



# Historic Properties & Districts within the City of Rock Hill

City of Rock Hill  
Planning & Development Services  
June 9, 2014

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CITY OF ROCK HILL

155 JOHNSTON STREET, P.O. BOX 11706  
ROCK HILL, SC 29731-1706

## Historic District and Properties Designations

The districts and properties described herein are designated as permanent Historic Overlay Districts and Properties (HD-O).

### **Rock Hill Downtown Historic District**

Properties on East Main, Black, East White, Caldwell, and Hampton Streets, Elk and Oakland Avenues, and St. John's Court, including all publicly owned rights-of-way, easements, and property, all as is more fully shown on a map entitled "Rock Hill Old Town Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

### **Marion Street Area Historic District**

Properties on Marion, Center, Whitner, Green, Hampton, and Johnston Streets, as is more fully shown on a map entitled "Marion Street Area Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

### **Charlotte Avenue/Aiken Avenue Historic District**

Properties on Charlotte, Aiken, Union, and College Avenues, as is more fully shown on a map entitled "Oakland Avenue Area & Charlotte Avenue/Aiken Avenue Area Historic Districts" dated February 10, 2014, on file in the City of Rock Hill Planning and Development Department.

### **Reid Street/North Confederate Avenue Area Historic District**

Properties on East Main, Reid, East White, and Pendleton Streets, Elizabeth Land, and North Confederate Avenue, as is more fully shown on a map entitled "Reid Street/North Confederate Avenue Area Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

### **Oakland Avenue Area Historic District**

Properties located on Oakland Avenue including all publicly owned rights-of-way, easements, and property, all as is more fully shown on a map entitled "Oakland Avenue Area & Charlotte Avenue/Aiken Avenue Area Historic Districts" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

### **Winthrop Historic District**

Properties located on Stewart, West Oakland, and Charlotte Avenues, Myrtle Drive, and Eden Terrace, and lying northeast but not abutting upon Water Street, as is more fully shown on a map entitled "Winthrop College Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

### **Shurley-Mickle House, 1544 Ebenezer Road**

Property described as follows:

All that certain piece, parcel, or lot of land, being and situate on Ebenezer Road (now known as 1544 Ebenezer Road) in the City of Rock Hill (formerly Town of Ebenezer), Ebenezer Township #3, York County, South Carolina, and being more particularly described as follows: Beginning at a stake in the center of Ebenezer Road at its point of intersection with the southern line of Mickle Court; running thence with Mickle Court N. 67° E. 228 feet to a stake on line of Lot 13; thence with the line of said lot S. 27° 30' E. 65 feet to a stake; running thence with the new division line through Lot 14 S. 67° W. 228 feet to a stake in center of Ebenezer Road; thence with center of said Ebenezer Road N. 27° 30' W. 65 feet to the beginning, and as is more fully shown on a map entitled "Individual Historic

Properties – Ebenezer Road” dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**McCallum House, 1657 Ebenezer Road**

Property described as follows:

All that certain piece, parcel, or lot of land lying in the State of South Carolina, County of York, and Town of Ebenezer, and having the following courses and distances: Beginning at an iron stake corner of Mrs. Ricker’s property on Ebenezer Road, and running thence with Ebenezer Road S. 25° 35’ E. 141 feet to an iron stake corner of lot belonging to Hicks; running thence along the Hick’s line S. 65° 20’ W. 436.4 feet to a stake on the right-of-way of Southern Railroad, said point being 30 feet from the center line of tracks; thence with said right-of-way N. 29° 50’ W. 132.2 feet to iron stake, corner of Mrs. Ricker property; thence along the Ricker property N. 63° 50’ E. 446 feet to the beginning point. Bounded by property of Mrs. Ricker, Hicks, Southern Railroad, and Ebenezer Highway, and as is more fully shown on a map entitled “Individual Historic Properties – Ebenezer Road” dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**Bishop-Avery-Williams House, 1772 Ebenezer Road**

Property described as follows:

