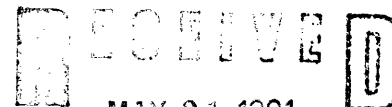


United States Department of the Interior
National Park Service

National Register of Historic Places
Multiple Property Documentation Form



NATIONAL
REGISTER

This form is for use in documenting multiple property groups relating to one or several historic contexts. 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. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Historic Properties of Rock Hill, S. C.

B. Associated Historic Contexts

Residential Development of Rock Hill, 1820-1930

The Textile Industry in Rock Hill, 1880-1910

Commercial and Cultural Development of Rock Hill, 1869-1935

C. Geographical Data

The corporate limits of the City of Rock Hill, South Carolina

☐ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Mary W. Edmonds

Signature of certifying official

5/17/91
Date

Mary W. Edmonds, Deputy SHPO, SC Dept. of Archives & History

State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Patrick Andrews

Signature of the Keeper of the National Register

6/24/91
Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

The multiple property submission for the Historic Properties of Rock Hill includes four historic districts, one complex of historic properties, and six individual properties within the city limits of Rock Hill. These resources, dating from c. 1820 to 1935, and illustrating the historic and architectural development of the community of Rock Hill, serve as visible reminders of the city's history. Rock Hill is located in eastern York County and serves as the commercial, cultural, and industrial center of a large part of the county.

Additional Information

Rock Hill is a community of 43,810 (1988 estimate)¹ in eastern York County, South Carolina. The entire eastern section of the county was part of the Catawba Indian Nation prior to settlement by Europeans. The settlement of the area was therefore delayed by two to three decades when compared with surrounding sections of the South Carolina Piedmont. The territory of the Catawba Nation was established as a fifteen-mile square by treaties in 1760.² By the 1780s, whites began to take up land in the Catawba Nation through long-term leases with the Indians. This practice was legalized in 1808, and by the time of the 1840 treaty, 500 to 600 families of whites were living in the Nation on leased land, some of them in the area which now comprises Rock Hill.³ The 1840 treaty established a 640-acre reservation for the tribe, which by this time had been so decimated by diseases and other problems brought by the white man that only 88 were left.⁴

The first community within the Indian land west of the Catawba River was Ebenezer ville, which grew up around Presbyterian and Associate Reformed Presbyterian churches, established before 1790.⁵ The village included an academy and a few houses. In the late 1840s, plans were underway to build a railroad linking Charlotte with Columbia and Augusta. Residents of Ebenezer ville objected to having the rail line pass through their community, so it was placed a few miles to the east. A depot was needed to serve the area, and landowner Alexander Templeton Black provided right-of-way for the railroad through his land and had a plat drawn by surveyor John Roddey in November 1851 for a small village with a main street and twenty-three lots at the site of the depot.⁶ The first buildings and a post office were in place when regular rail service was established in 1852. According to local tradition, the name Rock Hill was adopted after the rail crews had to blast through a small hill of flint rock near the station site.⁷ The community began to grow as a trading point on the railroad for the surrounding agricultural areas of eastern York County. Churches, a newspaper,⁸ hotels, academies, and military companies were established by 1860. The Civil War brought no major military action to the area, but the importance of the rail depot was confirmed by movements of troops and war supplies through the village.

Following the war, the town continued to grow, and gradually became a major center for the cotton trade. Cotton brokers and merchants began to develop large businesses. The downtown commercial area expanded and residential neighborhoods began to develop in the areas surrounding the commercial center. In 1881, the first textile manufacturing facility,

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the Rock Hill Cotton Factory, opened.⁹ It was followed by six additional textile mills by 1907. The development of the textile industry and the influx of workers created a boom period for the town. Mill villages were built surrounding the manufacturing facilities to house the mill workers. Additional ventures in commercial and manufacturing investments were undertaken by local entrepreneurs. The placement of Winthrop College in Rock Hill in 1895 also had a major impact on the development of the young city. During the 1890s and through the 1920s, residential neighborhoods were developed on a speculative basis in Oakland, Woodland Park, and other areas. Commercial and cultural development also occurred at a rapid pace during this period.

The Historic Properties of Rock Hill submission consists of three historic contexts which provide a more detailed analysis of specific elements of Rock Hill's development. These contexts provide documentation for the individual properties and districts included in the submission. The contexts should also have the flexibility to allow additional districts and properties to be added to the submission through amendments in the future.

RESIDENTIAL DEVELOPMENT OF ROCK HILL, 1820-1930.

The City of Rock Hill has residential properties which represent each period of development of the community. These residential resources provide an important record of the growth and expansion of the city. They also illustrate the development of architectural styles, based on national trends and changing local tastes.

