

1264

United States Department of the Interior
National Park Service

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Rock Hill Printing and Finishing Company
other names/site number The Bleachery

2. Location

street & number 400 West White Street not for publication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, 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 at the following level(s) of significance:

national statewide local

Elizabeth M. Johnson 12/12/2012
Signature of certifying official Date

Elizabeth M. Johnson, Deputy State Historic Preservation Officer, South Carolina Department of Archives & History, Columbia, S.C.

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain) _____

War Edson K. Beall 3.5.13
Signature of the Keeper Date of Action

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 in the count.)

Contributing	Noncontributing	
6		buildings
		district
		sites
4		structures
		objects
10	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

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

Industry/Manufacturing Facility

Current Functions
(Enter categories from instructions)

Vacant/Not In Use

Commerce/Warehouse

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and Early 20th Century Revival

Materials
(Enter categories from instructions)

foundation: Concrete

walls: Brick

roof: Synthetics

other: _____

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Rock Hill Printing and Finishing Company is situated on 30.45 acres in downtown Rock Hill, in York County, South Carolina. The complex consists of nine contributing resources: six historic buildings and three historic structures. The Bleachery Water Treatment Plant, a contributing resource in this complex, was individually listed in the National Register of Historic Places on March 6, 2008.

Narrative Description

The property on which the Rock Hill Printing and Finishing Company is located is rectangular in shape and is bordered on the west by Laurelwood Cemetery, on the north by Stewart Avenue and Winthrop University, on the east by the Norfolk Southern Railway and on the south by Wilson Street. In March 2011, after vandalism and fires destroyed or compromised the architectural integrity and physical structure of many of the thirty-one original buildings in the complex, the City of Rock Hill purchased the majority of the historic property and commissioned the demolition and environmental remediation of all but four remaining buildings and four structures on the parcel it acquired. Two additional contributing buildings, also part of the original Rock Hill Printing and Finishing Company, are owned by CPG Properties, LLC, and are currently (2012) operating as Springs Distribution Center, a shipping and warehouse facility of Springs Global Products Group.

The Rock Hill Printing and Finishing Company complex is comprised of the following six buildings and four structures: 1) the Power House, a two-story brick building built in 1929 as part of the plant's original construction, with an addition built in 1949 2) the Reservoir, a 23,000-square foot reservoir built in 1929; 3) Brick Chimneys, two circular tapered brick chimneys built in 1929 and ca. 1949; 4) the Bleachery Water Treatment Plant, a one-story brick building and filtration/purification facility built in 1930 and individually listed in the National Register in 2008, with one building and one structure; 5) the 1939 Warehouse Building, a two-story brick building built in 1939; 6) the Springs Distribution Center, two three-story, brick and concrete buildings built in 1946 and 1956, respectively, as warehouse, shipping and receiving buildings, and 7) the Lowenstein Building, a four-story brick building built in 1953 as part of the plant's major expansion project. There are no noncontributing resources within the boundary of the nominated property.

Inventory of Contributing Resources

1. Power House (1929, 1949 Addition)

The Power House is a two-story, brick building constructed in 1929 with the plant's initial opening and an addition constructed in 1949 during one of the plant's later expansions. The building housed the original steam and coal-powered engine and later a turbine engine and other electrical and mechanical equipment powering the Rock Hill Printing and Finishing Company.

The building's simple brick façade is dominated by rows of a combination of fixed multi-pane and awning windows in steel frames. The building has its original, clerestory roof form, with its upper

exterior walls providing both ventilation and light over the turbine engine through steel multi-light awning windows. Other portions of the building feature a flat or nearly flat roof.

The interior finishes in the building include sealed, reinforced concrete floors, painted brick dividing walls; strip-mounted fluorescent, suspended metal halide lighting and painted concrete ceilings. The interior currently houses the remnants of the plant's turbine engine which at the time of its construction in 1949 was considered state of the art and highly prized in the industry. The engine and the building in which it was housed were improvements added in 1949.

The building is located at the northeast corner of the nominated historic district and is bordered on the east by the Norfolk Southern rail tracks, to the north by Stewart Avenue and Winthrop University and to the west by West White Street and the Reservoir.

2. Reservoir (1929)

This 23,000-square-foot concrete reservoir was constructed in 1929 to store the large quantities of water needed for the cooling, filtration, fire suppression, and steam operations of the finishing plant.

