

Rock Hill South Carolina

Architectural and Historical Inventory
1988

SURVEY REPORT

31 August 1988

Preservation Consultants, Inc.

127-1/2 King Street (P. O. Box 1112)
Charleston, South Carolina 29402

SOUTH CAROLINA INVENTORY OF HISTORIC PLACES

Survey Report

1. Name of Survey.

Historical and Architectural Inventory
Rock Hill, South Carolina

2. Boundaries of Survey Area.

The entire city limits of Rock Hill, South Carolina, excluding the Winthrop College Historic District.

3. Number of Properties Surveyed.

1,261: 797 individually surveyed properties including 61 mill house types representing 533 additional structures.

4. Number of Square Miles Surveyed.

21.116 square miles.

5. Surveyors.

David B. Schneider
Sarah Fick

Preservation Consultants, Inc.
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Charleston, SC 29402

6. Beginning and Ending Dates of Survey.

October 1987 through February 1988.
Principal field work was accomplished between November 1987 and January 1988.

7. Objectives of Survey.

The South Carolina Inventory of Historic Places is a statewide survey of districts, sites, objects, buildings, and structures of architectural or historical significance. The survey is administered by the South Carolina Department of Archives and History as part of a national effort to identify significant historic resources throughout the country. The basic objectives of the survey are to identify significant historic resources, to document these resources through historical research and fieldwork, and to organize this information for later use.

The survey plays an important role in the administration of the various programs of the State Historic Preservation Office. Survey results are used to identify sites that are potentially eligible for listing in the National Register of Historic Places. In addition, survey results and maps are utilized for the state's environmental review process and can be instrumental in the preservation of properties eligible for the National Register.

The survey also serves several objectives for the City of Rock Hill and interested local groups. The primary function of the survey will be as a planning instrument for the city government that will allow it to set priorities for the rehabilitation and use of its historic resources and as a guide for development within the city.

The primary goals of the survey have therefore been to identify historic resources that exhibit the broad spectrum of historical development within Rock Hill, to record these resources, and to provide a basis from which additional efforts may be made to preserve these resources.

8. Method of Survey.

This survey has been undertaken in accordance with the "South Carolina State Historic Preservation Survey Manual," revised edition, September 1987 and "Instructions for Completing the Survey Field Form/Data Entry Form."

1) Research on the Historical Background of the Survey Area

Preservation Consultants, Inc. began its survey of Rock Hill with research on the general historical development of the survey area. The Mid-Town Preservation Association had conducted a great deal of research which at this stage was particularly useful in identifying important historic resources and indicating specific types of resources and themes especially important to Rock Hill. The other principal sources consulted during this phase of the survey are indicated by the bibliography included with this report (See Item #10).

2) Reconnaissance Survey

A reconnaissance survey is traditionally conducted to identify sites worthy of intensive survey at a later time. The survey is carried out by driving all roads in the survey area and marking the location of sites on appropriate maps.

Preservation Consultants, Inc. conducted a reconnaissance survey of Rock Hill between 6 October and 19 October 1987.

3) Field Work for Intensive Survey

Principal fieldwork was undertaken during November, December, and January by David B. Schneider and Sarah Fick. Site locations were entered on Rock Hill Planimetric Maps, individual survey cards were prepared, and photographs were taken of each property.

Properties that were intensively surveyed included all pre-1937 properties that have not been substantially altered and all 1937 or post-1937 properties that, because of architectural distinction or historical associations, appeared worthy of survey.

4) Historical Research on Individual Properties

Individual historical information was gathered wherever possible for sites included within the survey area. An attempt was made to gather information from property owners during the field survey. Also, a questionnaire (see Appendix) was distributed to

many properties. In addition to this informant data and the information found during the preliminary research phase, along with continuing research assistance from the Mid-Town Preservation Association, city directories, historic maps and other sources were consulted for most properties.

9. History.

GENERAL DESCRIPTION OF AREA

The City of Rock Hill is in the northeast section of York County, near the western bank of the Catawba River, in the Piedmont region of South Carolina. At an altitude of 680', it sits on the highest point along the early railroad route between Charlotte and Augusta. In 1728 Colonel William Byrd of Virginia described the area as "a charming place... the air very wholesome, the soil fertile, and the winters mild and serene."¹

EARLY AREA HISTORY

The Catawba Indians were the most populous of South Carolina's Native American tribes; in 1743 they were a loose confederacy composed of groups speaking twenty different languages.² Allies of the white settlers, they furnished warriors for every white war, and sided against the British during the Revolution. In 1754 they had six towns along the Catawba River, within twenty miles of each other, but they had declined continuously since 1670 and by 1826 only one hundred-ten Catawbas remained.³ Robert Mills stated that year: "[the] Catawba Nation could, at the first settlement of the state, muster 1500 fighting men; at present their warriors do not exceed thirty."⁴ The Catawba Nation lived within a fifteen-mile square of Indian land set aside at the Congress of Augusta in 1763. White settlement of the area was delayed because, as late as 1841, it was technically illegal to obtain land within Indian boundaries except through lease with Catawbas. The Nation sold their land to the State of South Carolina in the Treaty of 1840, but the area presently occupied by the City of Rock Hill was not immediately settled by whites.⁵

The "Catawba Trading Path" crossed the river five miles from present-day Rock Hill; there it divided to northwest and southwest. White traders, at least as early as 1667, lived among the native Indians, caravanning as far west as the Mississippi River, and trading between them and the settlers and merchants of Charleston. Along with hunters and trappers, these traders remained the majority of whites in the area until the 1740's. As their allies, the Catawba Nation, declined, whites needed a new source of protection for the trade routes, and in the 1750's it was agreed that white settlers could provide security in the backcountry. A bounty system was established: a tax on imported Negroes was used to fund settlement by poor white Protestants. (Negro slaves accompanied the first settlers after the Yemassee War, but were never as large a proportion of the population as in the Lowcountry.) Townships were to be established along the edge of settled areas and at strategic points inland, but settlers were forbidden by the state to go into Catawba lands.⁶ The bounty system and

continuing overland migration of Scots-Irish settlers from Virginia, Maryland and Pennsylvania led to the peak of Scots-Irish immigration in 1755, which included some Germans and Welsh as well. By the time of the Revolution, backcountry South Carolina had nearly half the white population of the province, consisting of twenty or thirty thousand farmers who had little in common with tidewater planters and merchants.

