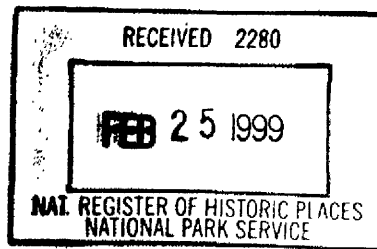


United States Department of the Interior  
National Park Service



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### National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

#### 1. Name of Property

historic name People's National Bank Building  
other names/site number Franklin's Clothing Store

#### 2. Location

street & number 131-133 East Main Street not for publication   
city or town Rock Hill vicinity \_\_\_\_\_  
state South Carolina code SC county York code 091 zip code 29730

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

Mary W. Edmonds 2/17/99  
Signature of certifying official Date

Mary W. Edmonds, Deputy State Historic Preservation Officer, S.C. Dept. of Archives and History, Columbia, S.C.  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (  See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

#### 4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register Edson D. Ball 3-25-99  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
other (explain): \_\_\_\_\_

Peoples National Bank Building  
Name of Property

York County, South Carolina  
County and State

5. Classification

Ownership of Property  
(Check as many boxes as apply)

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

Category of Property  
(Check only one box)

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

Number of Resources within Property  
(Do not include previously listed resources)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

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

Number of contributing resources previously listed  
in the National Register  
0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Category: Commerce/Trade  
Commerce/Trade  
Social

Subcategory: Financial Institution  
Office Building  
Meeting Hall

Current Functions

(Enter categories from instructions)

Category: Vacant/Not in Use

Subcategory:

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19<sup>th</sup> and 20<sup>th</sup> Century  
Revivals

Materials

(Enter categories from instructions)

foundation Brick  
walls Brick; Stone  
roof Other: Slag and coal-tar  
other Terra Cotta

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Peoples National Bank Building  
Name of Property

York County, South Carolina  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

- a owned by a religious institution or used for religious purposes.
- b removed from its original location.
- c a birthplace or a grave.
- d a cemetery.
- e a reconstructed building, object, or structure.
- f a commemorative property.
- g less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

COMMERCE  
ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1909-1945  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1909  
1925  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_

**Architect/Builder**

Shand and Lafaye Architects  
Hartmann, C.C.  
\_\_\_\_\_

**Narrative Statement of Significance**

Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**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 # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:  
South Caroliniana Library, University  
of South Carolina, Columbia, S.C.

Peoples National Bank Building  
Name of Property

York County, South Carolina  
County and State

**10. Geographical Data**

**Acreage of Property** Less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet)

Zone Easting Northing	Zone Easting Northing
1 <u>17</u> <u>497540</u> <u>3864590</u>	3 <u>17</u> _____
2 <u>17</u> _____	4 <u>17</u> _____

\_\_\_ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Zach Rice  
 organization Zach Watson Rice, Architect date 31 August 1998  
 street & number 106 West Queen Street, P.O. Box 158 telephone (864) 646-6520  
 city or town Pendleton state SC zip code 29670

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white** photographs of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of the SHPO or FPO.)

name Rock Hill Economic Development Corporation  
 street & number 155 Johnston Street, P.O. Box 11706 telephone (803) 329-7090  
 city or town Rock Hill state SC zip code 29731

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended(16 U.S.C. 470 et seq.). **Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Peoples National Bank Building  
Name of Property  
York County, South Carolina  
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The Peoples National Bank Building is a four-story, plus basement, bank and office building. It was constructed to house the banking hall and offices of the Peoples National Bank and the Peoples Trust Company on the first floor, rental offices on the second and third floors, and a social hall owned by a private club on the fourth floor; the front basement room housed the Peoples Barber Shop. Construction began in 1909, and the building was first occupied by Peoples National Bank on June 10, 1910, when the bank moved from its original location across Main Street.<sup>1</sup> The building was remodeled and enlarged in 1925 and again after World War II, and was remodeled yet again in 1958 and in the early 1970s when it was converted into a clothing store. The ground floor has been unoccupied since 1988, and the upper floors were last occupied in the early 1970s.