When the plan to construct the Bleachery was initiated, it was determined that the plant would require several million gallons of water per day for its operations, far exceeding the city's capacity.¹ Plans were developed to construct the Bleachery Water Treatment Plant and the Reservoir. At the height of operations, the reservoir held two million gallons of water which were used to supply the plant's filtration system and steam power to the Power House.

The Reservoir is located in the northeast corner of the district and is bordered by Stewart Avenue to the north, West White Street on the west and approximately twenty acres of vacant land to the south.

Redevelopment plans for the district include transforming the Reservoir into a distinctive water feature that will serve as a trademark focal point for the project.

3. Bleachery Water Treatment Plant (1930) ²

The Bleachery Water Treatment Plant is a one-story brick building and filtration/purification facility constructed in 1930 as part of the Rock Hill Printing and Finishing Company to serve the water treatment needs of the massive new facility and the growing city of Rock Hill. It was individually listed in the National Register on March 6, 2008.

The building has a front section with a cross-gable roof. The ends feature a single large metal window in each wall with a raised parapet and a concrete cap. The northwest facing façade has a central entrance pavilion with a decorative cast stone surround and pediment. The building has its original slate roof with exposed, decorative wooden rafter tails. To the rear is a lower-profiled, one-story projecting ell with a parapeted-gable roof. Windows are large, placed symmetrically and feature steel frames with operable hopper panels.

¹ Paul M. Gettys, National Register of Historic Places Nomination for the Bleachery Water Treatment Plant, Rock Hill, S.C., listed March 6, 2008, South Carolina State Historic Preservation Office, South Carolina Department of Archives and History, Columbia, S.C. (SHPO), and <http://www.nationalregister.sc.gov/york/S10817746051/S10817746051.pdf>; accessed 10 July 2012.

² Gettys, National Register Nomination for the Bleachery Water Treatment Plant.

The interior includes water basins for purification processes, a laboratory and offices. To the front of and partially surrounding the building are a series of concrete, steel and wood filtration and purification basins with all of their equipment that was integral to the operation of the treatment plant

The building is located at the northeast corner of the district and is bordered by Stewart Avenue to the northwest and a rail line to the east. The Winthrop University campus is located diagonally across Stewart Avenue. Across the rail line is a residential area along Ebenezer Avenue that was historically associated with Bleachery employees.

The Bleachery Water Treatment Plant was acquired by the City of Rock Hill in 2011 as a part of a larger economic development initiative. The building was retained for future redevelopment efforts due to its historic significance to the rich textile history of the city.

4. The 1939 Warehouse Building (1939)

The 1939 Warehouse Building is a two-story brick building constructed in 1939. The building housed mercerizing, calendaring, winding and drying operations of the plant.

The building's simple, brick façade is characterized by rows of fixed multi-pane windows in steel frames. The building has its original flat roof and portions of its original sawtooth ceiling.

The interior finishes in the building include sealed, reinforced concrete floors, painted brick dividing walls; strip mounted fluorescent, suspended metal halide lighting and painted concrete ceilings.

The building is located at the southwest corner of the former Bleachery complex and is bordered on the southeast by the Distribution Center and to the west by West White Street and the Lowenstein Building. The remains of textile mill housing and Winthrop University are located to the far north.

The warehouse building was acquired by the City of Rock Hill in 2011 as a part of a larger economic development initiative. The building shares an adjacent wall with the Lowenstein Building. The warehouse was retained for future redevelopment efforts due to its historic significance to the city's textile history.

5. Distribution Center (1946, 1956)

The Distribution Center (currently operating as Springs Distribution Center) is comprised of two three-story brick and concrete buildings constructed in 1946 and 1956 as warehouse, shipping and receiving buildings for the Rock Hill Printing and Finishing Company. The buildings were completed as part of a large expansion project that increased the size of the plant to over thirty-one buildings on thirty acres.

The building's simple brick and concrete façade is dominated by rows of rectangular windows arranged in segments of 5/5/5 multi-pane casement windows and fixed multi-pane windows in painted steel frames. The buildings have their original flat roofs. The northeast corner of the 1946 building facing the Norfolk Southern rail line facilitated the shipping and receiving operations and retains the rail tracks into the building although freight is no longer shipped via rail. Retired loading bays are present in the northeast rear of the building. In 1956, an additional building comprising approximately 188,456 square feet was constructed adjacent to and abutting the 1946 building. This building was used for shipping and receiving operations and is currently used load and ship trucking containers today for Springs Creative Products, LLC.