There are some residential properties within the city limits of Rock Hill which existed prior to the creation of the town in 1852. The rich land of eastern York County was an attractive resource to early settlers. The presence of the Catawba Indian Nation held back the flow of settlers for a time. While the Catawbans utilized the entire area for hunting and gathering activities, there is no evidence of permanent settlements within the area which is now Rock Hill.¹⁰ Once whites began to lease land and settle, the area was quickly filled, and almost all the land had been leased by 1810.¹¹ Until the 1840 treaty, white settlers had 99-year leases, with token yearly payments to the Catawba Nation. After 1840, the land covered in the leases was generally granted to the holders of the leases by the State of South Carolina. The area developed an agricultural economy typical of the upper section of South Carolina. Most of the early settlers were Scots-Irish who moved into the area from Pennsylvania and Virginia. These settlers had small farms which

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could be worked by their families, with little reliance on slave labor. As time went on, a few large plantations developed with a reliance on the slave labor system. The two most notable plantations in the Rock Hill area were Mount Gallant, home of Col. Cadwallader Jones, and Springsteen, home of Major Richard Austin Springs. Neither exists today. Most of the homes from this period were more modest farm houses. A few homes from this early period of agricultural activity have survived. As the city expanded outward, they became part of the urban setting. The White House and the McCorkle-Fewell-Long House are currently listed in the National Register. The White House, built about 1839 by George Pemberton White and Ann Hutchison White, is located at the corner of East White Street and Elizabeth Lane. Behind the house is a log structure which was used by the family as a house prior to the completion of the main house. Much of early Rock Hill was built on White family land. The McCorkle-Fewell-Long House, at 639 College Avenue, dates from about 1820 and was a typical I-house. It was renovated about 1880, and Victorian-era trim was added. Several other pre-Civil War homes can be identified within the current city limits. Ashland, on Hutchison Street, was built about 1840 and was part of the 600-acre plantation owned by Mrs. Cynthia Sturgis Neely.¹² It was later owned by the Steele family. The Barry-Carothers House, 1127 West Oakland Avenue, was built about 1857. The most important residential area in this period was Ebenezer, now known as Ebenezer. Although rural in character, the community centered around Ebenezer Presbyterian Church, which was established in 1787.¹³ An earlier Associate Reformed Presbyterian congregation, also known as Ebenezer, probably predated the Revolution, but had been dissolved in the 1820's.¹⁴ An outstanding academy at Ebenezer drew students from a wide area. Several homes still exist from this period. The Barron-Fewell-Shurley House, 1544 Ebenezer Road, served as a boarding house for Ebenezer Academy, and may have been constructed in the 1820s from materials salvaged from the Associate Reformed Presbyterian Church.¹⁵ The Avery-Williams House, 1772 Ebenezer Road, was built about 1850 by Rev. John Monroe Anderson, pastor of Ebenezer Presbyterian Church. Several other homes in Ebenezer have been demolished or heavily altered. The presence of a few homes from the pre-Civil War era of agriculture provides a link to the period before the establishment of Rock Hill as a town.

After the creation of the depot at Rock Hill in 1851 on the Charlotte to Columbia Railroad, a village began to develop. The first houses were clustered around the depot on Main Street and later Church Street (now Black Street). During the period between 1851 and 1880, Rock Hill

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grew as a result of its development as a rail station and transfer point. Agricultural goods were brought in from the surrounding farming areas of York and Chester Counties. Cotton was the chief crop. Cotton buyers developed a brisk trade, buying the crop from individual farmers, and arranging for its shipment to textile centers. Mercantile establishments and service businesses naturally developed. Probably the first commercial building was that of Captain J. H. McGinnis.¹⁶ Houses were also built clustered around the depot area. As the commercial establishments grew, the housing was gradually moved farther away from the depot. None of the houses from the original platted area of Rock Hill exist today. Several homes in the downtown area, however, date to the 1870s. They provide evidence of the development of housing to serve the growing numbers of merchants, businessmen, and professionals who were drawn to the increasingly prosperous town. The McCosh House, 228 East Black Street, is the oldest house still standing of those built after the incorporation of Rock Hill.¹⁷ It was built in 1872 for a merchant who moved from Chester County. The Rawlinson House, at the corner of Johnston and Hampton Streets, dates from 1875. Most of the homes from this period prior to 1880 have been destroyed by fire or demolished to make way for commercial expansion.

The creation of the textile industry and other manufacturing concerns, beginning in 1881, led to a period of unprecedented growth. The location of Winthrop College in Rock Hill in 1895 further assured the permanence of the community. From 1880 to 1900, the population of Rock Hill boomed from 809 to 5,500. This period of rapid growth led to a great expansion of housing in the town and the creation of a number of new residential areas. A major factor was the development of the mill villages. The mill village system in South Carolina had developed as early as the 1840s by William Gregg at his Graniteville mill.¹⁸ As textile mills began to spring up in the communities of the Piedmont, most mill owners felt it necessary to provide housing within walking distance of the mills in order to attract and hold workers. Of the seven textile mills created in Rock Hill between 1881 and 1907, all included mill villages. Many of these village areas have been altered or demolished. The Architectural and Historical Inventory of Rock Hill completed in 1988 found that none of the mill villages retained enough historical integrity to be eligible for the National Register.

