

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Rock Hill Downtown Historic District
other names/site number _____

2. Location

street & number East Main Street, South Oakland Ave. not for publication
city, town Rock Hill vicinity
state South Carolina code SC county York code 091 zip code 29730

3. Classification

| | | | |
|--|--|-------------------------------------|------------------|
| Ownership of Property | Category of Property | Number of Resources within Property | |
| <input checked="" type="checkbox"/> private | <input type="checkbox"/> building(s) | Contributing | Noncontributing |
| <input checked="" type="checkbox"/> public-local | <input checked="" type="checkbox"/> district | <u>12</u> | _____ buildings |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | _____ | _____ sites |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | _____ | _____ structures |
| | <input type="checkbox"/> object | _____ | _____ objects |
| | | <u>12</u> | <u>0</u> Total |

Name of related multiple property listing:
Historic Properties of Rock Hill Number of contributing resources previously listed in the National Register 1

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Mary W. Edmonds 5/17/91
Signature of certifying official Date
Mary W. Edmonds, Deputy SHPO, SC Dept. of Archives & History
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. Patrick Andrews 6/24/91
 See continuation sheet. _____
 determined eligible for the National Register. See continuation sheet. _____
 determined not eligible for the National Register. _____
 removed from the National Register. _____
 other, (explain:) _____

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Religion: religious structure
 Government: post office
 Commerce/Trade: business
 Commerce/Trade: specialty store
 Domestic: hotel

Current Functions (enter categories from instructions)

Religion: religious structure
 Commerce/Trade: specialty store
 Commerce/Trade: business
 Government: government office
 Vacant: not in use

7. DescriptionArchitectural Classification
(enter categories from instructions)

Classical Revival
 Late Gothic Revival
 Commercial Block

Materials (enter categories from instructions)

foundation Brick
 walls Brick; Stone: granite
 Stone: limestone
 roof Asphalt; slate
 other

Describe present and historic physical appearance.

The Rock Hill Downtown Historic District contains twelve buildings which are of importance to the development of central Rock Hill. The buildings represent the development of the downtown area as the center of commerce, culture, and government over an extended time period, from about 1870 to 1935. The district includes the property types Commercial Buildings, Public Buildings, and Churches as identified in the multiple property submission Historic Properties of Rock Hill. Because the properties in this district were constructed during a period in which the downtown area was the center of life for the community, most were designed to make a statement of dignity and importance. The district includes churches, government buildings, offices, and retail uses.

The Downtown Historic District is urban in nature. The topography is flat, and the properties are all located on East Main Street or South Oakland Avenue. The district includes twelve contributing properties and no non-contributing properties. Some of the buildings have been altered. Each of the churches has had additions as the congregations have grown and expanded their programs. The commercial buildings have had some alterations, such as new window materials on the storefronts. One commercial building, 208 East Main Street, has burned and consists of a facade and exterior walls. The Old Post Office was moved in 1931 from Main Street to 325 South Oakland Avenue. As a whole, the district has not changed significantly since about 1935, although there have been major changes in the role of the downtown area, and many surrounding properties have been demolished or altered. The buildings represent a range of architectural styles and periods. The properties, grouped according to historic use, are described below:

1. The Episcopal Church of Our Saviour, 144 Caldwell Street. The oldest church building in Rock Hill, the Church of Our Saviour was built in 1872 as a Gothic frame chapel with board-and-batten siding. In 1895, the vestibule was added. In 1908, the transepts, chancel, and tower were added, and the church was encased in brick. In that year, the first stained glass windows were also added. The Parish Hall was constructed in 1922 to the southeast along Oakland Avenue, and it contained Rock Hill's first gymnasium available to the public. The Parish Hall was demolished in 1990. In 1963, the nave was enlarged on each side and the front porch added. Although altered, the church retains its Gothic Revival character.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Commerce
Religion

Period of Significance

1872-1932

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Various

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Rock Hill Downtown Historic District is significant because it provides evidence of the growth and development of the City of Rock Hill through a number of years, and because the properties in the district have individual architectural and historical significance. The district includes properties which fall within the property types Commercial Buildings, Public Buildings, and Churches.