The Peoples National Bank Building is a lot-line building and is located on the north side of the middle of the first block of East Main Street in the most urban part of downtown Rock Hill. It was located in a section of the north side of the 100 block of East Main Street that was largely destroyed by fire in 1898. The building is characterized by its sophisticated three-bay-wide, three-part classically-detailed facade with a limestone base, red pressed brick middle and top, and white terra cotta cornice.

The original rectangular-plan building was 32 feet wide by 110 ft. deep. In 1925, a rear addition was constructed that extended the building by 50 feet, the ground and fourth floors were remodeled, and the mezzanine expanded to create five floors in the addition. After World War II the ground floor and mezzanine were again extended to the rear with the addition of one room and a vault on each floor. At this time the banking hall was also "modernized" by lowering the ceiling and installing glass block in existing window openings on Main Street, at the office entrance vestibule, and in rear windows on the ground floor and mezzanine levels. In 1958 the building's mechanical systems were upgraded and the wooden sash replaced with aluminum sash. In about 1971 the Peoples National Bank moved and the office building was closed; Franklin's Clothing Store occupied the bank and offices on the first floor from that time until 1988.<sup>2</sup> In the mid-1970s the first floor of the building was included in the Town Center Mall, created by building a roof over the entire 100 block of East Main Street; the mall roof was removed in 1995.

When constructed in 1909-1910 the office building and barber shop entrance was at the western bay of the facade and the banking entrance was at the central bay. A wooden stair that wrapped around an open decorative cage elevator led to the upper floors. A steep metal stair led to the barber shop in the basement. The elevator shaft was enclosed and both stairs rebuilt after World War II, when an internal stair was installed between the mezzanine and the second floor. From the bank floor a metal stair installed in 1925 leads up to the mezzanine and down to the rear basement. A ladder-type fire escape is attached to the rear of the 1925 addition.

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<sup>1</sup> "New Building Started," The Herald (Rock Hill, S.C.), 1 September 1909; "The Old Reliable," Centennial Edition, The Herald, 3 May 1952.

<sup>2</sup> "Franklin's Closing After 35 Years " The Herald 18 October 1988

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Peoples National Bank Building  
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On the exterior, the tall limestone ground floor is characterized by its Ionic columns (with Scamozzi capitals) and rusticated piers which carry an entablature that once had raised brass letters reading "The Peoples National Bank." The front entrance to the building is through a pair of glass doors, which replaced a pair of wooden and glass doors set in a pedimented surround. The side bays include storefront windows with glass block above, installed during the post-World War II modernization; the glass block replaced original prismatic glass transoms.

The middle part of the facade is two-story, of red pressed brick, and articulated with pilasters and brick spandrel panels at the third floor lines. Above the third floor windows are flat segmental arches articulated by white terra cotta keystones and impost blocks. The windows are 1/1 double-hung aluminum sash and were installed in 1958, replacing the original 1/1 double-hung wooden sash.

The top part of the facade is also red pressed brick, but is ornamented with Serlian motif window openings (with terra cotta entablature, architrace and pilaster capitals) inset between brick pilasters. The windows are now double-hung aluminum sash, replacing double-hung wooden casement windows with arched divided-light transoms. Below the windows, at the fourth floor level, are copper-covered paneled balconies. The facade is topped by a bracketed terra cotta cornice and entablature, and a terra cotta balustrade, with brick piers.

The side and rear elevations are constructed of red common brick with 1/1 double-hung aluminum sash, originally 2/2 double-hung wooden sash. The arched fourth floor windows (in the social hall of the Catawba Club) originally had divided-light tops. The windows of the first floor and mezzanine additions are glass block, installed after World War II. Most of these windows are now blocked by the two adjacent buildings.

The basement is in two parts: the front part contained the barbershop, and the rear part contained a boiler room, coal storage, two restrooms, a vault, and storage rooms. The barbershop was remodeled after World War II when the stairs and elevator were altered; it now contains two small restrooms and an elevator stop (the elevator did not originally go to the basement level). The interior detailing was also modernized and the casement sash windows with prismatic glass lights were closed in. The rear basement has not been significantly altered since it was completed in 1925 and extended after World War II.