All that certain piece, parcel, or lot of land, lying being and situate on the northeastern edge of the right-of-way of Ebenezer Road (60’ right-of-way) in the City of Rock Hill, York County, South Carolina, and being shown on a plat of property of Allen J. Fast and Lenora B. Fast drawn by J.B. Fisher, SCRLS, dated September 14, 1989, recorded September 1989 in plat Book 103 at page 35 and being described according to said plat as follows:

Beginning at an old iron on the northeastern edge of the right-of-way of Ebenezer Road, joint front corner of within property and property of Tall Oak Villas (deed book 562, page 420), and running thence with the line dividing said properties N. 61° 17’ 55” E. 250.07 feet to a new iron; thence running along line of within property and property of Olde Pointe, Inc. (deed book 763, page 184) S. 29° 30’ 30” E. 102.64 feet to an old iron and S. 29° 33’ 06” E. 170.88 feet to an old iron; thence running with line of within property and property of S.B. Mendenhall (deed book 559, page 81) S. 61° 19’ 58” W. 250.08 feet to an old iron the northeastern edge of the right-of-way of Ebenezer Road; running thence with said edge of right-of-way N. 29° 31’ 59” W. 273.37 feet to the point of beginning; being designated as lots 1 and 2, plus a 30’ reserved strip shown on map of property of Miss Ruth M. Williams prepared by William C. White on May 4, 1983, and as is more fully shown on a map entitled “Individual Historic Properties – Ebenezer Road” on file in the City of Rock Hill Planning and Development Department.

**Richards House, 1804 Ebenezer Road**

Property described as follows:

All that certain piece, or tract of land, together with improvements thereon, lying and being situate in the County of York, Ebenezer Township, City of Rock Hill (formerly Town of Ebenezer) and State of South Carolina, and being more particularly described with approximate courses and distances as follows:

Beginning at a stake on the eastern side of Rock Hill-Ebenezer-York Highway, corner of property of J.B. Neely and running thence with the line of property of J.B. Neely N. 62° 00’ E. 113 feet more or less to a point; thence S. 24° 00’ E. 100.5 feet more or less to a point; thence S. 6° 00’ W. 35.5 feet more or less to a point; thence S. 62° W. 90 feet more or less to a stake on edge of Rock Hill-Ebenezer-York Highway; thence with the edge of said highway N. 24° W. 131.5 feet to the beginning point.

The above courses and distances are partially in accordance with survey of H.H. White, dated April, 1938. The above-described tract is also shown as the southernmost portion of tax parcel No. 594-11-01-001 on the 1993 tax maps on file in the office of the tax assessor for the County of York, South Carolina, and as is more fully shown on a map entitled "Individual Historic Properties – Ebenezer Road" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**Ketchin-Neely-Long House (Longwood Hall), 1858 Ebenezer Road**

Property described as follows:

All that certain piece, parcel, or lot of land, together with improvements thereon, situated in the State of South Carolina, County of York and in the Town of Ebenezer, having the following courses and distances:

Beginning at a stake on the eastern edge of Main Street (no sidewalk allowed) corner of lot now or formerly belonging to Estate of J.J. Brown, running thence with the Brown line N. 61 ½ [feet] E. 408 feet to stake thence N. 25 ¼ [feet] W. 75 feet to stake; thence S. 61 ½ [feet] W. 408 feet to a stake on edge of Main Street; thence with edge of Street or ditch S. 25 ¼ [feet] E. 75 feet to the beginning; containing seven-tenths of an acre, more or less, being more particularly shown on a plat of property by C. Edgar Williams, Jr., Registered Engineer and Surveyor, dated December 17, 1960, to be recorded in the office of the clerk of court for York County, South Carolina, bounded by lot now or formerly of estate J.J. Brown on the south and east, by balance of the Coulter lot to be conveyed to Dr. A. Theo Neely on the north; on the west by Main Street; this being the property in which Carolyn Senn conveyed her interest under deed recorded August 7, 1958, in deed book 253, at page 262; also see, for chain of title, book 235, page 259, and as is more fully shown on a map entitled "Individual Historic Properties – Ebenezer Road" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**Smith-Matthews House, 1865 Ebenezer Road**