The rapid growth of the city during this period of industrial and economic development led to the creation of a number of neighborhoods surrounding the expanding downtown area. Many of the houses in the Confederate Avenue-Reid Street-East Main Street area were constructed

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between 1890 and 1920. The neighborhoods on Hampton, Johnston, Moore and Trade Streets also were developed rapidly during this period. Black residential areas developed on Trade Street, West Main Street, and surrounding areas. One of the most important developments in Rock Hill during this period was the creation of speculative subdivisions. The Oakland area was a massive development of the Rock Hill Land and Town Site Company, which was formed in 1891.¹⁹ The original plat of Oakland contained around 1,300 residential lots, a large park, land reserved for schools, and a street system.²⁰ The centerpiece of the development was Oakland Avenue, designed as a grand boulevard which connected the area to downtown Rock Hill. Oakland Park was developed and became a popular public park before its donation as the core of the Winthrop College campus.²¹ Lots in Oakland were offered for sale at a public auction on July 3 and 4, 1891.²² The lots on Oakland Avenue sold well, and soon it became Rock Hill's most fashionable address. Development of the entire Oakland area continued until about 1930. A great deal of the higher quality housing stock from the period 1891 to 1930 is in the Oakland area. Along Oakland Avenue, homes such as the Anderson House (1898) and the Stokes-Mayfield House (1906), both listed in the National Register, give evidence of the quality of the housing.

Other speculative housing developments were undertaken. J. M. Cherry was an active land developer, with interests in several sections of the city. The Iredell Land Company was organized in 1893 and developed 54 acres on the eastern side of town, including portions of Hutchison, Jones, and Annafrel Streets.²³ It offered a rival site for the Winthrop campus, but lost out to the Oakland site. James Spratt White was an active developer who created Woodland Park in 1906. Incorporating portions of Saluda, Marion, Flint, Walnut, Chestnut, Center, and Carolina Streets, Woodland Park opened with an auction at which twenty-two lots and seven houses were sold on May 30, 1906.²⁴ The remainder of Marion Street was developed by J. B. Johnson, who had owned the land for some time.

These developments helped to shape Rock Hill and to provide housing for the middle income and upper income families who were prospering with the rapid growth of the city. The residential neighborhoods which form the proposed historic districts in this multiple property submission were all developed in this period of growth between 1880 and 1930.

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THE TEXTILE INDUSTRY IN ROCK HILL, 1880-1910

Until about 1880, Rock Hill's growth and prosperity depended to a large degree on its status as a railroad town and on the cotton trade and related mercantile businesses which were attracted by the presence of the rail depot. A number of leading businessmen realized that there was a limit to the growth which could be expected from these factors. Like others across the Piedmont of the Carolinas, they were beginning to wonder why cotton should be transported all the way to New England for conversion into fabrics. In Rock Hill, the building of the textile industry and other manufacturing was begun in earnest. An unusual factor was that in Rock Hill, most of the capital and leadership for the development of a manufacturing economy was local.

The first effort was the Rock Hill Cotton Factory, incorporated in 1880 and in operation by 1881.²⁵ The original investors, all of whom were from Rock Hill, created a capital stock of \$100,000.²⁶ The mill, modeled after the Camperdown Mill in Greenville, was one of the first to use steam power.²⁷ The contractor was Captain A. D. Holler, who was to build most of the mills in the community. By 1895, the mill was producing cotton yarns, sheeting, shirting, cotton rope, and other goods with a work force of 100 men, women, and children.²⁸

The success of the Rock Hill Cotton Factory led to the investment in a number of additional mills. The second was the Standard Mill, later known as the Highland Park Mill. Established in 1887, it began operation in 1889 with 200 looms.²⁹ This venture involved sale of stock to the general public, often with weekly payments accepted. Large numbers of local citizens participated, including school children who pooled their money to buy shares.³⁰ In 1898, the mill was renamed and reorganized, having been purchased by a Charlotte, N. C. company. The mill complex grew to include several related structures, including a cotton oil mill, a seed house, and an office, as well as the mill village. Other mills followed, including the Globe (1890), later known as the Victoria and now demolished; the Arcade (1896); the Manchester (1896), later known as the Industrial Mill and now partially demolished; the Aragon (1907); and Wymojo Yarn Mills (1907), now demolished. Each of these mills had an adjacent mill village. A later textile industry was the Rock Hill Printing and Finishing Company, now a division of Springs Industries, which opened in 1929 and was a major employer for a number of years.

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The development of the textile industry had a profound effect on the city. The mills created hundreds of jobs with steady wages, attracting workers from rural areas. These workers became willing customers for mercantile establishments, having steady if modest incomes for the first time in their lives. The increased business led to rapid growth in commercial properties and residential areas. Additional industries were attracted, including brick factories, flour mills, door and sash companies, and the Rock Hill Buggy Company, which later evolved into the Anderson Motor Car Company. Churches flourished, and the downtown churches started a number of missions in the mill villages. The town was able to create important institutions, such as the first publicly supported educational system, a library, and a number of civic and cultural organizations. Although many of the textile mills are today altered or demolished, their impact on the structure and growth of Rock Hill was significant. The industry was the dominant economic factor in the community from 1880 to the 1960s. Today, only one major textile facility is in operation in Rock Hill.

