the problem."

Johnson said drug activity is nearby, not on his property, and that there's nothing he can do about that.

He said police have raided the motel twice in recent months, finding nothing, and he expects that will happen again soon.

For a decade or more, the motel has had a poor reputation. Last summer, the resident manager was stabbed to death after an argument with a tenant.

Last week, Columbia Councilman E.W. Cromartie alluded to the possibility that the city would seize the motel, as Richland County did with a Two Notch Road motel in February 1992.

"We've got to solve this problem. It's just that simple," said Cromartie, who represents the area. But a seizure seems unlikely.

Fifth Circuit Solicitor Dick Harpootlian said Supreme Court challenges have made it more difficult to seize property under the state's drug law. Now, he said, a jury - not just a judge -- has to decide if property can be taken by the government.

The law allows the seizure of property police can prove is used in the commission of drug crimes.

But City Manager Miles Hadley said, "There's not that much activity out there that we can detect to justify seizing this man's property and taking his livelihood."

Author: DAWN HINSHAW, Staff Writer

Section: NEIGHBORS 4 Page: 1

POLICE ARE COMING TO WAVERLY TO STAY

August 3, 1995 -

Columbia police are setting up housekeeping in the Waverly community.

As part of a plan to reduce crime in the community, a house on Lady Street will be renovated into three two-bedroom apartments in which three police officers will live.

A police sub-station will be set up in the bottom portion of the house, and the officers will be responsible for a defined six- or seven-block area on a 24-hour basis. The plan should be fully operational in the first part of September.

The Police Department also will increase its presence by implementing a walking patrol as well as the regular mobile patrol in the area.

But Chief Charles P. Austin said police aren't the only ones who need to be involved in improving the standard of living in the community.

"We don't want citizen responsibility to get lost in this," he said. "It's going to take a total community effort."

He said that many improvement programs thrive when grant money is available for use but when that money runs out, the programs tend to die away. He said citizens need to take action to keep the programs going even if it means pulling money out of their own pockets.

Austin also wants to encourage citizens to continue calling the department when they recognize illegal activity.

He said some of the major problems are street-level drug activity and prostitution, loitering and vagrancy. But, he added that citizens should realize that some complaints require further investigation and should not become upset if their calls are not immediately acted upon.

He said "parents need to step in to control behavior" of their children.

Police have already been, working with several neighborhood organizations as well as public departments to improve the overall quality of life in the neighborhood.

Austin said they have been working with the city building inspectors to try to remove abandoned houses that often inspire illegal activity.

Frank Strange, a housing official with the Department of Inspections, said officials go into neighborhoods throughout the city and "inspect sub-standard houses." Owners of the houses in violation of safety codes are notified, and if they do not make renovations and bring the houses up to code, the houses are torn down.

He said they have torn down several houses in the Waverly community recently.

The Rev. Kenneth Burton, president of the Lyon Street Community Association and last year's president of the Columbia Council of Neighborhoods, said that his organization works "hand in hand with the Columbia Police Department" to get things done.

He said officers attend their meetings and members of the organization inform them about what is going on in the community. He said they not only work with the youth in the community but with the senior citizens as well.

Austin that the police "expended 982 off-duty hours as well as 452 on-duty hours" that they have focused on the Waverly community.

The department has also started a program in conjunction with the 5th Circuit Solicitor's office to arrest and prosecute criminals swiftly. He said "we foresee that it's going to work very effectively for us."

Austin said there is a "real need for all entities involved to remain focused in a particular direction and united."

Other areas the Columbia police are concentrating efforts on include downtown, the Congaree Vista and Arsenal Hill near Finlay Park.

By KRISTY EPPLEY, *Staff Writer*

1 NEIGHBORS 4

POLICE OPEN RESIDENTIAL KOBAN OFFICERS WILL MAKE SUBSTATION HOME

July 8, 1999

In a few weeks, two Columbia police officers will take their work home at night as a matter of course - when they move into the city's first residential police minisubstation.

The Columbia Police Department has opened a residential koban at 2111 Lady St. It's the first residential police minisubstation in the nation, Police Chief Charles P. Austin said.

Koban is a Japanese term that means "ministration."

The two assigned officers, who are single, will live in two apartments on the second floor, complete with their own kitchens, bedrooms and bathrooms.

The first floor will be used as the minisubstation, where officers can conduct business.

The officers will continue to patrol their assigned areas during the day, but they've agreed to patrol the Lady Street area as an additional assignment.