The interior finish in the office area of the 1946 building includes VCT floor covering, vinyl base, painted drywall, 2x2 and 2x4 suspended acoustical tile ceiling and hollow core wood pedestrian doors in aluminum frames. The interior finishes in the warehouse areas of both buildings include sealed concrete floors, painted brick dividing walls; strip-mounted fluorescent, suspended metal halide lighting and painted concrete ceilings.

The buildings are located at the southeast corner of the nominated historic district and are bordered on the west by employee parking lots and to the far west by West White Street and the Lowenstein Building

The buildings are currently owned and operated by CPG Properties, LLC, a subsidiary of Springs Industries, the company that acquired the plant from M. Lowenstein and Sons in 1985.

6. The Lowenstein Building (1953)

The Lowenstein Building is a four-story brick building constructed in 1953 as an administration building for the Rock Hill Printing and Finishing Company in Rock Hill, SC, known locally as The Bleachery. The building was completed as part of a large expansion project at the plant that increased the size of the plant to thirty-one buildings on thirty acres.

The building's simple brick and concrete façade is dominated by rows of rectangular windows arranged in segments of 6/16/6 sash with steel sills and operable hopper panels. A small number of the building's second floor windows and sills were replaced with tinted, Plexiglas components as part of the previous owner's corporate headquarters remodel. The windows and sills will be returned to their original condition upon rehabilitation of the building. The building has its original flat roof. The building's north facing exposure is accented with concrete, geometric lattice designs and a three-story glass block inset both constructed by African American employees of the Bleachery's yard maintenance staff in the 1950s.

The interior floors on the first, third and fourth levels are constructed of open bay, concrete walls and flooring. Four rows of steel columns reinforce the interior floors of three of the four levels. The second floor interiors have been replaced with vinyl tile flooring and hardwoods from other areas of the plant.

The building is located at the southwest corner of the nominated district and is bordered by West White Street and Laurelwood Cemetery to the west and the Distribution Center, the last remaining Bleachery building in operation to the southeast. Winthrop University is located further north of the district's northern boundaries.

The building was purchased in March 2011 by the City of Rock Hill as a part of a larger economic development initiative. The building was retained for future redevelopment efforts due to its historic significance to the rich textile history of the city as well as its adaptive reuse potential as a large commercial use employing many of the city's unemployed residents.

7. Brick Chimneys (1929, 1959)

The southwest corner of the Power House building is accented by two circular tapered brick chimneys. These iconic chimneys with the letters "RHP&F CO" painted vertically on them have served as the focal point and gateway to the plant for over eighty years. The smaller chimney, 165' high, was constructed in 1929 and sustained damage at some time during the structure's life. The second chimney, 204' high, was built in 1959 with the building's final expansion.

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.

Areas of Significance
(Enter categories from instructions)

Industry

Period of Significance
1929-1962

Significant Dates
1929
1950-1953

Significant Person
(Complete only if Criterion B is marked above)

Criteria Considerations
(Mark "x" in all the boxes that apply)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Cultural Affiliation

Architect/Builder
A.H. Guion Company (Builder)

Period of Significance (justification)

The Rock Hill Printing and Finishing Company opened and began operations in 1929, and continued to expand its industrial complex and operations in the city of Rock Hill through the 1960s. The complex contains significant resources that illustrate an approximately thirty three-year history of the company in Rock Hill. The end date of the period of significance is terminated at fifty years before the date of this nomination, even though the company's operations continued well past that date. The first thirty-three years (1929-1962) of the company's history represent its most significant period of operations.

Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Rock Hill Printing and Finishing Company is eligible for listing in the National Register of Historic Places under National Register Criterion A, and the Area of Significance for Industry, for its association with the development of the textile industry in Rock Hill, South Carolina, from 1929 to 1962. This complex conveys that history as an example a textile finishing complex that played a key role in the industry and economy of Rock Hill for a significant portion of the early-to-mid twentieth century. Starting with 400 employees, the Rock Hill Printing and Finishing Company, often locally referred to simply as “the Bleachery,” employed 4,800 at its peak in 1965. Over the years, the Rock Hill Printing and Finishing Company was expanded and altered as was common with twentieth-century textile mills to adapt to changes and innovations in the technology of manufacturing, processing, and finishing textile goods.

Narrative Statement of Significance (provide at least one paragraph for each area of significance)

Area of Significance: Industry

Industrial and Economic Significance to Rock Hill, 1929-1962

In 1929-30, the M. Lowenstein and Sons Company of New York built and opened the Rock Hill Printing and Finishing Company (often locally referred to simply as “the Bleachery”), becoming the largest employer in the city. The plant helped foster enormous growth and prosperity in and around Rock Hill, as residents now enjoyed a level of financial spending power they never had before. Commercial businesses opened and prospered, as did businesses related to the production of textiles, such as brick factories, door and sash companies and flour mills.³ This plant, in the midst of economic and other challenges brought on or worsened by the Great Depression, helped the city and York County not only survive, but even flourish.