Property described as follows:

All that certain piece, parcel, or lot of land situate and being in Ebenezer (now Rock Hill), York County, South Carolina, and being more particularly described as follows:

Beginning at a stake on the western side of Rock Hill-York Highway at a point 100 feet south of the E.P. Steele Estate line and running thence S. 64° 02' W. 235 feet to stake; thence in a southeasterly direction 100 feet to stake; thence N 64° 02' E. 235 feet to stake on aforementioned Rock Hill-York Highway; thence with said highway N. 27° 34' W. 100 feet to the beginning; this being the identical property heretofore conveyed to the grantor herein by deed of Nannie Brooks Harper, et al, dated June 24, 1977, recorded in deed book 550 at page 545 in the office of the clerk of court for York County, South Carolina, and as is more fully shown on a map entitled "Individual Historic Properties – Ebenezer Road" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**Ebenezer-Manse, 1902 Ebenezer Road**

Property described as follows:

All that certain piece, parcel of lot of land, being and situate in the State of South Carolina, County of York, City of Rock Hill, and being more particularly described as follows:

Beginning at a rock on Ebenezer Road, now or formerly Mrs. Coulter's corner, and running with her line N. 49° E. 400 feet to a stake; thence N. 26° W. 100 feet to a stake; thence S. 49° W. 400 feet to a stake on Ebenezer Road; thence with said road S. 26° E. 100 feet to the beginning, and being the identical premises acquired by deed from Richard F. Shilling and Sharon L. Shilling dated August 17, 1976, recorded August 19, 1976, in Book 535 at page 228 in the office of the clerk of court for York County, South Carolina, and as is more fully shown on a map entitled "Individual Historic Properties – Ebenezer Road" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**Harper-Holler House, 228 West Main Street**

Property described as follows:

All that certain lot of land with all improvements situated in the City of Rock Hill, county and state aforesaid, on the northeast side of West Main Street beginning at R.G. Smith's corner on W. Main Street, thence N. 36° E. 210 feet to Wilson's line; thence with Wilson's line N. 54° W. 105 feet to stake on corner of R.G. Brown lot; thence S. 36° W. 210 feet to stake on West Main Street, corner of R.G. Brown lot, thence with West Main Street S. 54° E. 105 feet to the beginning, containing one-half acre, more or less, and as is more fully shown on a map entitled "Individual Historic Properties – West Main Street & South Dave Lyle Boulevard" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**First Presbyterian Church, 234 East Main Street**

Property described as follows:

All that certain piece, parcel, or lot of land situated in the City of Rock Hill, county and state aforesaid, at the intersection of Saluda, East Black, and East Main Streets and bounded by property formerly of J.M. Russell now the City of Rock Hill; and as is more fully shown on a map entitled "Rock Hill Old Town Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**Mount Prospect Baptist Church, 339 West Black Street**

Property described as follows:

Lying on the southwestern side of West Black Street at its intersection with the southern side of Allen Street, and as is more fully shown on a map entitled "Individual Historic Properties – West Main Street & South Dave Lyle Boulevard" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**Afro-American Insurance Building, 538 South Dave Lyle Boulevard**

Property described as follows:

All that piece, parcel, or lot of land situated in the incorporated limits of the City of Rock Hill, County of York, and State of South Carolina, and having the following courses and distances:

Beginning at a stake corner of Elm Avenue and Pond Street, running thence with Pond Street N 5° E 109 feet to stake, thence N 53° E 8 feet to stake, thence S 37° E 81 feet to the beginning, containing 3,604 sq. ft. Bounded by Elm Avenue, Pond Street, and lands of Nancy Beckham Davis; and as is more fully shown on a map entitled "Individual Historic Properties – West Main Street & South Dave Lyle Boulevard" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department. Note: The name on the street referred to herein as Elm Street and Elm Avenue has been changed to Dave Lyle Boulevard.