COMMERCIAL AND CULTURAL DEVELOPMENT OF ROCK HILL, 1869-1935.

From its beginning in 1852, Rock Hill has been a commercial center. By 1860, the village included several stores built of rough boards, grog shops, a post office, railroad buildings, a school, two churches, and two hotels.³¹ None of the early commercial buildings remain. The position of the town as the access point for the railroad for much of eastern York County led to a thriving business in cotton buying and general merchandising. During the Civil War, the role of the railroad depot became more important, as the village became a natural point for the transport of troops and war supplies. Just after the war, the principal merchants were Arnold Friedheim, William Lyle Roddey, and J. R. Allen, and the only manufacturing establishments were a blacksmith shop and tan yard.³² In 1870, the first two-story commercial building was erected by A. D. Holler.³³ The growth of the downtown area continued during the 1870s. Rock Hill cotton buyers gained a reputation for paying slightly higher prices than other markets, leading to increased shipments of cotton through the town. In 1878, a fire destroyed a large part of the downtown area where wood stores were built closely together.³⁴ Fires also occurred in 1883, 1887, and 1889, with the last fire destroying almost the entire downtown business district.³⁵ These fires led to the rebuilding of many businesses with brick buildings. Some of the oldest downtown buildings now in existence date from this period of reconstruction after the fires. The textile industry, beginning in 1881, brought new customers, new merchants, and new life to the town. By 1884, the number of businesses had boomed to fifty, and Rock Hill had a flour mill

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and cotton gin, three lawyers, four physicians, a telegraph office, a lumber yard, a library, a newspaper, several masonic and civil organizations, two banks, a military company, and two brass bands.³⁶ The Holler and Anderson Buggy Company, established in 1889, became a major enterprise which later developed into the Anderson Motor Car Company, manufacturer of thousands of premium automobiles selling world-wide. The development of the Oakland section, location of Winthrop College in the town, and continued expansion of the textile industry in the 1890s ensured continued strong growth for the town's commercial sector. Rock Hill installed a system of electrical distribution, began to build a telephone system, and paved many of the streets during the decade of the 1890s. The new Friedheim store opened in February 1899, with the claim that it had the largest stock of goods in upper South Carolina.³⁷ Continued commercial expansion after 1900 led to a gradual enlargement of the downtown area, and the development of a black commercial area along Trade Street (now Dave Lyle Boulevard). The prosperous decade of the 1920s saw the construction of the Citizens Bank Building and the Andrew Jackson Hotel, two structures which still dominate the downtown skyline.

The development of cultural resources paralleled the growth of commercial activities. The citizens of Rock Hill were interested in developing active social, cultural, educational, and religious institutions from an early date.³⁸ By 1860, there was a Thespian Society and an infantry company. A newspaper was in operation before 1857, and there have been a number of newspapers over the years.³⁹ The Rock Hill Academy, also known as the Pine Grove Academy, was organized and in operation by 1855.⁴⁰ Located near the White House, it was privately operated, although little is known of the teachers or sponsors. The first public school was organized in 1888 under the leadership of Rev. James Spratt White and with Alexander Robinson Banks, a well-known educator in the area, as Superintendent.⁴¹ The Presbyterian church created a high school in 1891 that later became the public high school. Public education for blacks was not established until 1920, when the Emmett Scott School was created.⁴² Earlier educational opportunities for blacks were provided by churches, such as Hermon Presbyterian and Mt. Prospect Baptist. Friendship College and Clinton Junior College for blacks were important institutions which had their beginnings in the 1890s. Winthrop College came to Rock Hill in 1895 as a state-supported school for women. A large part of the Winthrop campus is listed in the National Register as the Winthrop College Historic District.

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From an early date, groups such as Masonic organizations were in existence. The Hook and Ladder company was formed in 1869 with forty-one members to fight fires.⁴³ James Spratt White led the effort to develop a library. The Library Association was formed in 1884 and opened a reading room.⁴⁴ This led eventually to a public library. By the 1890s, cultural and civic groups proliferated, as the town began to enjoy its prosperity. Most of these groups met in rented halls or in the churches, so they have left little physical evidence of their existence.