Columbia already encourages officers to live where they patrol. The city offers its officers a 4 percent loan with no down payment when they move into a home within the city as well as a \$500 yearly bonus.

Austin thought of the creating a residential koban in Columbia after touring the Tokyo Metropolitan Police Operations in 1995 where similar set-ups exist.

The only other place where residential kobans exist is Puerto Rico.

Austin said the residential koban concept can work in Columbia, giving the two officers a "vested stake in the overall community."

Officers Taurus Sanders and Melron Kelly have volunteered to live in the koban.

"I thought it would be a change to get in the community and do something new and different," Sanders said.

But the koban will serve as more than just a work space for the police. Area residents are encouraged to stop by to report area crimes and even use the facility to hold community meetings.

The police department also plans to sponsor a tutoring program for children.

Austin hopes that the constant presence of police will deter crimes in surrounding neighborhoods such as Waverly that have been plagued by drug trafficking and prostitution in recent years.

"It's going to help our neighborhood," said Doris Hildebrand, president of the Waverly Neighborhood Association. With police constantly in the area, "those crooks are going to take off now."

GINA SMITH, Staff Writer

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BLOCK PATROL: LADY STREET KOBAN OFFICERS - TRYING TO MAKE THEIR PRESENCE KNOWN

April 6, 2000

In the year it's been open, the police koban on Lady Street near Harden Street hasn't abolished crime in that neighborhood but it has made a solid start.

Drugs, prostitution and loitering aren't as evident as they were just months ago, when a big house on Lady Street was renovated and two young police officers moved in upstairs.

Melron Kelly and Taurus Sanders take turns patrolling their area of Waverly neighborhood, getting to know the habits of both the lawbreakers who come in and the people who want to get lawbreakers out.

Nearby residents say the police presence has helped, but they still are not sure what the koban and the big house are all about.

Koban - a Japanese word for small police station - is supposed to be a combination of police station, community center and safe haven. For now, the handsomely remodeled house has no sign in the yard. It has a starkly furnished office and conference rooms just inside the front entrance. Apartments for the two police officers are upstairs.

"It's nice they are over there, but I'm not sure what they do sometimes," said Hattie Mae Cornish, one of the many elderly residents of this section of Waverly, once the showcase of Columbia's black middle and upper class. "I wish they'd check on us senior citizens more."

Kelly and Sanders, both in their first jobs, say they are trying to do what Cornish wants, but it's going to take time to do that plus run their patrols and respond to requests for help.

Some residents are quick to praise the work of the koban and the police.

"They have helped this whole neighborhood," said Richard Parson. "I'm glad they're here."

Joseph Ruff no longer lives in Waverly, where he was raised, but he has family and friends there he checks on frequently.

"I've seen a great difference around here since those policemen have been here," said Ruff. "I know it's going to mean a lot for this neighborhood."

For years, the short block of Lady Street between Harden and Pine, next to the old Town and Tourist Motel, was a haven for prostitution and drugs.

As Kelly and Sanders make their rounds and get to know people, they sometimes push the crime to other streets. But stepped-up enforcement by Columbia's South Patrol Division has helped out on the fringes, too.

The two officers and Police Chief Charles Austin all agree the koban program has really made a good start. They expect to see more results.

"The koban is a not a full-running program yet," Kelly said. "We want to have civilian people here at the house where youngsters can come for a safe haven and where people are just welcome to walk in and talk."

A few residents come to the officers now. If they don't see them around or in their police cars, they don't mind using the most basic of communication tools to get their attention: They yell for them, if the men are asleep upstairs.

While Kelly and Sanders plan to expand their police activities, they also want to make a more personal impact. Both men were born and raised in Columbia, but only now are they learning the historical significance of the Waverly neighborhood.

In Waverly are Alien University and Benedict College; the former Waverly neighborhood school; the shuttered Waverly-Good Samaritan Hospital, which once served medical needs of Columbia's blacks; and several historic churches and houses.

Even the Town and Tourist Motel, in recent years a place where undesirables hung out, once was a meeting place for prominent black organizations. Some of Columbia's main civil rights activities in the 1960s and 1970s were planned there.

Kelly and Sanders said they need help from an important source if they are to continue to help improve the community: the residents.

"Some people who live here have given up, don't care anymore, and we've got to change that," Sanders said. "People need to attend neighborhood meetings and speak up and volunteer to help each other. That way, we can really get something done."