The Anderson Motor Company, a Rock Hill factory which built automobiles from 1916 to 1926, was located in several buildings on Laurel Street, and M. Lowenstein and Sons purchased that vacant complex to serve as the nucleus of its new plant, with substantive alterations and the addition of new buildings as necessary. The Anderson Motor Company buildings were among those on the site demolished by the City of Rock Hill in 2011.

When the Rock Hill Printing and Finishing Company opened in February 1930 with a workforce of 400 employees, locals observed that its arrival was “proof that the ‘Good Town’ [a popular name for Rock Hill in the first half of the twentieth century] was Getting Better.”⁴

³ Paul M. Gettys, National Register of Historic Places Multiple Property Context for the Historic Properties of Rock Hill, S.C., ca. 1820-1935, approved June 24, 1991, SHPO, and <http://www.nationalregister.sc.gov/MPS/MPS037.pdf>, accessed 11 July 2012.

⁴ Douglas Summers Brown, *A City Without Cobwebs: A History of Rock Hill, South Carolina* (Columbia: University of South Carolina Press, 1953; reprint edition, Spartanburg, S.C.: The Reprint Company, 1973), p. 259; *Rock Hill Evening Herald* (Rock Hill, S.C.), 26 February 1930, quoted in Lynn Willoughby, *The “Good Town” Does Well: Rock Hill, S.C., 1852-2002* (Orangeburg, S.C.: Written In Stone, 2002), p. 167.

In 1933 the Bleachery was among the first plants in the United States to comply with a directive by the Textile Code of the National Recovery Act (one of President Franklin D. Roosevelt's ambitious New Deal programs) to increase employee wages, paying them the same pay for a forty-hour work week that companies had been paying up to that time for a sixty-hour work week.⁵ The next year, the Rock Hill Printing and Finishing Company was one of several Lowenstein plants commissioned by the federal government to fulfill a contract called for thirty-two million yards of cloth for mattresses and bedding. That contract, and others, allowed the plant to grow as others in Rock Hill, York County, and the South Carolina Piedmont contracted their operations, and helped the city and county through difficult times.⁶

In 1934, when the United Textile Workers of America led a national strike—often referred to as the General Strike of 1934—millworkers in Rock Hill joined as many as 46,000 strikers in South Carolina and a total of some 400,000 in twenty other states, walking away from their machines amid widespread threats of violence on both sides. All the city's mills closed for nineteen days, except the Rock Hill Printing and Finishing Company.⁷ Clashes resulted in seven deaths in South Carolina and elsewhere, and the UTW called off the strike after two and a half weeks, claiming victory but not gaining any lasting advantage from it. Struggling against labor unrest, undercapitalization and the inability to innovate, several of the city's mills experienced reductions in force and lower production, but the Bleachery continued to succeed.

The Rock Hill Printing and Finishing Company increased its production just before and throughout the United States' participation in World War II contributing significantly to the Allied war effort by making five million yards of cloth goods of all kinds for American troops and for those of British, French, and other Allied nations through the Lend-Lease and other programs. More than 1,200 employees, furthermore, served in the United States armed services during the war; most of them returned to Rock Hill and their jobs at the Bleachery at the war's end.

Adapting to the change in the market to "wash and wear" fabrics, the plant introduced revolutionary processes such as sanforizing to increase its market share and remain competitive. Buoyed largely by the Bleachery's hiring, the city of Rock Hill grew significantly during the 1940s.⁸

By the end of World War II, as other Rock Hill mills began to retrench and close, operations at Rock Hill Printing and Finishing Company continued to flourish. The Bleachery employed more than 1,800 people, an increase of 350% from its opening in 1930, and employed 2,800 by 1953; it reached its peak of 4,800 employees by 1965, a significant proportion of Rock Hill's population.

During the 1950s, factories continued to close in the Northeast and move South, and the construction of textile finishing plants began to rise. In 1953 M. Lowenstein and Sons began a major expansion of the Bleachery, to double the size of the plant to thirty-one buildings comprising 2.5 million square feet on twenty-three acres. The expansion made the Bleachery "the largest cotton and rayon printing and finishing concern under one roof in the world," and made M. Lowenstein and Sons the preeminent

⁵ Brown, p. 259; Willoughby, pp. 165-170.