With the invention of the steamboat, wagon routes to and from Charleston began to decline, and Savannah, at the mouth of the Savannah River in Georgia, grew in relative importance. Upstate South Carolina towns began to grow as regional trade centers, adding to the decline of prosperity in Charleston. Charleston's businessmen thought to solve their economic problems through regaining control of transportation, and joined the regional trend toward passenger and freight rail systems. Railroad tracks were planned which would follow pack roads, themselves laid over the network of Indian trade routes throughout the back country, and into the Tennessee and Mississippi Valleys.⁷ In 1833 the South Carolina Canal and Rail Road Company completed 133 miles of passenger railroad, from Charleston to Hamburg, South Carolina (near Augusta Georgia). In 1847 the Charlotte and South Carolina Railroad was founded. Tracks built from either city were laid in 1852, through York County and the present site of Rock Hill. In 1870 an extension was completed from Columbia to Augusta and the line renamed Charlotte, Columbia and Augusta Railroad. This company bridged the Catawba River in 1883; then leased its line to the Richmond and Danville Railroad in 1885. In 1888 the Charleston, Cincinnati and Chicago Railroad ("Three C's") chartered to build a railroad between Marion, N.C., and Camden, S.C., opened branch lines in the Rock Hill area. Its track was completed in 1890, and its first depot was on Oakland Avenue behind First Associated Reformed Presbyterian Church. After bankruptcy of the Three C's, its lines were acquired by Southern Railway in 1902⁸. Southern moved its Southern Railway Shops to Rock Hill from Blacksburg about 1905.⁹

ROCK HILL BEGINNINGS

By 1757 at least three hundred people were living on the eastern side of the Catawba River, within about ten miles of present-day Rock Hill, but the western side of the river was occupied by the Catawba Nation. Despite the 1763 treaty setting it aside for the tribe, whites were beginning to move into this area. An 1808 lease law allowing whites to lease land from the Catawbas legalized a practice apparently already in effect; amendments permitted ninety-nine year renewable leases, and by 1826 most of the Catawba tribe's lands were leased off.¹⁰

The earliest white settlement within the present city limits of Rock Hill was in the Ebenezer Road area. About 1776 an associate church was organized near the present Ebenezer Presbyterian Church. Near it, Ebenezer Cemetery (Survey Site #1) was laid out; its earliest grave dates to 1790. In 1822 the Ebenezer Academy Post Office was established; its name was changed to Ebenezerville in 1837.¹¹ The area was surveyed in 1840, after the cession of the Catawba Lands to the state. Ebenezerville had eight houses, a post office, store and academy, and was noted as the largest settlement east of York. The Yorkville Enquirer mentions in 1857 an academy, female school, church, dry goods store, grocery, clothing establishment, and "ten or twelve elegant private residences." When the Charlotte and South Carolina Railroad began

planning its track (1848-49), the citizens of Ebenezer made the important decision not to cede any lands for tracks or depot. They are said to have been conservative farmers, wary of the scheme, and unwilling to give up croplands. The railroad was thus forced to acquire land south of Ebenezer, in an area which became the central business district of Rock Hill.¹²

After the Civil War and Reconstruction Rock Hill grew and Ebenezer declined. The Ebenezer Post Office was discontinued in 1866. In 1880 the town finally allowed railroad track to be run through, and Old Point Depot was established. The Old Point Post Office was established in 1890 and renamed Oldpoint in 1894. In 1893 Ebenezer was incorporated as a town extending two miles along Ebenezer Road, from the cemetery to about Camden Avenue, one-quarter mile on each side. Ebenezer was shown in 1920 with a population of 298, and in 1930 with 301. The post-World War Two building boom blurred the boundaries between Ebenezer and Rock Hill, and in 1960 Ebenezer became a part of the City of Rock Hill.¹³

With the objections of Ebenezer to the Charlotte and South Carolina Railroad Company's line, it was run instead through the plantation lands of Ann (Mrs. George P.) White and Alexander Templeton Black (1798-1878), who had acquired the land from the State in 1848. Black eagerly accepted the railroad's plans, deeding to it a 65' right-of-way, and a lot for the depot, then laying out a town alongside the proposed track intersection. John Roddey surveyed the land in November 1851 for Black, who had him lay out twenty-three lots, with Main Street perpendicular to the tracks. Several of Rock Hill's earliest houses (e.g. McCorkle-Fewell-Long House, ca. 1820, Site # 334; The White House, 1832, Site #540; B.F. Rawlinson House, 1857, #32) had been built as plantation or farm houses, and were gradually surrounded by the growing town. Rock Hill's first Post Office was established in April 1852, and in June the first train came through en route from Charlotte.

The first store in the town is said to have been Broach and Sons, which was operating by 1852 at the corner of Depot (later Trade) and White Streets. Most of the original lots had been built upon by 1856, when the first school in the town opened. The first church (later St. John's Methodist Church, Site #539) in Rock Hill proper was built in 1857, on a lot given by Black. In 1856 John Roddey again surveyed the town, and it was enlarged.¹⁴ In 1860 the York District of South Carolina had 21,800 inhabitants, 9,300 of them black. That same year, the town of Rock Hill had one hundred people, a newspaper and two churches (St. John's and Rock Hill First Presbyterian Church, Site #537.)¹⁵

Rock Hill was a point of transfer for Confederate troops and military supplies during the War Between the States, and toward the end of the war, there was some damage to houses and lands by renegade Union troops.¹⁶ Beginning in 1866, there were many new arrivals, including war veterans. (Of fifteen people comprising the boards of directors of Rock Hill's first three cotton mills, only three were there before the war.¹⁷) The principal Main Street merchants just after the war were Arnold Friedheim, J. R. Allen and Company, and W. L. Roddey. Captain Roddey had come to Rock Hill in 1867; prospering as a merchant, he was a founder of the First National Bank in 1887. William G. Reid, who came to Rock Hill in 1865, operated Reid and Gill Company's wagon repair shop on Main Street, which later became W. G. Reid and Sons, the major furniture dealer in the area.¹⁸