Author: CLARK SURRATT Senior Writer

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RESEARCH REVEALS BLACK BUSINESS DISTRICT

August 1, 2002

When preservation advocate Regina Monteith started looking into the history of the Carver Theatre, she found something she hadn't expected.

A business district, where black shopkeepers catered to black customers, thrived along an eight-block stretch of Harden Street during the 1940s, '50s and early '60s.

Most of it has vanished now. And though many older residents would remember the area, it hasn't been written into city history.

"I don't believe that area has been documented," said Monteith, who's working on the paperwork she hopes will get the old theater on the National Register of Historic Places.

One of her basic reference tools was the city directory.

Starting in 1870, city directories have been published across the country. They serve as a sort of backward phone book in that they're organized by street address, not name.

During segregation, business addresses were designated "colored" and coded with a "c" if the business catered to an African-American clientele.

The Carver, one of two movie theaters in town where black people could freely buy a ticket, was first listed in the 1943 City of Columbia Directory. Its final listing was in 1971.

Reviewing city directories from the 1940s to the early 1960s, Monteith found a slew of black-owned businesses along Harden Street, starting at College Street on the south. (That's roughly where the Food Lion shopping center is now.)

She found, among others, black-owned grocery stores, a cabinetmaker, restaurants, barber shops, a billiards parlor, a florist and a dressmaker, a dentist and a music teacher and a liquor store.

A black-owned newspaper, The Lighthouse and Informer, moved its printing plant next door to the movie theater before ceasing publication in 1954.

The Harden Street business district would have sprung up to serve the Waverly neighborhood, where the city's elite black residents lived, and students studying at Allen University and Benedict College, both historically black colleges.

So, in addition to "the black downtown" along Washington Street, just off Assembly Street, there was a second black business district in town, Monteith said.

DAWN HINSHAW, Staff Writer

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CLINIC EXPANDING SERVICES IN WAVERLY

May 15, 2003

A nonprofit medical clinic is expanding its services in Columbia's Waverly neighborhood with an emphasis on women's health care.

By fall, the Eau Claire Cooperative Health Centers will begin construction on a second building in the neighborhood, this one on Harden Street just past its intersection with Gervais Street.

"We're excited," Columbia City Councilman E.W. Cromartie said Friday. "It's another piece of the process of revitalizing Waverly."

The site formerly housed the Town & Tourist Motel, which the city of Columbia purchased and razed about a year ago.

In addition to expanding its women's health services, the new facility will include a dental clinic, pharmacy and heart-health services.

Dr. Stuart Hamilton, director of a system of nonprofit clinics that has spread to three counties, said he's on the verge of being overwhelmed by patients who pay on a sliding scale, based on family income.

He said the Waverly clinic sees from 350 to 500 OB-GYN patients a year. "We're getting referrals from as far away as Saluda," he said.

Within a month, a new obstetrics doctor is being added to the two on staff.

With the construction project, Hamilton said services will be shifted between the two Waverly clinics.

One will focus on women's health, the other on family medical services.

Taken together, the expansion will provide "a more modern, spacious, genteel environment," Hamilton said.

The two clinics will share a parking lot in back, allowing patients to move easily between them.

Hamilton started his Eau Claire Cooperative in 1981 on Monticello Road. Since then, one clinic has expanded into a system of seven clinics connected by the Eau Claire name.

In addition to Eau Claire and Waverly, clinics are in West Columbia and Batesburg.

Work also begins this month on a new clinic in Fairfield County.

Altogether, doctors log 83,000 visits each year from mostly low-income patients.

With a greater number of people without health insurance, Hamilton said, "we are doing our level best in adjusting to the need and weaving a stronger medical safety net for a greater number of people."

Now, the system has 18 doctors and 12 nurse practitioners.

Along Harden Street, Hamilton plans a three-story, 18,000-square-foot facility.

The city bought the land for an undisclosed sum and is reselling it for \$250,000 - an amount Cromartie said would "recoup some of our cost."

The property was marketed for an office building.

Cromartie said neighborhood leaders have had a voice in the re-development project all along.

The old motel was a blight that attracted prostitutes and other troublemakers, Cromartie said, so the city wanted to be sure whatever replaced it was an asset.

Author: DAWN HINSHAW Staff Writer

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MAN GETS LIFE IN PRISON FOR ARMED ROBBERIES

August 1, 2003

A St. Andrews man was sentenced Thursday to life in prison after being convicted a second time in a 1997 robbery at a former Columbia motel.

The Richland County jury deliberated about two hours before finding Vincent Boseman, 36, guilty of armed robbery, resisting arrest and simple assault. The trial before Circuit Court Judge J. Mark Hayes started Monday.