The first churches in Rock Hill were formed by the Methodists and Presbyterians. Ebenezer Presbyterian Church was several miles away from the new village of Rock Hill. It built a chapel, called Antioch, in the southern area of its congregation in 1855. This chapel was moved to a site on Main Street in 1858 to be conveniently located for the residents of the growing village.⁴⁵ The chapel was organized as First Presbyterian Church in 1869.⁴⁵ A brick church, built in 1875, was replaced by the present sanctuary in 1895.⁴⁶ The Methodists were sold a lot in the second section of Rock Hill when it was surveyed⁴⁷ in 1856. The new street was called Church Street, now Black Street. The first building was replaced by a location on Main Street, and the congregation moved to its present location on Oakland Avenue in the 1920s. The Baptists held services in Rock Hill in 1867, but found only one Baptist in town, Mrs. R. H. McCosh.⁴⁸ After years of struggle, a church was founded in 1878, and a sanctuary was built on Hampton Street in 1880.⁴⁹ It was replaced by a new church on the same site in 1894 and the congregation purchased a lot on Main Street in 1918, where the present church is located.⁵⁰ The oldest existing church building (1872) in Rock Hill belongs to the congregation of the Episcopal Church of Our Savior. Although altered over the years, it retains its original Gothic design. In 1895, the Associate Reformed Presbyterians began a congregation in Rock Hill, and the present sanctuary was built in 1897-98.⁵¹ During the growth of mill villages in several sections of town, a number of mission churches were begun by the downtown Baptist, Methodist, and Presbyterian churches. The churches in Rock Hill prior to the Civil War included black members. After the war, blacks began to meet separately and develop their own congregations. Hermon Presbyterian Church was begun as a mission work by northern Presbyterians in 1869.⁵² Its present sanctuary was built between 1897 and 1903. Mt. Prospect was the first black Baptist church in the community, having been organized in 1885.⁵³ The present building was constructed in 1915.

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FOOTNOTES

¹U. S. Bureau of the Census, Current Population Reports, Local Population estimates, Series P-26.

²Douglas Summers Brown, A City Without Cobwebs. (Columbia, S.C.: University of South Carolina Press, 1953), p. 56.

³Ibid., p. 59, p. 65.

⁴Ibid., p. 64.

⁵The Centennial History of the Associate Reformed Presbyterian Church. (Charleston, S.C.: Walker, Evans & Cogswell Co., 1905), p. 460.

⁶Original plat of Rock Hill, Squire John Roddey, Surveyor, 1851, Nan Carson Weller Room, York County Library, Rock Hill, S.C.

⁷Brown, p. 81.

⁸Ibid., p. 83-90.

⁹Ibid., p. 186.

¹⁰Douglas Summers Brown, The Catawba Indians: The People of the River. (Columbia, S.C.: University of South Carolina Press, 1966), p. 34.

¹¹Brown, A City Without Cobwebs, p. 63.

¹²Ibid., p. 84.

¹³Samuel B. Mendenhall, A History of Ebenezer Presbyterian Church. (Rock Hill, S.C.: Published by the Church, 1984), p. 8.

¹⁴Centennial History, p. 460.

¹⁵Mendenhall, p. 118.

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¹⁶Herald (Rock Hill, S.C.), 28 August 1984.

¹⁷Herald (Rock Hill, S.C.), 16 September 1971.

¹⁸August Kohn, The Cotton Mills of South Carolina. (Charleston, S. C.: The Daggett Printing Company, 1907), p. 17.

¹⁹Brown, A City Without Cobwebs, p. 221.

²⁰Original plat of Oakland, 1891, Nan Carson Weller Room, York County Library, Rock Hill, S.C.

²¹Herald (Rock Hill, S.C.), 3 May 1952.

²²Ibid.

²³William J. Cherry, The City of Rock Hill, S.C.: The Hub Of The Piedmont. (Charlotte, N. C.: Queen City Printing Company, 1895), p. 36.

²⁴Local history file # 304a RH, Nan Carson Weller Room, York County Library, Rock Hill, S.C.

²⁵Brown, A City Without Cobwebs, p. 186.

²⁶Ibid.

²⁷Ibid., p. 187

²⁸Ibid., p. 186.

²⁹Ibid., p. 188.

³⁰Ibid., p. 189.

³¹Ibid., p. 87.

³²Ibid., p. 130.

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³³Ibid., p. 134.

³⁴Herald (Rock Hill, S. C.), 28 August 1884.

³⁵Brown, A City Without Cobwebs, p. 173.

³⁶Herald (Rock Hill, S.C.), 28 August 1884.

³⁷Herald (Rock Hill, S.C.), 18 February 1899.

³⁸Brown, A City Without Cobwebs, p. 90.

³⁹Ibid., p. 88.

⁴⁰William Boyce White, Jr., Early Methodism in Rock Hill, South Carolina, 1856-1881. (Rock Hill, S.C.: Regal Graphics, Inc., 1989), p. 8.

⁴¹Brown, A City Without Cobwebs, p. 208.

⁴²Ibid., p. 212.

⁴³Ibid., p. 172.

⁴⁴Herald (Rock Hill, S.C.), 28 August 1884.

⁴⁵William Boyce White, Jr., History of First Presbyterian Church of Rock Hill, South Carolina. (Rock Hill, S.C.: By the Church, 1969), p. 8.

⁴⁶Ibid., p. 12.

⁴⁷Brown, A City Without Cobwebs, p. 78.