**McCosh House, 228 East Black Street**

Property described as follows:

Fronting 40 feet, more or less, on the southwestern side of East Black Street beginning 236.4 feet, more or less, northwest from its intersection with the 46.5-foot right-of-way of Green Street, and being the northwesternmost 40 feet of tax parcel 627-18-01-001 as is more fully shown on a map entitled "Rock Hill Old Town Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**The Anderson House (Anderson-Gill House), 227 West Oakland**

Property described as follows:

Fronting 145 feet, more or less, on the western side of West Oakland Avenue beginning at 275 feet, more or less, north from its intersection with the 56-foot right-of-way of Wilson Street, and as is more fully shown on a map entitled "Oakland Avenue Area & Aiken Avenue/Charlotte Avenue Area Historic Districts" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**Ebenezer Academy, 2132 Ebenezer Road**

Property described as follows:

Lying north of the present church sanctuary, designated as "New Building" south and east of a rock wall surrounding the church cemetery, and on the west side of driveway leading from the rear of the sanctuary or from Bailey Avenue to the cemetery; being carved from a portion of Tract #3 "Old School Lot" upon a plat entitled "Plat Showing Property of Ebenezer Presbyterian Church" by R.H. Marett, R.S dated September 24, 1954, a copy of which is on file in the City of Rock Hill Planning and Development Department and is more fully shown on a map entitled "Individual Historic Properties – Ebenezer Road" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**Rock Hill Cotton Factory (formerly Plej's Textile Outlet; Ostrow Textile Mill) (only as to certain portions), 300 Chatham Avenue**

Property described as follows:

A portion of the Rock Hill Cotton Factory including the original two-story "Main Building" and tower, but excluding the exterior wall of said building facing West White Street, and also excluding the remainder of property on tax parcel 627-2001-001, as is more fully shown on a map entitled "Rock Hill Old Town Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**McCorkle-Fewell-Long House, 639 College Avenue**

Property described as follows:

Lying on the eastern side of College Avenue at its intersection with the southern side of Sumter Avenue, being shown as tax parcels 629-06-02-002, #-003, and #-004 on 1991 tax maps on file in the City of Rock Hill Planning and Development Department, as is more fully shown on a map entitled "Oakland Avenue Area & Aiken Avenue/Charlotte Avenue Area Historic Districts" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**Allison House, 417 East White**

Property described as follows:

All that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying and being on the northeastern side of East White Street, in the City of Rock

Hill, County of York, State of South Carolina, and being shown and described on Plat of Property of Ken T. Sewell, drawn by J.B. Fisher, SCRLS, dated April 10, 1986, recorded in the Office of the Clerk of Court for York County in Plat Book 80 at Page 858, and being particularly described according to said plat as follows:

Beginning at a point, approximately 175 feet from N. Confederate Avenue and running thence N. 27-00 E. 214.00 feet to a new iron; thence running S. 56-20 E, 75.50 feet to a new iron; thence running S. 27-00 W. 202-62 feet to a new iron on East White Street; thence running along East White Street, N. 65-00 W. 75.00 feet to the point of beginning.

Being the same property conveyed to the Grantor herein by deed of J. Buford Grier as Master In Equity for York County, dated December 6, 1993 and recorded June 20, 1994 in Book 1032 at Page 148, said Clerk's Office, and as is more fully shown on a map entitled "Reid Street/North Confederate Avenue Area Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**Chalmers N. Neely House, 423 East White Street**

Property described as follows:

All that certain piece, parcel, or lot of land situated in the State of South Carolina, County of York, and in the City of Rock Hill, having the following courses and distances, to wit:

Beginning at a stake on the northern side of White Street, inner line of sidewalk, Miss Nora Williamson's corner (now or formerly), running thence with said Williamson line N. 27 E. 202.5 feet to a stake on the right-of-way, South Railway, Charleston Division, thence with said right-of-way, parallel to said main tract and 30 feet from the center thereof S. 56-20 E. 60.4 feet to stake, thence S. 27 W. 194 feet to stake on White Street, thence with White Street W. 60 feet to the beginning; containing 11,880 square feet, more or less. Bounded by White Street and right-of-way, South Railway, and by lots (now or formerly) of Miss Nora Williamson and Mrs. Hattie I. White, as is more fully shown on a map entitled "Reid Street/North Confederate Avenue Area Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**Dr. William W. Fennell House, 334 North Confederate Avenue**