Boseman's original conviction was overturned on appeal in 2000 because of a jury selection problem, 5th Circuit Deputy Solicitor John Meadors said.

Boseman was charged with robbing Willie McCalvin at the former Town and Tourist Motel at Harden and Lady streets on Feb. 14, 1997. The motel was later torn down.

McCalvin, then 41, was part of a group of six people visiting in a room at the motel when Boseman approached them offering to sell a cell phone, Meadors said.

When the group declined, Boseman pulled out a .38-caliber revolver and demanded money, Meadors said. Boseman made them strip naked, forced them into a bathroom and fired a shot in the air before leaving, he said.

Boseman stole \$71 from McCalvin and identification cards belonging to him and his godmother, Meadors said.

He ran back to the motel after Columbia police Sgt. Brian O'Connell and another officer heard the shot and saw him, Meadors said. The officers chased Boseman to a stairwell, where the gun was found inside an old baby carriage, he said.

Boseman received the life prison sentence under the state's two-strikes law, which mandates the penalty for convictions of at least two most serious offenses, said Meadors and Assistant Solicitor Anne Spears, who tried the case.

Boseman was convicted of armed robbery in New York state in 1987, the prosecutors said.

Boseman's lawyer, Doug Strickler, Richland County's deputy public defender, could not be reached after Thursday's verdict.

Author: RICK BRUNDRETT Staff Writer

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IN THE CITY, ON THE MOVE

May 12, 2002

The 1300 block of Heidt Street is undergoing a transformation.

Four upscale houses for sale, three newly built and one renovated, are eye-catchers sitting side by side on the street in historic Waverly.

Paper covers the windows of the houses at 1317, 1319, 1325 and 1329 Heidt St., hiding the handiwork of interior designers decking out the houses for the City Dreams Tour of Homes. The tour will begin Friday and conclude May 24 at the homes off Gervais Street, between Harden Street and Millwood Avenue.

Tour organizers hope to woo buyers into making personal investments that will add to the momentum of revitalization already begun in the Waverly community.

"Waverly is a community that's galvanized and focused on making a change," organizer Jim Hardy said of the historic community that in its heyday was home to some of the city's most prominent blacks.

"Homeowners are cleaning up, making sure the neighborhood is safe. It shouldn't be treated any differently from an Elmwood (Park) or Cottontown."

Doris Hildebrand, who has lived in Waverly more than 35 years, said the addition of the houses is a dream come true.

"We've been working on getting new homes for a long time," said Hildebrand, president of the Waverly Neighborhood Improvement and Protection Association. "Now they're here, and it's one of the best things that could have happened."

Each of the City Dreams houses has more than 2,000 square feet and cost \$199,000 to \$210,000 - substantially higher prices than those for existing houses on Heidt Street.

The financing package for the houses requires a \$2,000 down payment, said Deborah Livingston, executive director of the Columbia Housing Development Corp., a City Dreams sponsor.

Of the balance, \$25,000 is financed at 2 percent, and the remainder at a half percent lower than the current market mortgage interest rate when a prospective buyer locks in, Livingston said.

Just across the street from the City Dreams houses, though, are an eye-catcher of a different sort - two vacant houses with boarded-up windows, an empty lot separating them.

Vacant houses and others in disrepair are sprinkled throughout the neighborhood off Gervais Street.

Still, Hardy - heartened by the recent sale of a similarly priced home nearby - said he is confident the Heidt Street homes will sell.

William and Joan Rutherford recently bought a \$198,000 home at 2328 Hampton St., two blocks from the Heidt Street houses. They purchased the home from the private, nonprofit Columbia Housing Development Corp.

"That signifies there is a market here for these homes and that people are willing to be a part of revitalizing the neighborhoods," said Hardy, who led City Dreams.

"The Rutherfords are pioneers in that house. They really didn't have to move there, but they did. That speaks volumes."

The Rutherfords, however, said they are hardly pioneers - just a couple willing to take a chance on a neighborhood in transition.

Both Columbia natives, the Rutherfords moved back about two years ago after more than three decades in a suburb outside Washington, D.C.

Bill Rutherford, a retired podiatrist who now works for Blue Cross Blue Shield, said the two remembered Waverly when it was a "grand area" that counted doctors, educators, clergy and funeral home owners among its residents.

In fact, the home they live in once belonged to Minnie Johnson, who was Joan Rutherford's counselor at C.A. Johnson High School. The pair said they knew the house well, having visited with Johnson during the house's heyday.