The ground floor was not significantly altered when Franklin's Clothing moved into the space in 1971. It contains what was originally a large banking hall at the front of the building, three reinforced concrete vaults, and offices at the rear. The present dimensions of the banking hall date from 1925, when the building was enlarged and the the space almost doubled in length. At the rear is a small metal stair that leads up to a mezzanine with two offices overlooking the banking hall, and down to the rear basement. On the west side of the space are tall marble-covered square columns.

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At present (1998) an acoustical-tile ceiling installed in the 1940s obscures a coffered plaster ceiling, plaster cornice, and plaster Corinthian column capitals and brackets. The original ceiling height was approximately 19 feet; the present ceiling height in this space is approximately 16 feet. The walls are plaster, with marble wainscoting (installed in the 1940s, probably using the original wainscot). The banking hall is dominated by an enormous round vault door at the rear (under the mezzanine), probably installed in the 1960s. Additional alterations dating from after World War II included a new entry vestibule and new teller cages, no longer extant.

The floor plans of the second and third floors were originally—and after the 1925 addition, nearly—identical. On each floor overlooking Main Street were two connected offices, now subdivided into three. On the west side of the building is a wide hallway, with offices on the west side of the hall. There were originally six offices on the second and third floors; there are now four and five offices, respectively, on those floors. The rooms at the front have been significantly altered by the installation of paneling and lowered acoustical tile ceilings. The second, third, and fourth floors are inset from the property line on the west elevation by 6 ½ feet to provide natural light for the offices and hall.

The fourth floor was originally a large hall with reception rooms and a restroom for the Catawba Club. It was subdivided into offices in 1925 with two offices overlooking Main Street and five additional offices on a side hall on the west side of the floor. The side hall connected to the center hall in the 1925 section.

The 1925 rear addition was constructed with a center hall connected to the side halls of the front (1909) portion of the building, with eight offices per floor. These offices are largely intact, though those in the rear section have been demolished and a stair constructed connecting the space to the mezzanine level below.

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Peoples National Bank Building  
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The Peoples National Bank Building is significant for its long association with the Peoples National Bank, the premier banking institution in Rock Hill, as an office building for many of the city's most prominent professional and white-collar business throughout much of the twentieth century, and as Rock Hill's first modern office building, an excellent example of the commercial designs of the prolific Columbia, S.C., firm of Shand and Lafaye (later Lafaye and Lafaye).

The Bank

The Peoples Bank and Trust Company was chartered in Rock Hill by the State of South Carolina on 15 February 1906, with capital stock of \$30,000. A year later the bank weathered the national Panic of 1907. Peoples received its national bank charter and status in May 1909. Because national banking laws did not allow banks to engage in real estate and insurance, the bank was split into two separate institutions, the Peoples National Bank and the Peoples Trust Company. At this time the bank's capital stock was increased to \$100,000.<sup>3</sup>

On 10 June 1910 the two institutions moved into the newly-completed Peoples National Bank Building. By the end of World War I Peoples National Bank was the largest commercial bank in South Carolina's Fifth Congressional District.<sup>4</sup> Peoples National Bank again weathered a severe banking crisis during the Great Depression, and was the only bank in Rock Hill to remain open during the banking holiday of March 1933, just as Franklin D. Roosevelt was embarking on his first term as president. For nearly twenty years Peoples National Bank was the only bank active in the city.

During the 1930s the bank was active in promoting diversified farming in the region by encouraging crop rotation and soil conservation, fostering vegetable production when the boll weevil ruined cotton crops all over the South, and even paying half the salary of an agricultural instructor in the Rock Hill city schools.