Rock Hill began to grow and develop from its beginning as a rail station trading center in 1852. As the commerce of the town grew, wooden structures were built in the first block of Main Street adjacent to the railroad. This commercial area gradually expanded, and many of the early residences were demolished to accommodate the commercial growth. Many of the early frame buildings burned during disastrous fires in 1878, 1883, 1887, and 1889.¹ These were gradually replaced by more substantial brick buildings. As late as the 1890s, there were residences remaining on the block of Main Street between Hampton and Saluda Streets.² Some of the major commercial structures of the late 1800s and early 1900s are today enclosed within the Town Center Mall. Many commercial areas on Trade Street (now Dave Lyle Boulevard) and Black Street were demolished during urban renewal efforts. Only a few commercial buildings with architectural integrity remain in the downtown area, mainly along East Main Street outside the Town Center Mall and on Hampton Street. These structures represent the continued growth of the downtown area through the 1930s. The most impressive commercial buildings are the Citizens Bank Building (1925) and the Andrew Jackson Hotel (1926), both multi-story landmarks which were intended to provide evidence of the vitality and strength of the city's economy. The Andrew Jackson Hotel was undertaken with a broad community effort through the sale of stock by the Community Hotel Corporation of Rock Hill.³ Local business leaders felt that the city must have a first-class hotel to help maintain its growth. It was designed by Charles Coker Wilson, perhaps the leading architect in South Carolina in the early 1900s. Wilson, who led the first statewide organization of architects in the state, designed a number of important commercial, educational, religious, and residential

See continuation sheet

9. Major Bibliographical References

See full list of bibliographic references in the Multiple Property submission, Historic Properties of Rock Hill. The following references pertain to this individual nomination:

Herald (Rock Hill, S. C.), 24 February 1932, 3 May 1952, 3 August 1959, 22 July 1955.
"How To Apply National Register Criteria to Post Offices," Bulletin # 13, U. S. Department of the Interior.
Record (Rock Hill, S. C.), 21 September 1925.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

S. C. Department of Archives and History, Columbia, S. C.

10. Geographical Data

Acreage of property 10 acres

UTM References

A 17 497820 3864740
Zone Easting Northing

C 17 497700 3864410
Zone Easting Northing

B 17 497830 3864610
Zone Easting Northing

D 17 497590 3864490
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

See map # 76 attached with multiple property submission, as well as map # 66.

See continuation sheet

Boundary Justification

The District includes significant governmental, commercial, and religious properties located in a contiguous area of downtown Rock Hill. Boundaries include streets (Main Street, St. John's Court, East White Street, Oakland Avenue, and Caldwell Street); and property lines.

See continuation sheet

11. Form Prepared By

name/title Paul M. Gettys
organization Paul M. Gettys Associates date 28 September 1990
street & number 4180 Cureton Ferry Road telephone (803) 329-3567
city or town Catawba state S. C. zip code 29704

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The two-story bell tower at the front left corner has a crenellated parapet, buttresses at the corners, and pointed arched openings at the second level with paired wood louvers. The central entrance, facing Caldwell Street, has pointed arched openings flanked by smaller arched windows. Sidewalls have parapets and side facing gables at the transepts. On the property is a modern educational building. A new multi-purpose building is under construction at the site in mid-1990.

2. First Associate Reformed Presbyterian Church, 201 East White Street. This congregation, organized in 1895, built the sanctuary in 1897-98. In 1911, the sanctuary was enlarged with a rear gable addition. The educational building was built in 1929, with a connecting hallway to the sanctuary. Later additions include the Scout Hut (1953) and an addition to the educational building (1964). The vestibules in the sanctuary building were enclosed in the 1950s, and plexiglass protective window covers were placed on the stained glass windows in 1981. The sanctuary was designed by C. C. Hook of Charlotte, a well-known architect in the region, and the educational building was designed by A. D. Gilchrist of Rock Hill. The sanctuary facade features a dominant bell tower at left front with a smaller tower at the right front and a polygonal projecting wing in the center. The large tower to the left has a spire with a finial, paneled brick corner buttresses, square recessed panels above and below rounded arched openings, and tall paired traceried windows with granite lintels and sills. The small tower to the right has a simple hip knob. The arched entrance doors under each tower and the arched windows have keystones and endblocks of granite. There are matching rose windows with triple windows beneath in the front-facing gable and each side gable. The slate roof is original. The 1911 addition enlarged the auditorium, added an organ and classroom space, and changed the ceiling design to the present pressed metal. The educational building is three stories with gable end to front and detailing to match the sanctuary.