Through the years, though, ownership changed hands and the house fell into disrepair. When the Rutherfords happened on the house again during in-town house-hunting, the Hampton Street house was in the final stages of renovation.

As much as they liked the house, the Rutherfords had some misgivings as they saw all of the vacant, boarded-up properties nearby.

"We thought seriously about that," said Bill Rutherford, as he sat with his wife on the large front porch of their home. "The house next door is boarded up. But we saw the houses on Heidt Street as a step toward revitalization, an indication of some upward movement.

"Had that not been going on . . ."

The Hampton Street house and the four on Heidt Street haven't turned Waverly completely around, but they are a strong start to its transformation, Livingston said.

"Five houses haven't made things turn around completely in the neighborhood, but the process has brought more attention to it," Livingston said.

"I think people are seeing and will see the community for what it will be and can be in the next five years, not what it is today."

What Waverly is today is an improvement from just two or three years ago, Hildebrand said, attributing much of its turnaround to dedicated police.

"We have seen some results," she said. "I'm not saying we're squeaky clean, but it's a whole lot better than it used to be."

Former Waverly resident Carl Crawford, a freelance artist whose prints will be displayed in the City Dreams homes during the tour, said the neighborhood likely will grow in appeal to families with children.

"The less old and abandoned homes and the more fixing up there is, the more attractive it'll be to families with kids rather than vagrants," said Crawford, 22.

Livingston said that in the next 18 months, the area should see even more building.

At least three houses will be built and two houses rehabilitated in the 1300 and 1400 blocks of Heidt Street, she said. Plans also call for rehabilitating one house and possibly building another in the 2300 block of Washington Street, Livingston said.

None of those is part of the City Dreams effort.

What is the next phase for City Dreams is the rehabilitation of three houses on Haskell Avenue and one on Oak Street, Hardy said.

That phase, which would be in conjunction with the Benedict-Allen Community Development Corp., would feature a showcase sometime in October, he said.

TANYA FOGG YOUNG, Staff Writer

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A POSITIVE 10

February 23, 2005

With hands held high, the eager students all reached out for the box of pencils as they prepared for an afternoon of tutoring and homework help.

Under a different set of circumstances, many of those same youngsters might have been home alone or wandering the streets with no supervision.

But for those in the city of Columbia's Koban program, supervision and direction have been in no short supply.

The community-based Koban program is celebrating its 10th year. Since starting in 1995, the program has provided a "safe haven" for hundreds of youths while offering educational assistance, mentoring, life and social skills, health and safety training, and various types of family support.

"We're trying to be the positive fork in the road for the youth," Ron Scott, chairman of the Koban board of directors, said Tuesday. "This is not about baby-sitting in any way. This is about making a difference in the life of a child."

Koban, the Japanese term for police mini-station, was started in Columbia after then-police Chief Charles Austin visited Japan and had a vision to start a program locally. The first site opened in 1996 at Gonzales Gardens, one year after the program started, and five other sites have opened since.

Koban programs are directed to two age groups - those in kindergarten through eighth grade and those in high school.

At the W.A. Perry site Tuesday afternoon, students from the younger group were busy working on homework with the help of site director Kwame Davenport and other staff members.

"What we're trying to do is reinforce what they are doing in school," said Davenport, who spent most of his afternoon moving from one table to the next.

"Give me as many words you can think of that begin with the letter 'W,'" he instructed one student before gently turning to another. "What do you do when you need my attention?"

"Raise my hand," came the reply from one energetic youngster.

Scott said that in addition to providing educational and social instruction, Koban aims to give more youngsters access to positive adult role models. To help reach that goal, the Columbia Police Department has provided a community safety officer at each Koban site.

"For a lot of them, this is a second home," safety officer Tamara A. Kelly said. "It's almost like having another whole family."

Remona Jenkins, one of two program directors for the city-wide program, said the enthusiasm among the students has become contagious.

"Every day they come in and look forward to the activities that have been planned for them."

Koban operates as a partnership between the Police Department and Columbia Housing Authority and received additional start-up support from the Columbia Urban League. Primary funding comes from the Milton S. Eisenhower Foundation.

Koban will hold its official 10th anniversary gala celebration this fall. Between now and then, organizers have scheduled special monthly events to mark the occasion, including Saturday's black history play, "February by Trial," at Benedict College Little Theater. The play begins at 3 p.m. and is free and open to the public.

BERTRAM RANTIN, News Columnist

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