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By 1869 there were nearly three hundred residences, eleven stores, two barrooms, two schools, two carriage shops; three blacksmiths' shops, three shoe shops, a tannery, cabinet shop, post office, and Masonic Lodge. The town's first two-story commercial building (no longer standing) was built in 1870, on Main Street near Hampton, by Captain A. D. Holler, who had moved from North Carolina sometime after 1866.¹⁹ On the present site of Kimbrell's Furniture Company (Site #340), the Gordon Hotel, was established in 1870. Renamed the Central Hotel, then Catawba Hotel, it was a downtown landmark as late as 1905. Douglas Brown states in City Without Cobwebs, a history of Rock Hill, that it burned "sometime after 1900; the site had been rebuilt by 1910 and housed W. G. Reid Furniture Company.²⁰ The Carolina Hotel, as late as 1926, was located in the Roddey Building which stood on Main Street, southeast of the present South Carolina National Bank Building at the foot of Town Center Mall.

GROWTH AND DEVELOPMENT

Rock Hill had presented its first petition for incorporation to the State Legislature in October 1855, but was unsuccessful. The town was finally incorporated by the South Carolina Legislature on February 26, 1870, with a population of 250.²¹ It was laid out as a circle with a one-mile radius, its center at the Gordon Hotel. Shortly after that, in 1872, the oldest brick house in Rock Hill (Site #656) was built for Captain Reid H. McCosh.

With a population of 809, in 1880 Rock Hill had one policeman, thirty stores and eight saloons (mostly along Railroad Avenue), virtually all built since the war.²² In 1881 it was the first town in the state to support the new Dispensary system, and outlawed barrooms.²³ The first library in Rock Hill was built in 1884, on Main Street, at the location of the present Eleanor Shop/Wig Fashions (Site #342). It ceased operation about 1900.²⁴

Cotton farming had come to the upcountry of South Carolina early in the 1800's, and in 1826 Robert Mills noted that "the attention of the planters has long been devoted chiefly to the production of cotton; this being most lucrative... and sometimes tobacco [is] raised."²⁵ After the Civil War, area farmers shipped increasing quantities of cotton by rail out of Rock Hill: in 1869 the market handled 2,000 bales, and 15,000 bales were shipped in 1883. The town boomed as a regional trade center after 1870, warehousing cotton from all over the upcountry for shipment to New York.²⁶ Douglas Brown states that the high prices paid by James M. Ivy, founder (in 1870) of J. M. Ivy Company, cotton buyers, seed oil/fertilizer merchants, and brokers, were largely responsible for the growth in the market.

Although in 1850 there had been eighteen cotton mills in South Carolina, economic factors just before the Civil War caused a decline in the industry, which was then destroyed by the war itself. Its resurgence after the war was centered in western and upper South Carolina, areas with abundant water power and cheap labor. Partly in response to the tremendous quantity of baled cotton being shipped through Rock Hill toward northern mills, Rock Hill businessmen began promoting the idea of establishing cotton mills in the area.²⁷ With organizers including James Ivy and Captain A.E. Hutchison, the Rock Hill Cotton Factory (Site #422) began operation in

1881 with one hundred employees, and had an immediate impact on the community. The 1886 S.C. State Gazetteer shows Rock Hill as a thriving town with 1,000 citizens, two banks, and a full complement of druggists, grocers, hotels, and lawyers.²⁸ In 1886 the Savings Bank was opened on East Main Street (at the present location of York County's office, Site #346), followed in 1887 by W. L. Roddey's First National Bank. Throughout the state, there was a cyclical pattern, inversely related to the price of cotton, to building new mills, which peaked in 1881, 1889, and 1895.²⁹ This pattern is reflected in the rise of Rock Hill's textile manufacturing industry, with the Standard Mill (Site #465) opening in 1889, and Globe Cotton Mills founded that same year; Arcade Cotton Mills (Site #356) and Manchester Mills (Site #769) were both founded in 1895.³⁰ [See Survey Report, Mill Supplement, for further information about the textile mills in Rock Hill.]

The tobacco industry in the area did not flourish after the turn of the century. In 1895 the Piedmont Tobacco Works was chartered in Rock Hill, and opened with one hundred employees; that year three hundred acres were planted in tobacco. It is uncertain when the Tobacco Works ceased operation.³¹

During this period of rapid expansion in Rock Hill, another well-known local industry was founded. A. D. Holler and John Gary Anderson began the Holler and Anderson Buggy Company between 1886 and 1889, in the rear of the Main Street buildings owned by Holler.³² In 1892 they moved the business to wooden buildings erected for the purpose, on the present site of Rock Hill Printing and Finishing Company (Site #421), the last of which was destroyed by the "spectacular fire of January 1940."³³ By 1912 James M. Cherry was a partner with Anderson in the renamed Anderson Buggy Company, a national leader in horse-buggy manufacture. With the introduction of automobiles the business was adapted to manufacture of cars. Renamed Anderson Motor Company in 1916, the company was at its peak in 1920 (that year a new building was constructed on the site of the original³⁴) but proved unable to compete with Detroit, and went out of business in 1924.³⁵

Cherry and Anderson also seem to have invested in real estate and mill operative housing near the buggy factory. Along lower Ebenezer Road, near Chatham, a row of houses which appear to have been built about 1895, were among fifteen buildings in 1914 owned by Catawba Real Estate Company, organized by James M. Cherry and John G. Anderson;³⁶ by 1925 they were all inhabited by employees of Carhartt Mills;³⁷ several other buildings in the area, including a small commercial row, were owned in 1914 by White and Cherry; other buildings in the area, now gone, were owned by Cherry and Thomas Barron. (See Survey Sites #414-420; 439-440.)