3. First Baptist Church, 215 East Main Street. The present sanctuary of the First Baptist Church, completed in 1920, is the third building of the congregation. The engaged monumental pedimented portico features Roman Doric columns and three paired entrances with three paired windows above. The sanctuary has a central projecting pavilion with gabled parapet atop a full entablature, a triple stained glass window, and three round windows within the arch above. The exterior is light-colored brick with stone banding at the first floor level. There is a rectangular extension to the rear of the sanctuary. The three-story educational building was added to the rear in 1955, and a more recent activities building facing Caldwell Street was built in 1986.

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4. St. John's United Methodist Church, St. John's Court.

St. John's was Rock Hill's first fully organized congregation. First located on Hampton Street and later at two sites on Main Street, the church relocated to South Oakland Avenue in 1924 when the current building was constructed. The Oakland Avenue facade has a large entrance wing with gabled parapet and cross ornament, patterned stone work, buttresses at either side with stone caps, three segmental-arched entrance doors, and large Tudor-arched traceried windows at the second level. There is a smaller wing to the left facing Oakland Avenue with stepped-gable parapet. The body of the church features buttresses, stone caps and sills, and four large round arched stained glass windows in the right elevation. An education wing was added to the north in the 1950s, and in 1988, a large recreational and educational building was constructed to the rear. This addition is attached to the rear elevation of the building.

5. Old Post Office Building, 325 South Oakland Avenue.

This building, completed in 1906, served as the Post Office and later the Public Library for Rock Hill. Originally located at the corner of East Main Street and Caldwell Street, it was moved in 1931 to the present site to allow for the construction of a larger post office facility. Designed in the Classical Revival Style by James Knox Taylor, Supervising Architect of the U. S. Treasury from 1897 to 1912, the building expresses the concept that government buildings should represent ideals of democracy and high standards of architectural design. The building features a heavy limestone cornice with a low brick and limestone parapet above, semi-circular dormers, and a hipped roof with cresting. The facade has a central projecting block with three tall arched openings with keystones, and separated by pilasters with limestone capitals. The outer wings and side facades have double windows set in rectangular openings with single-light transoms. A one-story rear addition was constructed during the use of the building as a public library. In 1931, the building was moved from its original site to the present location. It served as the Public Library from 1932 to 1974, and is currently a privately owned office building.

6. Post Office and Federal Building, 201 East Main Street.

This building was listed in the National Register on January 21, 1988.

7. Andrew Jackson Hotel, 223 East Main Street.

The Andrew Jackson Hotel is a six-story building with a basement. It is of reinforced concrete construction with limestone and brick exterior. The building was completed in 1926 by the Community Hotel Corporation of Rock Hill and was operated as the Andrew Jackson Hotel until 1966. It was designed by the noted South Carolina architect Charles Coker Wilson. The first two floors have limestone facades and limestone

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pilasters with modified capitals with bas-relief ornaments. The upper floors have brick veneer, limestone quoins, a thin band of limestone under the sixth floor, and a simple limestone cornice and flat parapet. The interior features a large lobby with second floor mezzanine. The plaster ceiling is coffered with drawn plaster crown molding. Decorative wrought iron railings with a theme of palm foliage and eagles and eighteen medallions depicting an acanthus floral motif introduce classical elements. The original red tile floor remains. The second floor contains a ballroom. Several renovations and additions have taken place. The original canopy porch along the Main Street facade has been removed. In 1981, all windows and doors were replaced with aluminum frame, tinted fixed windows and doors. In 1984, a new entrance, portico and elevator tower were added to the east side. At that time, the upper four floors were converted to office space. The first two floors were used by a financial institution from 1966 to 1989, and are currently vacant.

8. Citizens Bank Building, 157 East Main Street.

This six-story steel frame building was built in 1925, and served as a major statement of Rock Hill's growth as a business center. It was built to house the Citizen's Bank, later became the Wilson Building, and then housed the main office of Rock Hill National Bank for a number of years. It is now an office building, the Professional Center. The building has a two-story limestone base, three-story brick shaft, one-story brick cap, and projecting decorative limestone cornice. There are limestone pilasters on the first two floors, with decorative capitals and a full entablature above. The main entrance is within an architrave surround topped by a curved pediment ending in a cartouche.