⁶ Willoughby, p. 171; Jennifer Martin, Cynthia de Miranda, Heather Fearnbach, and Sarah Woodard, *City of Rock Hill Historic Resources Survey Update* (Durham, N.C.: Edwards-Pitman Environmental, Inc., 2004), p. 34.

⁷ Willoughby, pp. 171-73; Martin, et al, p. 15.

⁸ Martin, et al, pp. 16, 18.

fabrics finisher in the country.⁹ The expansion created an additional one thousand jobs, increasing the plant's total workforce to 2,800 employees.

Largely due to the success of textiles and the unprecedented achievements of the Bleachery, the City of Rock Hill enjoyed the highest per capita income in 1952 and 1960 of any city in the state of South Carolina, outperforming the state's average by 15% in 1960.¹⁰ Heeding the increase in demand for man-made fibers, in 1954 the Bleachery entered into a cooperative agreement with Celanese Corporation to become the exclusive selling agent of its new "miracle fabric", Arnel. This accomplishment is important to the Bleachery as the advent of acrylic fibers quickly rivaled cotton fibers. The move demonstrated the M. Lowenstein and Sons Company's ability to adapt to the changing conditions and modify its operations to remain a leader in the industry.

After Alaska and Hawaii were admitted to the Union as the forty-ninth and fiftieth states respectively in 1959, the Bleachery was the first plant commissioned to print new forty-nine- and fifty-star United States flags. The first flags were presented to President Dwight D. Eisenhower by the president of M. Lowenstein and Sons.¹¹ The plant continued to be the largest printer of the fifty-star American flag over the next two decades.

By 1965, Rock Hill Printing and Finishing Company was one of thirty-four textile mills in Rock Hill. The Bleachery continued its economic gains, hiring workers and reaching a peak workforce of 4,800. As of 1967, 69% of the area's residents were employed at the Bleachery.¹²

As the textile industry struggled, the Bleachery workforce dwindled. The Rock Hill Printing and Finishing Company employed 2,800 people in 1976, but 1,000 by the time it was sold to Springs Industries in 1985, and only 770 when it finally closed in 1998, the only mill still operating in Rock Hill.¹³

Although no longer producing fabric, Springs Creative Products Group, a division of Springs Industries, continues to find avenues to market and sell printed fabric and uses the former Bleachery 1946 Distribution Building and the 1956 addition to distribute goods to every state in the country and internationally.

After years of debate, fires, vandalism and neglect of the plant's buildings, a plan adopted by the City of Rock Hill's Economic Development Corporation has emerged to spur reinvestment on the site. The Textile Corridor Redevelopment strategy has successfully engineered the adaptive reuse of the city's first textile mill, the Rock Hill Cotton Factory, individually listed in the National Register of Historic Places on June 10, 1992.

The City of Rock Hill purchased the Rock Hill Printing and Finishing Company site in March 2011 and demolished buildings that were structurally unsound or deemed historically insignificant to the plant's overall economic contributions. A \$100 million redevelopment plan consisting of various tax credits as well as private developer equity, seeks to renovate the remaining six historic textile buildings on the site through innovative adaptive reuse mechanisms. The goal of the Textile Corridor

⁹ *Rock Hill Herald* (Rock Hill, S.C.) *Centennial Edition*, May 3, 1952, quoted in Willoughby, p. 206; Brown, p. 259.

¹⁰ Martin, et al, p. 37.

¹¹ Marjorie W. Young, *Textile Leaders of the South* (Anderson, S.C.: J.R. Young, 1963); Willoughby, p. 195.

¹² Martin, et al, pp. 17-19.

¹³ Willoughby, p. 237, Martin, et al, pp. 19, 36-37.

redevelopment is to restore the area as an economic center and revitalize economic growth to a city with current unemployment in excess of 20%. All of the remaining Bleachery buildings are expected to be rehabilitated in this strategy.