Throughout the post-Civil War period of commercial development, "merchants and professional men... took great pride in looking upon the town as their corporate property, and identified its advancement with their own self-interest...."³⁸ As an example, membership in Rock Hill's volunteer fire company (established in 1869) was considered prestigious, and the names of many local merchants appeared on its roll. Despite this active volunteer company, there were extensive fires in 1878, 1883, 1887, and 1889; and a fire in 1898 destroyed most of the central business section, particularly the northeast section of Main Street (location of Sites #241 and 242).³⁹

The town's rapid population increases (from 2,744 in 1890 to nearly 4,000 citizens by 1891 and 5,485 by 1900)⁴⁰ can be attributed both to the railroad and to the textile industry with its attendant prosperity. Not only did mill operatives and managers moving into the area swell the population, but Rock Hill's boosters won another great victory in 1894. Winthrop Normal and Industrial College opened its fall session, 1895, in a new building in Rock Hill.

WINTHROP COLLEGE

Winthrop College was begun in Columbia in 1886 by David Bancroft Johnson, president until his death in 1928. Classes were held in the carriage house of Ainsley Hall's home. The new college was named for Robert C. Winthrop of the Peabody Foundation, which provided its first funding, a grant of \$1500. In 1887 the state legislature chartered the school and established a Winthrop Scholarship of \$150. for a student from each county in South Carolina. In 1893 a bill drawn up by David Johnson and Governor Ben Tillman was enacted, creating Winthrop Normal and Industrial College of South Carolina, with the primary goal of educating young women to teach in the state's white public schools. Counties, towns and cities across the state bid to be the location of the new college; Rock Hill offered financial incentives (a \$60,000. bond issue) and made available Oakland Park, around which the college could be built on the highest point in the city.

In May 1894 the cornerstone was laid for the first building on Winthrop's campus. Main Building, now known as Tillman Hall, was completed in time for the opening session in Rock Hill, fall term 1895, and the first class graduated in 1896. That first year there were 355 students and thirty-one faculty. Winthrop grew to over one thousand students by 1920. In that year Winthrop was renamed Winthrop College, the South Carolina College for Women. In 1936 the original class building was given by the Southern Presbyterian Church to Winthrop; it was torn down, moved to Rock Hill and reconstructed as Winthrop's chapel in 1936, one of several campus projects undertaken through the use of Works Progress Administration and Public Works Administration funds. With the advent of co-education in the early 1970's the school was again renamed, Winthrop College.⁴¹

Winthrop's effect on the city is still visible: the Winthrop College Historic District, listed on the National Register of Historic Places in 1987, contains twenty intact buildings built between 1894 and 1943. Many houses along streets (especially Charlotte, Park and Oakland Avenues) surrounding the campus have historically been used as rental and boarding housing for students, and several larger houses are presently used as fraternity/ sorority houses.

ROCK HILL IN THE TWENTIETH CENTURY

William Blackburn Wilson, Jr. (1850-1920), a native of Yorkville, moved to Rock Hill in 1876. By 1884 he had been elected to the state legislature, then served as a State Senator until 1892.⁴² He organized the Rock Hill Land and Town Site Company, around 1890, with the purpose of developing the Oakland Avenue area, roughly north from downtown, along Ebenezer, Oakland and Park Avenues, to the present site of Winthrop College. Wilson had visited Oakland, California, in 1890, and modeled his development and the hundred-foot wide Oakland Avenue after that city.⁴³ In 1890 his

company acquired the McCorkle-Fewell-Long House⁴⁴ where Wilson lived until moving into his own house, now known as the Oratory (Site #381), which he built on Charlotte Avenue. The thirty-acre Oakland Park, laid out as a central part of the development, was given by the Rock Hill Land and Town Site Company as part of Rock Hill's campaign to secure the location of Winthrop, and was an important factor in its success.

Besides Wilson and A. D. Holler, there were several other early developers and builders whose work is still visible in Rock Hill. Woodland Park, the area around Center, Green, State and Marion Streets, was opened by James S. White (White Trust Company, White Real Estate) in 1906. The development was laid out with cement-block sidewalks at a time when the rest of the city outside the business district was unpaved.⁴⁵ White's own house, built in 1907, remains at 414 Saluda Street (Site #721).

Building contractor William G. Adams built the Rock Hill Graded School in 1886,⁴⁶ and it is likely that he built his own residence on Hampton Street (Site #489). He is also credited by at least one source as having built Standard Mills and many of its village cottages.⁴⁷

Early 20th Century contractor/architect Julian Starr designed the Stokes-Mayfield House at 353 Oakland Avenue (Site #390), which was built in 1907 by A. D. Holler.⁴⁸ In 1906 he installed a pipe organ, the city's first, at Rock Hill First Presbyterian Church (Site #537); he also designed and is said to have built the house at 411 East White Street (Site #568) in 1912. Several other pre-World War One residences are attributed to Starr.

Alfred Duncan Gilchrist, an Englishman from South Africa, worked in Charlotte with Hock and Rogers, then moved to Rock Hill. He designed 607 Aiken Avenue (The Woman's Club, Site #324), built in 1921; Old Rock Hill High School, built in 1923; Northside and Emmett Scott Schools; Belk's (Site #341); the Coca Cola plant (Site #20) on Cherry Road; and plans for the remodeling and removal of the 1906 Post Office (Site #538) from its site on the corner of Caldwell and Main Streets to Oakland Avenue in 1931.⁴⁹

Two important commercial buildings reflecting Rock Hill's growth in the first decade of the twentieth century remain in the downtown area. A post office (Site #538) (the city's first Federal building), and the People's National Bank (Site #247) were both built on Main Street in 1906.