In 1964 the bank merged with the Citizens and Southern Bank of South Carolina; it moved out of the Peoples National Bank Building in 1972.<sup>5</sup>

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<sup>3</sup> General background on the bank is taken from newspaper clippings at the Local History Room of the York County Public Library, Rock Hill, S.C., including "For 51 Years He Has Been A Part of Peoples National, Charlotte Observer (Charlotte, N.C.), 13 May 1962; Harold H. Martin and Harper Gault, "The Gay Banker of Rock Hill," Saturday Evening Post, 23 November 1946; "The Old Reliable," Centennial Edition, The Herald, 3 May 1952; "'Old Reliable' Has Had Only 4 Presidents Since Opening," Centennial Edition, The Herald, 3 May 1952; "The Peoples Story: Half-Century of Progress," The Herald, 1956 undated.

<sup>4</sup> "The Peoples Story: Half-Century of Progress," The Herald, 1956 undated.

<sup>5</sup> "Peoples National Bank of Rock Hill to become branch of Citizens & Southern; merger okayed," The Herald, 22 April 1964.



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Tenants

The pre-World War II tenants of the Peoples National Bank Building included several prominent law firms, insurance companies, dentists, and doctors, and the Catawba Club—a social club. From 1910 to 1925 the only rented rooms were on the 2<sup>nd</sup> and 3<sup>rd</sup> floors (eight on each floor), but after the 1925 remodeling sixteen rooms were available for rent on each of the 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors.

The prominent law firm of Spencer and White—attorneys for the city of Rock Hill—was one of the longest-term tenants. C.F.W. Spencer, the senior partner, was mayor of the city in the 1910s and on the board of directors for Peoples National Bank. Other law firms who rented space in the building included Wilson & Wilson, and William F. Cherry.<sup>6</sup>

Several insurance companies maintained offices in the Peoples National Bank Building from 1910 through the 1940s, including Life & Casualty, Carolina Life, Southeastern Life, Durham Life, Metropolitan Life, and the Life Insurance Company of Virginia.

Several dentists and doctors occupied the building as well; by the 1930s a beauty shop rented space there. Additional tenants included cotton brokers, railroad agents, and contractors. Many rooms were vacant during the late 1930s. The fourth floor was occupied by the Catawba Club, a social and fraternal order, from 1910 to 1925.<sup>7</sup>

The Building

Shortly after receiving its national charter, Peoples National Bank began construction of its own building, which was the first in the city constructed as a speculative office building, the first with a passenger elevator, and the tallest commercial building in Rock Hill.

The Peoples National Bank Building was designed by the prominent Columbia, S.C., firm of Shand & Lafaye, which designed many significant twentieth century buildings in South Carolina from banks to hotels.

In 1925, Peoples National Bank enlarged its building, expanding the banking hall and adding new vaults, new offices on the first floor, and enlarging the mezzanine. It also subdivided the 4<sup>th</sup> floor—formerly the Catawba Club—for offices and added twenty-four new offices to the rear addition.<sup>8</sup>

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<sup>6</sup> [William J. Cherry], A Hand-Book of the City of Rock Hill containing a brief summary of her past: some facts and figures about her present, with a glance at her prospects for the future (Charlotte: Queen City Printing Co., 1895), p. 23.

<sup>7</sup> Rock Hill City Directories, 1909-1975.

<sup>8</sup> Cherry, p. 23.

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The 1925 addition and remodeling was designed by Greensboro, N.C., architect C.C. Hartmann, who was responsible for many large steel-frame hotels and office buildings in the Carolinas, including the Citizens Bank Building, Rock Hill's first "skyscraper," built just west of the Peoples National Bank Building in 1924-26.<sup>9</sup> The Peoples National Bank Building was the only modern speculative office building in Rock Hill until the Citizens Bank Building was completed.

After World War II the building was "modernized" when the original elevator was replaced by a self-service cab, the Main Street transom windows were replaced with glass block, also installed at the office entrance vestibule and in rear windows on the ground floor and mezzanine levels, and the ceiling in the banking hall was lowered.

In the mid-1970s, in an attempt to compete with suburban shopping centers, the City of Rock Hill enclosed the 100 block of East Main Street by installing a flat roof and air conditioning, creating the Town Center Mall. The mall roof was removed in 1995.

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<sup>9</sup> Zane Wilson, "First 'skyscraper' purchased by bank," The Herald, 5 January 1966.