9. McFadden Building, 212 East Main Street.

This two-story commercial building was built about 1929 by D. B. McFadden, a successful early auto dealer. The business, later owned by Tom Huey, moved to Oakland Avenue in 1949, and the McFadden Building has housed a variety of businesses since that time. The masonry facade is divided into three bays by brick pilasters which start at the second floor level and end above the parapet. The two outer bays are capped by tile roofs with bracketed cornices, while the central bay has a flat parapet adorned by a centrally-placed cast stone ornament representing an automobile wheel. A cast stone nameplate in the center bay reads "McFadden." Second floor windows are three groups of triple windows, with the central group within a rounded arch. There is a brick lintel above the first floor storefronts with cast iron cap. The storefronts have been altered in recent years, and the adjoining building to the east has been demolished, leaving a stucco wall exposed on that side.

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10. Bass Furniture Company, 208-210 East Main Street.

This two-story commercial building was gutted by fire in the 1980s, and only the facade and exterior walls remain. Built about 1925 for the Bass family, which owned the local funeral home, it first served as a furniture store. The facade is divided into two sections by brick pilasters which rise above the parapet at the center and either corner. These pilasters are rusticated at the first level, feature recessed panels at the second level, and decorative capitals and caps of cast stone. There is a blank stucco band at the attic level and a thin corbelled band above the first level. The second level has three rectangular windows with keystones in each bay, and raised brick panels above. The second level windows and the storefront have been infilled with wood panels since the fire.

11. Fink's Department Store, 206 East Main Street.

This two-story brick commercial building has housed Fink's Department Store, the Piggly-Wiggly grocery store, and a number of other businesses. It was built about 1930. The facade has a low-relief corbelled brick cornice. The cast storefront cornice is supported by brick piers with cast stone bases. There are four rectangular windows on the second level with cast stone sills and lintels. The modern storefront is aluminum frame and has a continuous blind transom.

12. Rock Hill Supply Company, 202 East Main Street.

This building has housed furniture and hardware stores for most of its existence. Built about 1925 for the Rock Hill Supply Company, it has a stepped parapet with central gable. The attic level has two ventilating grates surrounded by patterned brick with corner blocks and central panel. Four metal windows at the second level have a continuous cast stone sill. The main floor has the original pressed metal ceiling, and there is a skylight in the upper level ceiling. The storefront has been altered with aluminum display windows, metal transom covering, and metal sign housing.

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buildings and served as City Engineer for Columbia and architect for the State House.⁴ The smaller retail structures on Main Street also date from the late 1920s and early 1930s. Rock Hill was still in a long period of growth which had resulted from the development of the textile industry in the late 1880s and 1890s and the location of Winthrop College in 1895. The expanding population and steady wages being earned by a large number of textile workers led to growth in retail activities, such as hardware, furniture, and grocery stores. In addition, the McFadden Building is associated with the early development of the automobile sales business. D. B. McFadden brought the first automobile to Rock Hill in 1902.⁵ He operated a Chevrolet⁶ dealership from 1923 until its sale to his partner Tom Huey about 1932.⁶ Huey operated the auto dealership at the site until it was moved to Oakland Avenue in 1949.⁷

In addition to its commercial importance, the downtown area became a center for the religious, cultural, and government life of the community. The district includes four downtown churches and two buildings which have served as post office facilities. These buildings all possess significance not only for their associations with the broad patterns of development of the city, but also because of their architectural integrity. They were designed to convey an image of their function and importance. The church buildings each represent different and distinct expressions of ecclesiastical architecture, ranging from Gothic Revival to Classical Revival. They represent statements of permanence and stability on behalf of their congregations and denominations. The churches were some of the earliest cultural organizations in the city. Many of the churches in other parts of the city began as missions of the downtown churches. First Associate Reformed Presbyterian Church was designed by Charles C. Hook, a well-known architect of Charlotte, who was responsible for a number of commercial, educational, residential, and religious buildings in the region.⁸

The two public buildings in the district were each constructed to serve⁹ as the city's post office. Rock Hill has had a post office since 1852.⁹ The first postal facilities were housed in retail buildings. In 1906, an impressive post office was built on the corner of East Main Street and Caldwell Street. Designed under the supervision of James Knox Taylor, supervising architect of the U. S. Treasury Department from 1897 to¹⁰ 1912, the building reflects many of his beliefs concerning public design.¹⁰ Taylor promoted the concept that public buildings should be monumental and beautiful, and that they should represent the ideals of democracy

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and of high standards of architectural design.¹¹ This led to his preference for Classical themes, evident in the Old Post Office, completed in 1906. By the early 1930s, growth in the city brought the need for a larger facility to handle postal operations. The city was also in need of a federal facility to handle the court and office functions for federal agencies. In 1931, the building was moved to Oakland Avenue, and a new Federal Building and Courthouse was constructed, with completion in 1932. This building, designed under the supervision of J. A. Wetmore, continued to express the concept of a powerful and dignified structure through Classical elements.