The Handbook of South Carolina, 1907 shows Rock Hill with five cotton mills, a cotton oil mill, jute manufacturer, several ginneries, four banks, a lumber mill, foundry, and hospital, with a monthly payroll of \$21,000.⁵⁰ W. M. Mitchell Contractor and Builder (Mitchell's Lumber Yard), in operation at least as early as 1902,⁵¹ was the builder of Sites #332 and 333; a competitor, Catawba Lumber Company, was founded in 1909.⁵²

The first movie house in Rock Hill, the Elite, opened on Main Street in 1908 and failed shortly thereafter.⁵³ The Pastime Theatre (Site #347) opened in 1910; renamed the Imperial by 1926, it was not operating in 1929. Several other theatres followed

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during the volatile peak years for movie theatres across the country. The City Directory for 1925 lists the Imperial and Rialto Theatres downtown, and the Glenn Theatre, on West Black Street, catering to the city's black community. None of these cinemas is listed in the 1929 Directory; it shows instead the Omar and Stevenson Theatres on Main Street.⁵⁴ In 1936 both the Stevenson and Capitol Theatres were open on Main Street.⁵⁵ Although it was customary for blacks to sit in the balconies at white cinemas, another all-black theatre, the Carver, was opened in 1946 on West Main Street.⁵⁶

In 1910 the South Carolina Gazetteer described Rock Hill as a "banking town" with a population of 5,500.⁵⁷ The city continued its rapid growth, with population of 8,809 in 1920, and 11,322 in 1930.⁵⁸ Although there were some stores and businesses along the roughly east-west Southern Railway line, and north of the tracks on Wilson and Main Streets, the central business district was East Main Street, from a point just south of the railroad line and Carhartt Mills (Rock Hill Cotton Factory), and a block or two to either side. Several of the oldest churches are located in this district, and the effects of rising commercial values were felt by both the Methodist and Baptist congregations, each of which sold property and relocated during this period. (See Churches and Religion below).

In 1925 the Citizens' Bank and Trust Company completed the six-story Citizens' Building (Site #522), at the corner of Main and Caldwell Streets, the former location of St. John's Methodist Church. Designed by Charles C. Hartmann of Greensboro, the building remains a prominent symbol of Rock Hill's wealth and confidence during this period, despite the fact that the Citizens' Bank Company did not last.⁵⁹ The National Union Bank fared better: it is listed at 101-103 East Main Street in the 1925 and 1929 City Directories, but that building was vacant by 1936; another banking institution, Our Building and Loan Company, has been absorbed as part of the First Federal Bank System.⁶⁰

Also in 1925 a number of prominent citizens and businessmen, extending the city's tradition of boosterism, organized the Community Hotel Corporation, for the purpose of developing a stockholder-owned hotel, a "meeting place around which... civic, social, fraternal and business life may center;" where Rock Hill could "adequately entertain the many visitors to the students and faculty of Winthrop College."⁶¹ The Andrew Jackson Hotel (Site #525), a "splendid six-story edifice at the corner of Oakland and East Main Street",⁶² formally opened January 1, 1927. Its site selection was dictated by proximity to the central business district and primary rail and traffic arteries. Just south of the Main Street shopping area, the hotel became an anchor at the end of the district, and despite its conversion for office space, is today the southern outpost of the remaining early twentieth-century commercial section of Rock Hill, almost completely surrounded by the results of downtown economic, traffic and parking pressures.

By 1925 increased demand for postal and judicial services was such that it was deemed urgent by the U. S. Post Office and Treasury Department, under the 1926 Public Buildings Act, to have a new Federal building, with room for a federal district court. In 1931 the post office building at the corner of Main and Caldwell Streets was sold to the city, moved to its present location on Oakland Avenue, and a new post office (Site #523) was built. This building was used until about 1970, then replaced in

September 1971 by the present post office building on West Wilson Street. It is now the home of the Rock Hill Arts Council.⁶³

Information compiled through City Directories and resident interviews shows a number of residential and commercial building contractors working in the city through the first quarter of the century. Frank Rawlinson is said to have built 334 Oakland Avenue (Site #392) about 1912; Logan Pope is listed as a building contractor from 1914 to 1936; Stewart Jones and Ellie D. Bowers were building contractors at least from 1925 to 1936. The Rock Hill Lumber Company (Site #790) began operation about 1920, at a location on East White Street convenient to the railway line, and continues in business today.

Rock Hill Printing and Finishing Company ("The Bleachery") which opened in 1929 (Site #421) is credited with softening the Great Depression in Rock Hill; Roosevelt's New Deal programs also had an impact on the city's economy and built environment. Municipal Stadium (Site #69) was built with Works Progress Administration funds; and the wall of Ebenezer Cemetery was rebuilt in the 1930's with "government relief funds."⁶⁴ A Civilian Conservation Corps camp was located just outside the city. In 1934 the Northside High School Stadium was built with WPA money; a local bond issue in 1935, supplemented by Federal funds, provided for the construction of two more public school gymnasiums and additional classrooms.⁶⁵ The 1936 City Directory shows occupants of several houses employed by various New Deal agencies.

Although no documentation was found during this survey to indicate the relative numbers of slave and free blacks before the Civil War, it is apparent that, soon after the war, blacks began organizing their own churches, schools and occupations. At least as early as 1914, blacks owned property along West Black, West Main; Hagins Fowell, Allen; Hall and Wylie; Flint, Frank and Lige Streets. Black grocer and propertyowner G. H. Davis owned at least eight rental houses (Sites #149-151, 162-163) along East Black Street. Isaac Plair, a painting contractor, owned rental property (Sites #260-263) along West Main Street.⁶⁶

In 1930 21% of Rock Hill's population was black.⁶⁷ Only a small percentage of workers in the cotton mills and very few residents of mill villages were black. Most blacks rented their dwellings; a significant number of middle and working-class homeowners held jobs with Southern Railway Systems. Several 1910-1930 houses along Elm (now Trade) Street were occupied by black professionals: pharmacists, barbers, college and school teachers; dentists.⁶⁸

CHURCHES AND RELIGION

About 1776 a church associated with the Presbyterian Church was established near the present Ebenezer Presbyterian Church, and was probably the first Christian church in the Rock Hill area. After some reorganization, Ebenezer Presbyterian Church was holding regular meetings by 1786. In 1854 "a new house of worship three miles south of Rock Hill, known as Antioch Chapel, was established as a mission of Ebenezer."⁶⁹ This mission became Rock Hill First Presbyterian Church (Site #537). It was organized as a separate congregation in 1869, and built its first brick church in 1873. (The Antioch Chapel was sold to the City, rolled to Salduda and Black Streets, and became Rock Hill Academy.) In 1895, the church anticipated additional

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growth resulting from the influx of students to Winthrop College, and built its present structure.⁷⁰