9. Major Bibliographical References

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

- Brown, Douglas Summers. *A City Without Cobwebs: A History of Rock Hill, South Carolina*. Columbia: University of South Carolina Press, 1953. Reprint Edition, Spartanburg, S.C.: The Reprint Company, 1973.
- Gettys, Paul M. National Register of Historic Places Multiple Property Context for the Historic Properties of Rock Hill, ca 1820-1935, approved June 24, 1991. South Carolina State Historic Preservation Office, South Carolina Department of Archives and History, Columbia, S.C.
- Gettys, Paul M. National Register of Historic Places Nomination for the Bleachery Water Treatment Plant, Rock Hill, York County, S.C., listed March 6, 2008. South Carolina State Historic Preservation Office, South Carolina Department of Archives and History, Columbia, S.C.
- Martin, Jennifer, and Cynthia de Miranda, Heather Fearnbach, and Sarah Woodard. *City of Rock Hill Historic Resources Survey Update*. Durham, N.C : Edwards-Pitman Environmental, Inc., 2004.
- Willoughby, Lynn. *The "Good Town" Does Well: Rock Hill, S.C., 1852-2002*. Orangeburg, S.C.: Written in Stone, 2002.
- Young, Marjorie W. *Textile Leaders of the South*. Anderson, S.C.: J.R. Young, 1963.

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

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

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 30.45 acres

(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>17</u>	<u>497112</u>	<u>3865698</u>	3	<u>17</u>	<u>497343</u>	<u>3865027</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>17</u>	<u>497479</u>	<u>3865130</u>	4	<u>17</u>	<u>496926</u>	<u>3865545</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The nominated boundary for the Rock Hill Printing and Finishing Company is shown as the heavy black line on the accompanying York County GIS map.

Boundary Justification (explain why the boundaries were selected)

The nominated boundary includes the block bounded by Stewart Avenue on the northwest, White Street on the southwest, Wilson Street on the southeast, and the Norfolk Southern Railway on the northeast, and includes the area and buildings and structures historically associated with the Rock Hill Printing and Finishing Company in the city of Rock Hill, SC.

11. Form Prepared By

name/title Gigi L. Sizer

Organization Sizer Group Consulting, LLC date 12 December 2012

street & number 532 Mason Dickson Road Telephone (803) 818-5838

city or town York

state S.C. zip code 29745

e-mail Gigi.sizer@sizergroup.com

Property Owner

name City of Rock Hill

street & number P.O. Box 11706 telephone (803) 329-8721

city or town Rock Hill State S.C. zip code 29730

name CPG Properties, LLC

street & number 300 Chatham Avenue telephone (803) 324-6300

city or town Rock Hill State S.C. zip code 29730

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Rock Hill Printing and Finishing Company

City or Vicinity: 400 West White Street
Rock Hill

County: York
State: South Carolina

Photographer: Gigi L. Sizer

Date Photographed: 1 June 2011

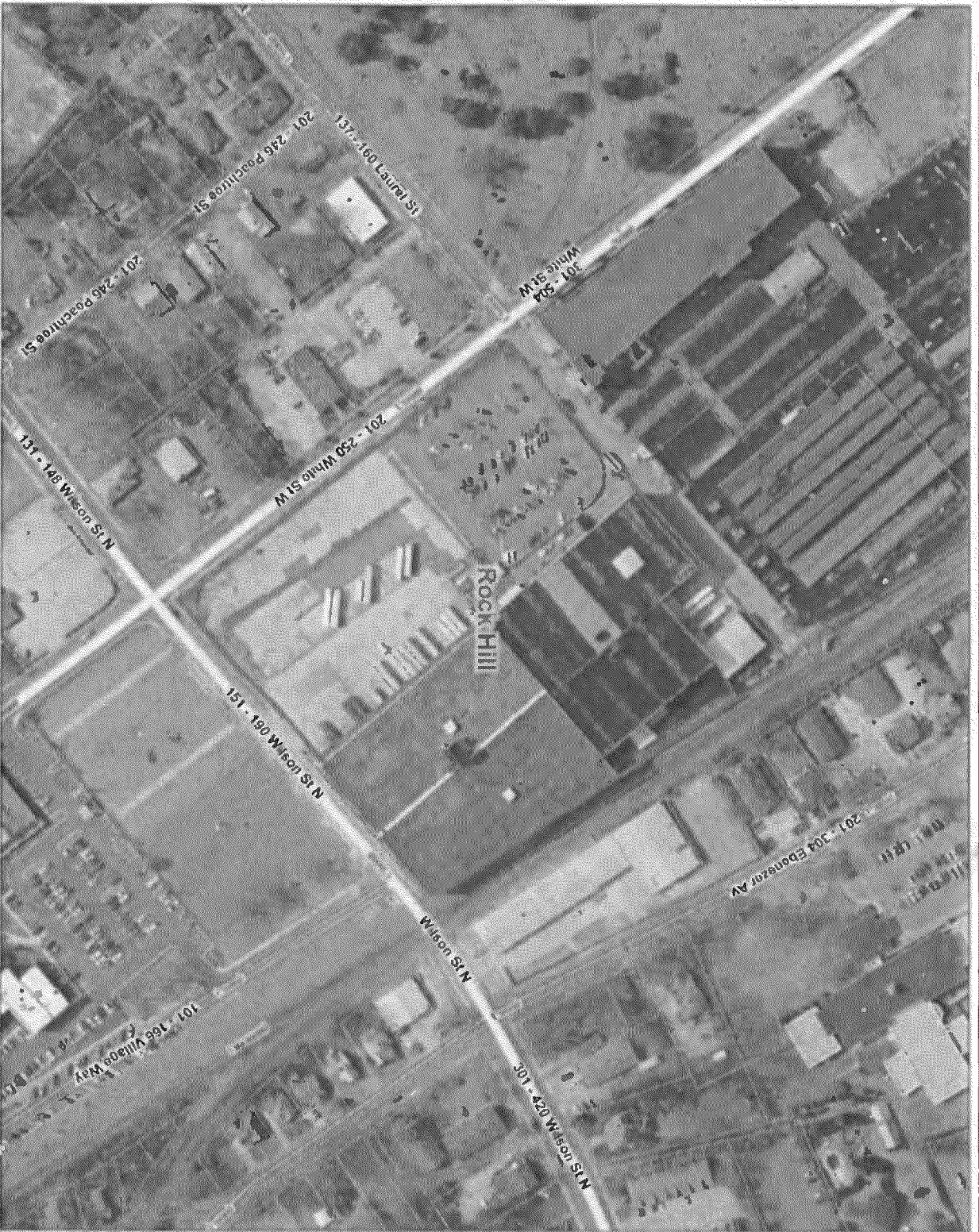
Description of Photograph(s) and Number:

1. 1939 Warehouse Building, First Floor Interior
2. 1939 Warehouse Building, First Floor Interior
3. 1939 Warehouse Building, Second Floor Interior With Replaced Ceiling Tiles and Flooring
4. 1939 Warehouse Building, East Facing Elevation
5. 1939 Warehouse Building, North Facing Elevation
6. 1939 Warehouse Building, East Facing Elevation
7. Chimney Stacks
8. Distribution Center, East Facing Elevation
9. Distribution Center, East Facing Elevation with Powerhouse in Background
10. Distribution Center, North Facing Elevation
11. Distribution Center, North Facing Elevation
12. Distribution Center, North and West Facing Elevations
13. Distribution Center, South Facing Elevation
14. Distribution Center, West Facing Elevation
15. Distribution Center, Western Elevation with View of Roof
16. Lowenstein Building, Third Floor Interior
17. Lowenstein Building, Fourth Floor Interior
18. Lowenstein Building, North Facing Elevation
19. Lowenstein Building, West Facing Elevation

20. Lowenstein Building, West Facing Elevation with Partial Window Replacement
21. Water Treatment Plant, North Facing Elevation
22. Water Treatment Plant, Interior
23. Powerhouse and Chimney Stacks (Taken From Roof of Lowenstein Building)
24. Powerhouse, Interior
25. Powerhouse, Interior
26. Powerhouse, Interior
27. Powerhouse, North Facing Elevation
28. Powerhouse, South Facing Elevation
29. Powerhouse, South and West Facing Elevations
30. Powerhouse, West Facing Elevation
31. Water Treatment Plant, West Facing Elevation

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Address
 - Ghost - Utility, Sign, etc
 - Occupied
 - Vacant
- Subdivisions
- Parcels
- Roadway
 - Interstate
 - Highways
 - Major Roads
 - Streets
 - Railway
- Plan Tracking Projects
 - City (label)
 - YR_2009_ortho_200_half1t
 - YR_2009_ortho_400_1ft
 - Red:Band_1
 - Green:Band_2
 - Blue:Band_3
 - Red:Band_1
 - Green:Band_2
 - Blue:Band_3

1:2,400



Notes

Enter Map Description

York County GIS Online Map



Legend

- Address**
 - Ghost - Utility, Sign, etc
 - Occupied
 - Vacant
- Subdivisions**
 -
- Parcels**
 -
- Roadway**
 - Interstate
 - Highways
 - Major Roads
 - Streets
 - Railway
- Plan Tracking Projects**
 -
- City (label)**
 - YR_2009_ortho_200_half1ft
 - Red:Band_1
 - Green:Band_2
 - Blue:Band_3
 - YR_2009_ortho_400_1ft
 - Red:Band_1
 - Green:Band_2
 - Blue:Band_3
- 2006 AerialsExpress**
 - Red:Band_1
 - Green:Band_2
 - Blue:Band_3
- USGS DRG**
 - Red:Band_1
 - Green:Band_2
 - Blue:Band_3