⁴⁸Rev. R. T. Marsh, The History of the Rock Hill Baptists. (Rock Hill, S.C.: By the author, 1909), p. 8.

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⁴⁹Ibid., p. 13.

⁵⁰Rev. J. W. Willis, The Baptist Church of Rock Hill, South Carolina. (Rock Hill, S.C.: By the author, 1905), and Janie C. Rice, A History of the York Baptist Association, 1868-1964. (Rock Hill, S.C.: York Baptist Association, 1964), p. 72.

⁵¹Mrs. Fred C. Laurence, A History of the Associate Reformed Presbyterian Church, Rock Hill, South Carolina. (Rock Hill: By the Church, 1945), p. 10.

⁵²Herald (Rock Hill, S.C.), 3 May 1952.

⁵³Ibid.

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Historic Properties of Rock Hill, S.C.

Rock Hill Downtown Historic District
Marion Street Area Historic District
Charlotte Avenue/Aiken Avenue Historic District
Reid Street/North Confederate Avenue Area Historic District
Highland Park Manufacturing Plant and Cotton Oil Complex
First Presbyterian Church
Hermon Presbyterian Church
Mount Prospect Baptist Church
Afro-American Insurance Company Building
Rock Hill Cotton Factory
McCosh House

Properties Within the City Limits of Rock Hill, S.C. Already Listed
in the National Register and Contributing In Whole or In Part to the
Historic Properties of Rock Hill, S.C. Multiple Property Submission:

White House	3 December 1969
Ebenezer Academy	16 August 1977
Tillman Hall	2 December 1977
McCorkle-Fewell-Long House	21 August 1980
Withers Building	20 August 1981
Anderson House	13 May 1982
Stokes-Mayfield House	17 May 1984
Winthrop College Historic District	23 April 1987
U. S. Post Office and Courthouse	21 January 1988

F. Associated Property Types

I. Name of Property Type _____

II. Description

SEE CONTINUATION SHEETS

III. Significance

IV. Registration Requirements

☐ See continuation sheet

☐ See continuation sheet for additional property types

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

In 1988, the South Carolina Department of Archives and History and the City of Rock Hill undertook a comprehensive Architectural and Historical Inventory of the City of Rock Hill. The work was performed by Preservation Consultants, Inc., of Charleston, S.C. The survey listed 798 individually surveyed properties and 61 mill house types representing 472 additional structures. The survey recommended that five districts and six individual properties be considered for listing in the National Register.

In 1990, the Department of Archives and History and the City of Rock Hill funded a multiple property submission, which was undertaken by Paul M. Gettys of Paul M. Gettys Associates, Catawba, S.C. In addition to the information provided by the Architectural and Historical Inventory, information on local history and contexts and on individual properties was gathered from available materials, both published and unpublished, and on interviews with persons with personal knowledge of the resources. The multiple property submission was completed in September 1990.

☐ See continuation sheet

H. Major Bibliographical References

See continuation sheet.

☒ See continuation sheet

Primary location of additional documentation:

- ☒ State historic preservation office
☐ Other State agency
☐ Federal agency

- ☐ Local government
☐ University
☒ Other

Specify repository: York County Library, Rock Hill, S.C., S. C. Department of Archives and History, Columbia, S. C.

I. Form Prepared By

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

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Section F. Associated Property Types

I. Name of Property Type: Residences

II. Description

There are a number of residences included in the multiple property submission, both as individual properties and as part of districts. The predominant construction material for residences is frame with weatherboard siding. Some houses utilize wood shingles on some or all surfaces. A number of residences are masonry, mostly brick. Almost all the residences were historically single-family units. The majority are two-story houses, although many one-story and one and one-half story residences are located in the districts. Roof forms are either gable or hip, and are generally covered with composition shingles. The foundations are generally either brick or brick pier with infill. There are a variety of architectural styles present in the districts and among the individual properties. Several subtypes have been identified which group the residences by period and style. The stylistic characteristics provided by Virginia and Lee McAlester in A Field Guide to American Houses have been utilized in this division, along with use characteristics.

Subtypes:

A. Rural residences

Several residences exist within Rock Hill which were built as farm residences prior to the establishment of the town in 1852. Most of these properties are two-story residences which originally followed the I-house form. They have generally undergone alterations over the years, with additions and trim of later periods being added. An example of this type is the White House (c. 1839), which is located in the Reid Street/North Confederate Avenue Area Historic District, and which was previously listed in the National Register.