Oakland Avenue Presbyterian Church (#323) grew out of Rock Hill First Presbyterian Church. With the growth of the Oakland Avenue section of the city, the congregation had discussed the possibility of establishing a second, separate, church as early as 1906. As Rock Hill's population continued to swell, the Southern Railway line was set as north and south division and the church was built. Its first services were held in 1912. The two pastors of Rock Hill Presbyterian, Alexander Martin and F. W. Gregg, alternated in the pulpit of the new church until in 1914 Martin left First Presbyterian and joined Oakland Avenue full time.⁷¹

St. John's United Methodist Church (Site #539) was organized in 1856. It first met at Pine Grove Academy, and built the town's first church building in 1857 on a lot given by A. T. Black. The church moved to a new building on Main Street, which it sold in 1924 to First Citizens' Corporation. The present church, very near the original site was built in 1924.⁷² The Episcopal Church of Our Savior (#536) was started in their home by the family of Cadwallader Jones, who moved to Rock Hill in 1857. As the group grew it met in loaned church buildings: St. John's Methodist, and Rock Hill Presbyterian. By 1872 the group was established, and large enough to buy a lot from the White family and build its own sanctuary.⁷³

Area Baptists loosely organized themselves in 1867 and began holding services. As had the Episcopal group, they first met in borrowed church buildings - St. John's Methodist and Rock Hill Presbyterian - until formal establishment in 1878 as First Baptist Church. They built their first church in 1880. The present (third) First Baptist Church, 215 East Main Street (#524), was built in 1920.⁷⁴ From its beginning, when the name First Baptist Church was chosen, the church has been very active in mission work, and gave assistance toward the formation of Manchester/Aragon (now Northside) Baptist Church, in 1908.⁷⁵

During Reconstruction, black Baptist congregations began meeting in brush arbors along Railroad Avenue and in the Crawford Street area.⁷⁶ Mount Prospect Baptist Church, organized in 1885, is the earliest black Baptist church in Rock Hill.⁷⁷ New Mount Olivet Baptist Church was organized about 1890, and built its present building between 1923 and 1927.⁷⁸ Trinity Baptist Church was begun in 1896 as a mission church then built a small frame church on Crawford Street in 1897. The church was destroyed by fire in 1926,⁷⁹ and any successor church was not located during this survey.

In 1835, under minister Pierpont E. Bishop, the Ebenezer Presbyterian Church had begun to give oral religious instruction to slaves; about this time the church reported three black members on its rolls, and stated that there were probably one hundred or one hundred fifty regularly attending.⁸⁰ In late 1859 the church resolved to have preaching for blacks, and organized a Sunday School for them; opposition to this move quieted during 1860, but in 1861 Ebenezer Presbyterian Church withdrew from the National Assembly and joined the newly-formed Southern General Assembly of Presbyterian Churches. In late 1865 it was noted that "the colored, demoralized by teachings of abolitionists, have ceased attending."⁸¹ In 1860 half the members of the Presbyterian Church in the state were Negro slaves; by the end of Reconstruction

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most had left the Church and formed their own congregations affiliated with the Northern Presbyterian Church⁸² (see Hermon Presbyterian #229: organized in 1869, its present building was constructed in 1901⁸³).

First Associated Reformed Presbyterian Church, built between 1897 and 1898 at 201 East White Street, was founded in 1895.⁸⁴ Grace Evangelical Lutheran Church (#321) was built in 1925 on West Oakland Avenue, across from Oakland Avenue Presbyterian Church.⁸⁵ St. Matthew AME Zion Church (#128), 534 Lige Street, was organized in 1928.⁸⁶

EDUCATION

School districts and free schools in South Carolina were established by Education Acts passed in 1811 and 1852, but in many districts terms were short and instruction limited. By about 1830, in every county of the state, there were one or more academies founded by societies, churches, private individuals or communities as a way of providing a good education.⁸⁷ Educational and religious uses of community buildings were often intertwined, reflecting early settlement patterns found throughout the state.

Ebenezer Academy (Survey Site #2), founded as a college preparatory academy for young men under the auspices of Ebenezer Church, is said to have been in existence as early as 1819. Classes were first conducted in a log schoolhouse located three hundred yards to the rear of the present Academy, where a second building was constructed in 1824. The present brick structure, said to have been built with slave labor provided by local planters, was erected in 1860, shortly after a fire destroyed the frame schoolhouse.⁸⁸ Ebenezer Female Academy was in operation at least as early as 1834; by 1877 Ebenezer Academy was co-educational, with boys and girls taught in separate classes.⁸⁹ The Ebenezer School District was formed by the S. C. General Assembly in 1894, and the Academy became part of the public school system. It was used as a white public school until 1950.⁹⁰

An early community school in Rock Hill proper was Pine Grove Academy. It stood on the north side of Pendleton Street between Confederate and College Avenues.⁹¹ Pine Grove is remembered not only as a school, but also as the first meeting place of St. John's Methodist Church, which had been organized by about 1856. Rock Hill Academy, founded in 1856, opened that year with sixty boys.⁹² After the early 1870's it was housed in the old Antioch Chapel building, which had been sold to the city by First Presbyterian Church and rolled to the corner of Saluda and Black Streets.⁹³ Neither academy building is still standing.