1:4,800



Notes

Enter Map Description

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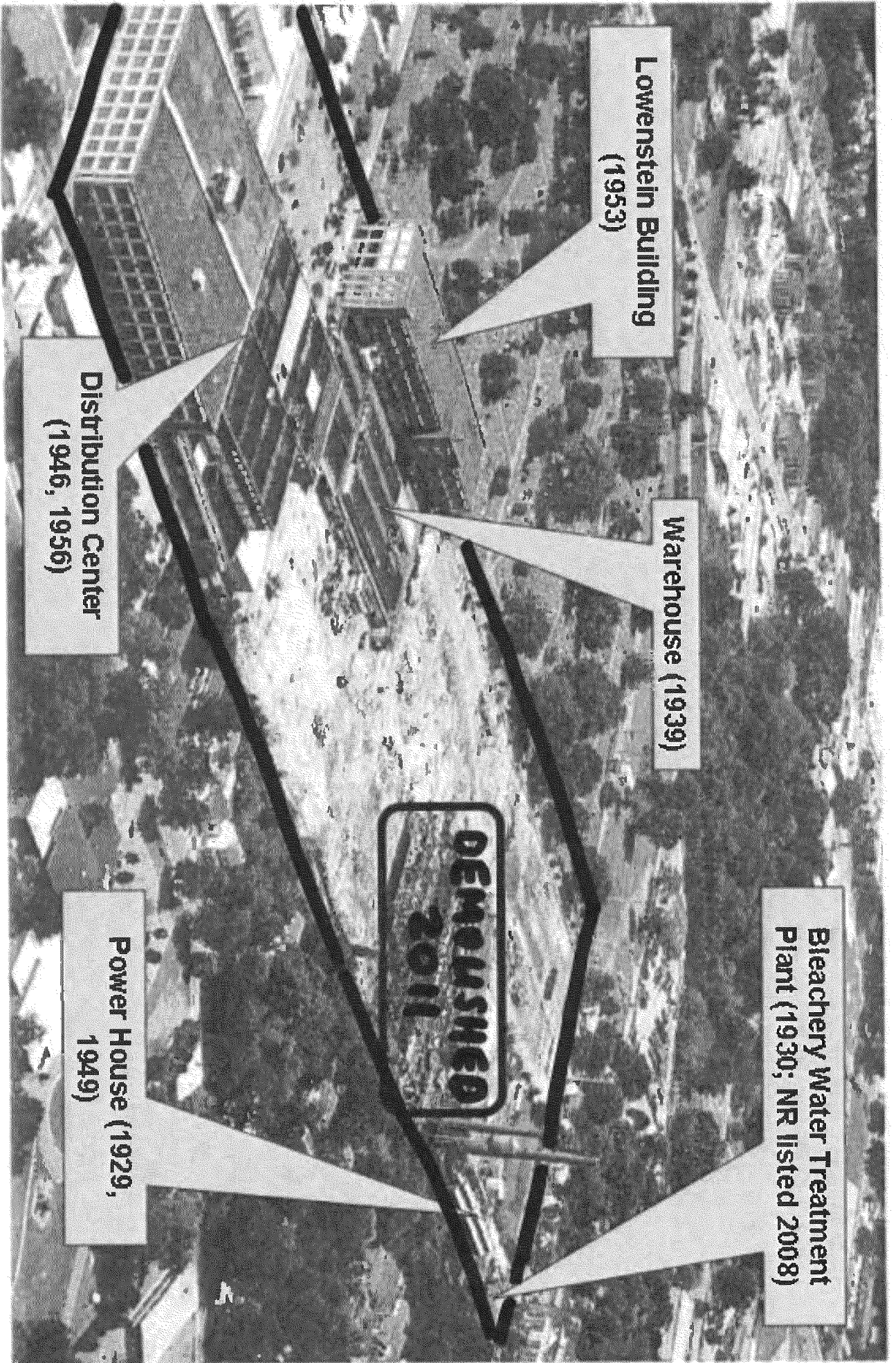
0.2 Miles

0.08

0

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**Lowenstein Building
(1953)**

Warehouse (1939)

**Bleachery Water Treatment
Plant (1930; NR listed 2008)**

**DEMOLISHED
2011**

**Distribution Center
(1946, 1956)**

**Power House (1929,
1949)**