B. Victorian Era Residences (c. 1870 - c. 1900)

As Rock Hill began to grow as a railroad trading center, opportunities for residential expansion and growth were made available. The residential architecture of America was being influenced by a number of stylistic influences which can be collectively described as the Victorian Era. Styles which emanated from Europe, including the Queen Anne and Eastlake, quickly became popular and underwent local adaptations. The spread of these stylistic influences was encouraged by the expansion of the railroads and industrialization which made possible the wide

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production of building components in a standardized, mass-produced fashion. Elements such as doors, windows, roofing, siding, and decorative forms could be used by local builders in a wide variety of settings. The ability to adapt these elements to any style house led to local variations and adaptations based on general stylistic forms and readily available components. The Queen Anne style is represented in the Smith-Matthews House, 1865 Ebenezer Road, The Oratory (William Blackburn Wilson House), 434 Charlotte Avenue, and in many elements of the John Good House, 403 East Main Street. A number of one-story Victorian Era cottages still exist, including the Poag-Simpson-Youngblood House, 110 Reid Street, the Poag-Robbins House, 124 Reid Street, the Farley B. Huey House, 125 North Confederate Avenue, and the McCosh House, 228 East Black Street.

C. Eclectic Residences (1880 - 1935)

The Eclectic movement evolved in the late-nineteenth century as architects whose principal training came from the European schools of design built houses for wealthy clients. Styles which were adapted included Italian Renaissance, Beaux Arts, Tudor, or Colonial Revival. In 1893, the Columbian Exposition in Chicago featured historical interpretations, especially the heavy use of elements from classical Greek and Roman forms. Classical Revival houses became popular throughout the country, emphasizing the order and discipline of the form after the uninhibited excesses of the Victorian era houses. In many cases, there were houses with transitional influences, containing elements of Victorian era styles, such as Queen Anne, along with Classical Revival elements. After about 1915, the Craftsman, Bungalow, and Prairie styles became the dominant housing form.

Examples of many of the Eclectic period styles are evident in the residential properties included in the multiple property submission. There are several properties which show the transition from the earlier Queen Anne influences to the Classical Revival style. These include the Bays-Blackman House, 608 Aiken Avenue, and 207 Marion Street. A number of houses have features of the Classical Revival style. One-story houses of this style include 216, 318, and 324 Marion Street. Two-story examples include 303 Marion Street and 125, 131, 137, and 143 Reid Street. The Bungalow/Craftsman style is well-represented, especially in the Marion Street Area Historic District. Examples are at 222 Marion Street, 620, 626, 630, and 634 Center Street, and 407 Charlotte Avenue. The Armstrong-Mauldin House, 607 Aiken Avenue, is one of the few houses in Rock Hill in the Mission style.

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III. Significance

These properties are significant for their association with the residential development of Rock Hill from its creation through the early twentieth century. They reflect the diverse architectural styles which have been popular in residential architecture during the period. Many of the homes are associated with leaders in the business community or the cultural and civic life of the developing town. In general, these resources should be listed under the Architectural area of significance.

IV. Registration Requirements

To qualify for listing, properties included in this property type within the multiple property submission should retain integrity of materials, design, craftsmanship, and association with the period of significance. Some alterations are acceptable, including minor additions, changes to doors and windows of a minor nature, and replacement roof materials.

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I. Name of Property Type: Textile Mill Buildings and Related Buildings

II. Description

This property type includes buildings constructed to house textile manufacturing operations in Rock Hill, along with related buildings and structures, which may include warehouses, offices, cotton seed and gin houses, and smokestacks. The mill buildings are generally masonry multi-story buildings which were developed within the context of a mill village community. These buildings were constructed between 1881 and 1907, although many have later additions and alterations .

III. Significance

Between 1881 and 1910, Rock Hill emerged as one of the major textile manufacturing centers in South Carolina, as seven textile mills were built. The creation of this industry had a profound effect on the development of the community, creating hundreds of jobs and encouraging the rapid development of commerce and of other industries. The town's population grew explosively, and residential areas expanded in all directions from the city's old core, including residential mill villages surrounding each mill. Architecturally, the buildings were typical of those in the South Carolina piedmont, of brick construction and generally two to three floors. Architectural embellishments of the late Victorian period, such as brick corbelling along the cornice and over windows and central towers, were common. The mills typically featured long rows of windows to provide adequate light and ventilation. Most of the mills in Rock Hill were built by Captain A. D. Holler, a local contractor.

IV. Registration Requirements

Examples of this property type should have been constructed between 1881 and 1910, and should be closely identified with textile manufacturing, cotton seed processing, or related activities. While architectural integrity and continuity are important, it is recognized that alterations and additions were frequently made to improve operating efficiencies.

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I. Name of Property Type: Commercial Buildings

II. Description

This property type includes buildings designed for commercial purposes. Most of the buildings are located in the downtown area of Rock Hill. They share several characteristics, such as masonry construction, orientation to main traffic arteries or streets, and common commercial forms. Because fires destroyed many buildings in the 1880s and 1890s, few remain from periods prior to these dates. The scale of the buildings ranges from two-story retail structures to eight stories. They fall into two compositional types as defined by Richard Longstreth in The Buildings of Main Street: A Guide To American Commercial Architecture. These are the two-part commercial block and the three-part vertical block.