Property described as follows:

All that certain piece, parcel, or lot of land lying, being and situate at the southern corner of the intersection of North Confederate Avenue and Pickens Street in the City of Rock Hill, York County, South Carolina, and being more particularly shown and described on plat of property of Carolyn M. Henderson drawn by J.B. Fisher, RLS on May 16, 1984, and being described according to said plat as follows:

Beginning at the point of intersection of the southern edge of Pickens Street and the eastern edge of North Confederate Avenue and running thence with Confederate Avenue S. 27-30-00 W. 115.00 feet to an iron; thence running S. 55-31-46 E. 114.10 feet to an iron; thence running N. 34-13-13 E. 114.60 feet to a point on the southern edge of Pickens Street; thence with said edge of said street N. 55-43-52 W. 127.56 feet to the point of beginning. Being the identical property conveyed to Grantors herein by deed of Eugene Henderson and Carolyn Henderson dated June 8, 1996 and to be recorded contemporaneously herewith. As is more fully shown on a map entitled "Reid Street/North Confederate Avenue Area Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**New Mt. Olivet AME Zion Church, 527 Dave Lyle Boulevard**

Property described as follows:

All that certain lot of land in the City of Rock Hill, County and State aforesaid, at the intersection of Hampton and Trade Street, beginning at a stake at the intersection, inner line of sidewalk, and running thence with Hampton Street S. 83 E. 240 ½ feet to stake; thence N. 5 ½ W. 139 feet to stake; thence N. 19 W. 22 ½ feet to stake on Trade Street; thence with Trade Street S. 48 ½ W. 286 feet to the beginning, containing 44/100 of an acre.

“In trust that said premises shall be used, kept, maintained, and disposed of as a place of Divine Worship for the use of the Ministry and Membership of the African Methodist Episcopal Zion Church in America, subject to the provisions of the Discipline, Usage and Ministerial appointments of said Church, as from time to time authorized and declared by the General Conference of said Church, and by the Annual Conference within whose bounds the said premises are situated.” As is more fully shown on a map entitled “Individual Historic Properties – West Main Street & South Dave Lyle Boulevard” dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**Williams Gulf Station, 122 South Oakland Avenue**

Property described as follows:

All that certain piece, parcel, or lot of land, lying, being and situate in the City of Rock Hill, County of York, State of South Carolina and being shown and designated as that certain tract containing 0.413 acre upon plat entitled “Historic Rock Hill” prepared by Terry W. Hucks, Surveyor of Hucks and Associates, dated December 27, 2000 and recorded in the office of the Clerk of Court for York County, SC in Plat Book C111 at Pate 7, which plat is incorporated herein by reference, and having such metes, bounds, courses, and distances as by reference to said plat will more fully appear, and as is more fully shown on a map entitled “Rock Hill Old Town Historic District” dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**Hermon Presbyterian Church, 446 South Dave Lyle Boulevard**

Property described as follows:

All that certain piece, parcel, or tract of land lying, being and situate on Dave Lyle Boulevard in the City of Rock Hill, York County, South Carolina, containing 1.618 acres, more or less, and being more particularly described according to a plat entitled “Plat of Property of Hermon Presbyterian Church” prepared by White Land Surveying, dated March 27, 1999 and recorded in Plat Book 295 at Page 1, RMC Office for York County, SC, which plat is incorporated by reference thereto as part of this description.

Derivation Clause: This being the identical real property conveyed to Hermon Presbyterian Church by deeds recorded in Book 36 at Page 593, Book 16 at Page 96, Book 42 at Page 251, Book 42 at Page 255 and Book 2165 at Page 283, all RMC Office for York County SC.

As is more fully shown on a map entitled “Individual Historic Properties – West Main Street & South Dave Lyle Boulevard” dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.