Rock Hill's first graded school district, extending in a one and one-half mile radius from the Gordon Hotel, statutory center of the town was established during 1887 and 1888, under the urging of J. S. White, pastor of First Presbyterian Church and newspaper editor J. J. Hull. White gave two acres of land, as well as substantial funds, for the Rock Hill Graded School. This first public school opened in September 1888 with one hundred forty-three students. Later known as Central School, it stood at the south side of East Black Street, between Orange and Spruce Streets. Rock Hill High School was built in 1923 at the north side of East Main Street, between Spruce and Stonewall Avenues.⁹⁴

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Presbyterian High School was started in 1892 by First Presbyterian Church as a college preparatory school for boys. The school did not flourish, and the property was rented for some time to Catawba Military Academy, then used for two years as Rock Hill Military High School. At some point the building was acquired by the Rock Hill Public School District which sold it to Winthrop College in about 1910. It is now part of the Withers Building (Winthrop Training School) on the campus.⁹⁵

There was little education provided for blacks prior to the Civil War. Some instruction may have been given to slaves by their owners, but what education there was for blacks was more focussed toward religious instruction.⁹⁶ After the war, as blacks formed their own churches, these churches began to sponsor neighborhood schools for black children. One of the earliest documented, Hermon School, directed by J. A. Rainey, was in operation by about 1889.⁹⁷

Public education for blacks lagged behind that of whites for many years. In 1900 W. B. Fewell gave one-half acre to the Rock Hill school district for a black school. In 1913 the blacks of Rock Hill petitioned for a graded school; in 1915 they again requested a black school. At that time it was stated that there were six hundred black children in the city who would be served by such a school.⁹⁸ In 1920 the Emmett Scott School opened on Crawford Road. (A new school built on the site in 1953.) In 1925 the city had eight white schools and four for blacks; in 1936 there were seven white and four black schools.⁹⁹

Education for mill operatives and their children was generally handled by the companies, outside the regular public school system. In the first quarter of the twentieth century, Alexander Long, leader of Aragon, Arcade, Baldwin and Blue Mills, actively promoted education for mill workers.¹⁰⁰ In Highland Park and Arcade-Victoria mill villages, houses were set aside to be used as schools, and in 1910 separate school buildings were constructed. In 1912 Aragon-Manchester (later Northside) school was built. These schools, built at the expense of the mill companies, were later donated to the public school system.¹⁰¹ [See Survey Report, Mill Supplement, for further information about mill villages.]

Friendship Normal and Industrial Institute was founded in 1891 as a black college by M. P. Hall, pastor of Mt. Zion Baptist Church.¹⁰² Its first year, the eleven students met at Mt. Prospect Baptist Church; receiving constant support from those and other black Baptist congregations in the area, including Trinity and St. Paul's, Friendship was eventually able to buy nine acres on Allen Street.¹⁰³ The college closed in 1983, just after a partial renovation.¹⁰⁴ Although very altered, the vacant teacherage, dormitory and classroom buildings remain as a valuable reminder of early efforts at higher education for blacks.

Clinton Normal and Industrial College was organized in 1893 as a black college by William Robinson, pastor of New Mount Olivet AME Zion Church. Its first classes, with twenty-five students and one teacher, were held at the church.¹⁰⁵ The institute later moved to a site on Crawford Road; and in the 1950's there were over two hundred students. Clinton Institute is no longer in operation but its grouping of mid-twentieth century buildings remains.

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SUMMARY

"The railroad today is almost the only part of Rock Hill that remains unchanged....The tracks and roadbed are today the same as they were a century ago."¹⁰⁶ The city's built environment reflects its commercial prosperity, and its tradition of favoring growth and innovation. Public and institutional buildings have been replaced, enlarged, and adapted for new uses almost since the city's founding. This heritage of continuous "updating," especially noticeable in the central business district, while it has led to the loss of some important historic buildings, has resulted in a rich diversity of building types which should be respected as the city's growth continues.

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⁴Robert Mills, Statistics of South Carolina, Including a View of Its Natural, Civil and Military History, General and Particular (Charleston: Hurlbut and Lloyd, 1826).

⁵Brown, City Without Cobwebs.

⁶Ibid.

⁷WPA Guide

⁸Rock Hill Herald, 25 April 1896 "New Depot at Last."

⁹Rock Hill Herald, Centennial Edition, 3 May 1952.

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¹¹Samuel B. Mendenhall, History of Ebenezer Presbyterian Church, Including a History of Ebenezer Academy and the Town of Ebenezer (Rock Hill: Reynolds and Reynolds Printing Co., 1985).

¹²Brown, City Without Cobwebs.

¹³Mendenhall, History of Ebenezer Church.

¹⁴David L. Carlton, Mill and Town in South Carolina, 1880-1920 (Baton Rouge: Louisiana State University Press, 1982).

¹⁵Brown, City Without Cobwebs.

¹⁶"The White House" National Register nomination, South Carolina Department of Archives and History, 1969.

¹⁷Carlton, Mill and Town.

¹⁸Brown, City Without Cobwebs. (Also see Survey Sites #241 and 340)

¹⁹Ibid.

²⁰Sanborn Map Company, Rock Hill, York County, South Carolina, 1910.

²¹"United States Post Office and Courthouse" National Register nomination, South Carolina Department of Archives and History, 1986.

²²Carlton, Mill and Town.

²³Brown, City Without Cobwebs.

²⁴Ibid. (Sanborn Maps for 1886-1900, but not 1905, show the library at this location.)

²⁵Mills, Statistics of South Carolina.

²⁶Carlton, Mill and Town.