Subtypes:

A. Two-Part Commercial Block

Generally limited to buildings of two to four stories, the two-part commercial block is characterized by a horizontal division into two distinct zones. These two areas reflect the division of space on the interior. The lower space includes more public areas, usually retail space, while the upper levels may include more private areas, including residential, office, or storage uses. The form was prevalent from the middle part of the nineteenth century until the 1950s. These buildings are often altered by the placement of modern materials on the storefront level. The upper levels have often been left vacant as the nature of uses in the downtown has changed. In this multiple property submission, examples of the form are the Afro-American Insurance Company Building, 558 South Dave Lyle Boulevard, and the four commercial structures at 202, 204, 208-210, and 212 East Main Street. These buildings share materials, including brick and stone, and basic form, a rectangular shape with entrance and large window space to the front.

B. Three-Part Vertical Block

The three-part vertical block developed around the middle of the nineteenth century and was in common use by the late part of the century. The form simplified the composition of the exterior of buildings higher than three stories by providing three distinct zones. The lower zone rises one or two stories and serves as a visual base for the shaft, or main body of the building. There is a distinct upper zone of generally one or two stories. The type represented the dominant

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pattern for tall buildings built through the 1920s. There are two examples of the form in the Rock Hill Downtown Historic District. The Andrew Jackson Hotel, 223 East Main Street, was completed in 1926 and is a six-story masonry building. The Citizens Bank Building, 157 East Main Street, dates from 1925 and is also six stories.

III. Significance

The commercial buildings included in the multiple property submission are significant because they illustrate the growth of the commercial life of Rock Hill. Those buildings in the downtown area provide evidence of the expansion of the city's business in the 1920s. The Afro-American Insurance Company Building provides evidence of the development of business and commerce in the black community. The buildings provide good examples of architectural styles common in rapidly developing towns and cities in the early 1900s. These resources should be listed under the Architecture and Commerce areas of significance.

IV. Registration Requirements

To qualify for listing, properties must be relatively intact examples of one of the identified subtypes. Although some changes may have occurred over time, properties should be closely associated with the significant periods of development of commercial life or with periods of development of a district. They should maintain their original plan with only minor alterations and possess the original materials or those in common use during the period. Acceptable alterations include moderately altered storefronts, modern signage, marquees or awnings, and additions to non-primary elevations.

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I. Name of Property Type: Public Buildings

II. Description

Two public buildings contribute to the multiple property submission for Rock Hill. They are the Post Office and Federal Building, 201 East Main Street and the Old Post Office Building, 325 South Oakland Avenue. These public buildings generally reflect dignified design and architectural details emphasizing traditional values, power, and solidarity. Both are of brick masonry construction with liberal use of limestone and other stone detailing and use of classical design elements. The Post Office and Federal Building is currently listed in the National Register, and was built in 1932. The Old Post Office Building was built in 1906.

III. Significance

These properties reflect the rapid growth and development in Rock Hill in the early part of the twentieth century. The Old Post Office Building, built in 1906, had to be replaced by the early 1930s due to the rapid growth of mail volume. It subsequently served as the York County Library for a number of years. The Post Office and Federal Building is currently used as an arts center for the City of Rock Hill. The buildings are significant architecturally because they represent excellent examples of public buildings with classical design elements. They should be listed under the Architecture and Politics/Government areas of significance.

IV. Registration Requirements

Public buildings should retain the integrity of their original design and construction materials and convey their historic character from the period of significance. Uses of the buildings may change as the nature of the downtown area and governmental services change. Alterations may include some changes to windows or doors and secondary additions in keeping with the original character of the property.

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I. Name of Property Type: Churches**II. Description**

A number of churches in Rock Hill have been included in the multiple property submission. They include five downtown churches (four of which are in the Rock Hill Downtown Historic District) and two churches in the black community. The church buildings date from 1872 to 1924. The church congregations have been important community resources from the earliest days of Rock Hill. All of the church buildings are of masonry construction, except the Episcopal Church of Our Savior, which is of frame construction with brick veneer. The black churches were developed following the Civil War, and became the dominant cultural foundations of the black community. Hermon Presbyterian Church and Mount Prospect Baptist Church served to provide educational opportunities and leadership within the developing black society. The seven churches have varying architectural styles. Dominant influences in their design include Gothic Revival (Church of Our Savior and Hermon Presbyterian); Late Victorian with a variety of influences (First Presbyterian and First Associate Reformed Presbyterian); Classical elements (First Baptist); and Tudor elements (St. Johns United Methodist). Many of the churches have bell towers which provide dominant elements to the facades. All of the church buildings have stained glass or pigmented glass windows.

III. Significance

The resources included in this property type are important in reflecting the growth and expansion of the community and the importance of the church congregations to the civic life of the city. Architecturally, they represent excellent and varied examples of late nineteenth and early twentieth century religious architecture. They should be listed under the Architecture and Religion areas of significance.

IV. Registration Requirements

Properties to be listed should retain the integrity of their original materials and design and should convey their historic character and function. Alterations may include changes to windows, doors, and roof materials, and secondary additions which do not adversely affect the visual integrity of the property.

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