As stated, the Old Post Office was moved, and thus falls under Criterion Consideration B. However, it should be included in the Downtown Historic District because it represents an integral part of the district, because it provides an important link to the 1932 Federal Building which replaced it, and because of its architectural qualities and connection with architect James Knox Taylor. The move, which took place in 1931,¹² was for the distance of approximately one block. The building remains in a similar urban setting with similar land uses adjacent. It was used as the Public Library from 1932 to 1974, and is currently a private office building.¹³

FOOTNOTES

¹Douglas Summers Brown, A City Without Cobwebs. (Columbia, S. C.: University of South Carolina Press, 1953), p. 173.

²Herald (Rock Hill, S. C.), 3 August 1959.

³Record (Rock Hill, S. C.), 21 September 1925.

⁴"Profile of an Architect," SCAIA Review of Architecture, Vol 3, 1963.

⁵Herald (Rock Hill, S. C.), 3 May 1952.

⁶Ibid.

⁷Herald (Rock Hill, S. C.), 22 July 1955.

⁸Margaret Bagley Scalf, A History of First Associate Reformed Presbyterian Church. (Rock Hill, S. C.: By the church, 1970), p. 16.

⁹Brown, p. 80.

¹⁰"How To Apply National Register Criteria to Post Offices," Bulletin # 13, U. S. Department of the Interior, p. 3.

¹¹Ibid.

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¹²"History of the York County Library, 1884-1984," (Rock Hill, S. C.:
By the Library, 1984).

¹³Herald (Rock Hill, S. C.), 24 February 1932.

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PHOTOGRAPHS

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

Name of Property: Rock Hill Downtown Historic District
Historic Properties of Rock Hill
multiple property submission

Location of Property: York County, South Carolina

Photographer: Paul M. Gettys

Location of negatives: Paul M. Gettys Associates, 4180 Cureton Ferry
Road, Catawba, S.C. 29704

Date: September, 1990

Additional information for each photograph follows:

1. Episcopal Church of Our Saviour, 144 Caldwell Street, facade and left(SE)
2. Episcopal Church of Our Saviour, 144 Caldwell Street, facade and right (E)
3. First Associate Reformed Presbyterian Church, 201 East White Street, facade, (NE)
4. First Baptist Church, 215 East Main Street, facade, (NE)
5. First Baptist Church, 215 East Main Street, facade and right (N)
6. St. John's United Methodist Church, St. John's Court, facade (SE)
7. St. John's United Methodist Church, St. John's Court, facade and right(E)
8. Old Post Office, 325 South Oakland Avenue, facade (SE)
9. Post Office and Federal Building, 201 East Main Street, facade and right(N)
10. Post Office and Federal Building, 201 East Main Street, entrance (NE)
11. Andrew Jackson Hotel, 223 East Main Street, facade and left (NE)
12. Citizens Bank Building, 157 East Main Street, facade and right (N)
13. Citizens Bank Building, 157 East Main Street, entrance (NE)
14. McFadden Building, 212 East Main Street, facade, (SW)
15. Bass Furniture Company, 208-210 East Main Street, facade, (SW)
16. Fink's Department Store, 206 East Main Street, facade (SW)
17. Rock Hill Supply Company, 202 East Main Street, facade (SW)

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91000828

Date Listed: 6/24/91

Rock Hill Downtown Historic District
Property Name

York
County

SOUTH CAROLINA
State

Historic Properties of Rock Hill, S.C.
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Adams
Signature of the Keeper

6/24/91
Date of Action

=====
Amended Items in Nomination:

Section No. 8

This nomination was amended to add Criterion Consideration B, because of the importance of the Old Post Office (moved in 1931) to the district.

The amendment was confirmed by phone with the South Carolina SHPO (6/17/91)

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)