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Peoples National Bank Building  
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[Cherry, William L.] A Hand-Book of the City of Rock Hill containing a brief summary of her past: some facts and figures about her present, with a glance at her prospects for the future. Charlotte: Queen City Printing Co., 1895.

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"For 51 Years He Has Been A Part of Peoples National." Charlotte Observer, 13 May 1962.

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**MAPS AND DRAWINGS**

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Peoples National Bank Building  
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**VERBAL BOUNDARY DESCRIPTION**

The property runs along East Main Street S51°03'18"E, 30.70 ft., then N39°03'34"E, 213.72 ft., then then S 51°34'34"E, 30.26 ft., then N39°46'26"E, 23.21 ft., then N39°06'16"E, 190.25 ft. back to the origin. This is the current City of Rock Hill parcel no. 6271901006. The property is shown on the attached Sketch Map.

**VERBAL BOUNDARY JUSTIFICATION**

The boundary of the nominated property is restricted to the Peoples National Bank Building and the city lot on which it is located.

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

Name of Property: Peoples National Bank Building  
Location of Property: 131-133 East Main Street  
York, York County, South Carolina

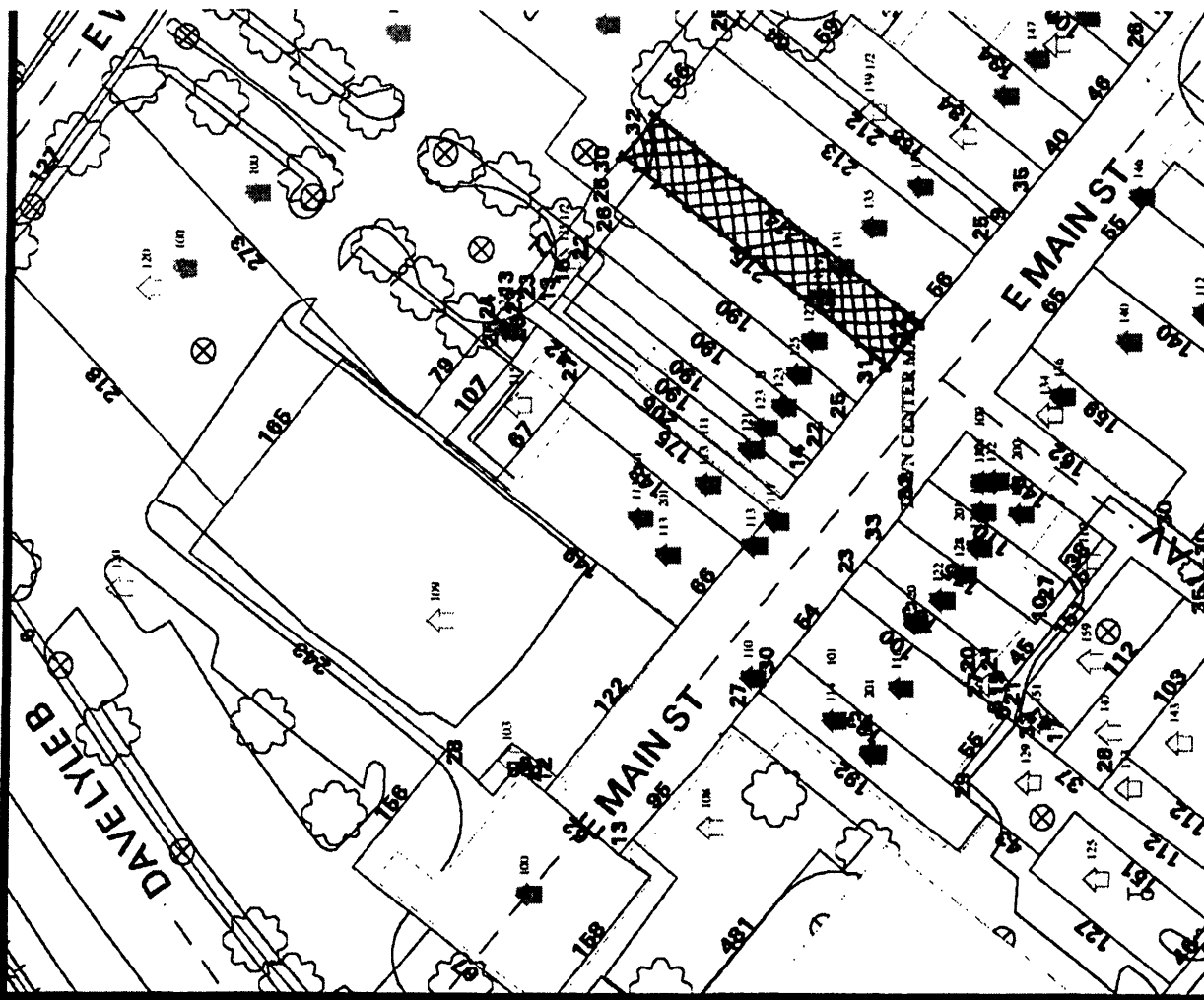
Name of Photographer: Zach Watson Rice  
Date of Photographs: 27 October 1998  
Location of Original Negatives: South Carolina Department of Archives and History

1. Facade (south elevation) and east elevation, from Main Street
2. Facade (south elevation), from Main Street
3. Facade (south elevation) and west elevation, from Main Street
4. Rear (north) elevation and west elevation, from parking lot
5. Rear (north) elevation, from parking lot
6. Rear (north) elevation and east elevation, from parking lot
7. Front room in basement (former barber shop)
8. Boiler room in basement
9. Banking hall, looking to rear
10. Entry vestibule in banking hall
11. Vault in banking hall
12. Stairs in banking hall, to mezzanine
13. Rooms 120 and 121
14. Stair and elevator door, Room 103
15. Room M-11
16. Room 204
17. Second floor corridor (Room 205), looking to rear
18. Room 207 (typical second floor office)
19. Room 207 (typical second floor office)
20. Second floor back offices (formerly Rooms 211-220)
21. Room 302
22. Third floor corridor (Room 305), looking to rear
23. Room 307 (typical altered third floor office)
24. Third floor offices (formerly Rooms 320-331)
25. Room 403
26. Fourth floor corridor (Room 407), looking to rear
27. Room 408 (typical fourth floor office)
28. Roof, looking south, showing elevator penthouse

# National Register of Historic Places Continuation Sheet

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## SKETCH MAP



### CITY OF ROCK HILL

DEPARTMENT OF  
PLANNING & DEVELOPMENT

City Information Systems

THE CITY OF ROCK HILL AND ITS MAPPING  
CONTRACTORS ASSUME NO LEGAL  
RESPONSIBILITY FOR THE INFORMATION  
CONTAINED ON THIS MAP.  
THIS MAP IS NOT A LEGAL SURVEY.

BASED ON THE SOUTH CAROLINA STATE  
PLANE COORDINATE SYSTEM 1983 DATUM.

DATE: 08 Oct 98 14:18:29 Thursday  
SCALE: 1 inch = 120 feet

#### CITY OF ROCK HILL INFORMATION

Utility name: CITY OF ROCK HILL

Sequence number: 371

Address: 131 E MAIN ST

Zip +4: 29730-4539

Zoning: NIMU

Calculated acres: 0.16

(NOT OFFICIAL ACRES, DO NOT USE)

#### YORK COUNTY PARCEL INFORMATION

Parcel number: 8271901008

Owner/Address:

ROCK HILL ECONOMIC DEV CORP

P.O. BOX 11708

ROCK HILL S.C. 29730

Location: E MAIN ST

LU code 1: C1

Lot 1: 1

Acres 1: 0

Appraisal Land 1: 29900

Appraisal Bldg 1: 73000

#### LEGEND

Parcel(s) Selected

YU Zoning District

YR Zoning Districts

Fire Zoning District

Historic Districts

Zoning Districts

1990 Census Tracts

The Peoples National Bank Building is shown hatched on this map of East Main Street and the area of the former Town Center Mall.