- ²⁷Julian J. Petty, The Growth and Distribution of Population in South Carolina (Columbia: State Council for Defense, Industrial Development Committee, 1943).
- ²⁸The South Carolina State Gazetteer and Business Directory for 1886-1887 (Charleston: Lucas and Richardson Book and Job Printers, 1886).
- ²⁹Petty, Growth and Distribution.
- ³⁰Rock Hill's textile mill industry is discussed further in "Rock Hill, South Carolina, Architectural and Historical Inventory, 1988, Mill Supplement".
- ³¹Brown, City Without Cobwebs.
- ³²Ibid.
- ³³Plaque, corner of West White and Laurel Streets.
- ³⁴Agnes B. Lynch, "The Industrial Development of Rock Hill," (York County Library), Rock Hill, S.C., 1946.
- ³⁵"The Anderson House" National Register nomination, S. C. Department of Archives and History, 1982.
- ³⁶S.C. Inspection and Rating Bureau, Rates of Rock Hill, S. C. (revised 5 September 1914, n.p.)
- ³⁷Commercial Service Co., Rock Hill, S.C. City Directory, Vol. VII, 1925-1926 (Asheville, N.C.: The Miller Press).
- ³⁸Brown, City Without Cobwebs.
- ³⁹Rock Hill Mid-Town Preservation Association, unpublished maps prepared 1986-1987.
- ⁴⁰U. S Department of Commerce, Bureau of the Census, Fifteenth Census of the United States, 1930: Population Bulletin, South Carolina.
- ⁴¹"Winthrop College Historic District" National Register nomination, S.C. Department of Archives and History, 1986. (See also National Register Nominations "Winthrop Training School; Withers Building", 1980; and "Tillman Hall", 1977.)
- ⁴²ASID Student Chapter, Winthrop College, "History of Rock Hill Woman's Club", (n.d., files of Rock Hill Woman's Club).
- ⁴³Brown, City Without Cobwebs.
- ⁴⁴"McCorkle-Fewell-Long House" National Register nomination, S.C. Department of Archives and History, 1980.
- ⁴⁵Brown, City Without Cobwebs.
- ⁴⁶"Through the Years", (n.p., excerpt from 1938 school yearbook).
- ⁴⁷Lynch, "Industrial Development".
- ⁴⁸"Stokes-Mayfield House" National Register nomination, S. C. Department of Archives and History, 1984.
- ⁴⁹ASID Student Chapter, "Rock Hill Woman's Club".
- ⁵⁰The State Board of Agriculture, Commerce and Immigration, Handbook of South Carolina (Columbia: State Printing Company, 1939).
- ⁵¹Rock Hill Journal, 24 October 1902 "W. M. Mitchell Contractor and Builder" (advertisement)
- ⁵²Rock Hill Herald, Centennial Edition
- ⁵³Brown, City Without Cobwebs.
- ⁵⁴Commercial Service Co., Rock Hill, S.C. City Directory, Vol. XIII, 1929-1930 (Asheville, N.C.: The Miller Press, March 1929).
- ⁵⁵Baldwin's Rock Hill, S. C. City Directory, Vol. I, 1936 (Charleston: Baldwin Directory Co., 1936).
- ⁵⁶Interview with Mrs. Ruth McFadden, Rock Hill, S. C., 2 December 1987).
- ⁵⁷The South Carolina State Gazetteer and Business Directory for 1905-1910 (Charleston: Lucas and Richardson).

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- ⁵⁸Fifteenth Census.
- ⁵⁹See Survey Card for more information.
- ⁶⁰Mid-Town Preservation Association.
- ⁶¹Prospectus, "The Community Hotel Corporation of Rock Hill, South Carolina," 1925. A copy of the prospectus, and the Record article cited below, were provided to the S. C. Department of Archives and History by the present owners of the building, Guardian Fidelity Corporation.
- ⁶²Rock Hill Record, 30 December 1926.
- ⁶³"US Post Office and Courthouse".
- ⁶⁴Mendenhall, History of Ebenezer.
- ⁶⁵"Through the Years".
- ⁶⁶1914 Rates Book; City Directories 1925-1936.
- ⁶⁷Fifteenth Census.
- ⁶⁸See Survey Cards 99-106; 132-207; 219-236; 252-273; 773-774.
- ⁶⁹Mendenhall, History of Ebenezer.
- ⁷⁰"A Brief History of the Rock Hill Presbyterian Church from its Foundations to April 1895, Read at the Dedication of the New Church." Abbeville, S. C.: Hugh Wilson, Printer, 1895.
- ⁷¹Addie Stokes Mayfield and E. R. Jeter. "The First 75 Years, A History of Oakland Avenue Presbyterian Church, Rock Hill, South Carolina, 1912-1987."
- ⁷²Brown, City Without Cobwebs.
- ⁷³"The Episcopal Church of Our Savior, Rock Hill, S.C., 1870-1976".
- ⁷⁴Brown, City Without Cobwebs.
- ⁷⁵Northside Baptist Church Directory 1987-1988, "Church History".
- ⁷⁶Rock Hill Herald, Centennial Edition.
- ⁷⁷Plaque at Mount Prospect Baptist Church.
- ⁷⁸Rock Hill Herald, Centennial Edition.
- ⁷⁹Rock Hill Herald, Centennial Edition.
- ⁸⁰Brown, City Without Cobwebs.
- ⁸¹Mendenhall, History of Ebenezer.
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- ⁸³Plaque at Hermon Presbyterian Church.
- ⁸⁴Brown, City Without Cobwebs.
- ⁸⁵Plaque at Grace Evangelical Lutheran Church.
- ⁸⁶Plaque at St. Matthew AME Zion Church.
- ⁸⁷John Furman Thomason, Foundations of the Public Schools in South Carolina (Columbia: The State Publishing Company, 1925).
- ⁸⁸"Ebenezer Academy" National Register.
- ⁸⁹Mendenhall, History of Ebenezer.
- ⁹⁰"Ebenezer Academy" National Register.
- ⁹¹Through the Years.
- ⁹²Brown, City Without Cobwebs.
- ⁹³"Rock Hill First Presbyterian."
- ⁹⁴Through the Years.
- ⁹⁵"Withers Building"
- ⁹⁶Mendenhall, History of Ebenezer.
- ⁹⁷Rock Hill Herald, Centennial Edition
- ⁹⁸Brown, City without Cobwebs.
- ⁹⁹City Directories, 1925 and 1936.

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¹⁰⁰"McCorkle-Fewell-Long.

¹⁰¹Through the Years.

¹⁰²Marker at Friendship College Campus on Allen Street, erected by Alumni Association, 1982: "In memory of Rev. M. P. Hall D. D. born ... 1859, died York County 1922. Founder of Friendship College 1891 and president 31 years and pastor of Mount Zion Baptist Church 28 years..."

¹⁰³Brown, City without Cobwebs; Rock Hill Herald Centennial Edition.

¹⁰⁴Interview with relative of Mrs. Anne Cloud, longtime teacher at Friendship College, Rock Hill, S. C.

¹⁰⁵Brown, City without Cobwebs; Rock Hill Herald Centennial Edition.

¹⁰⁶Rock Hill Herald Centennial Edition.

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York County Library Local History Room, Clippings File

11. Properties in the Survey Area That Are Listed in the National Register.

Current Rock Hill Listings, National Register

Site #	Name	Address	Yr. List
2	Ebenezer Academy	2132 Ebenezer Rd.	1976
334	McCorkle-Fewell-Long House	639 College Ave.	1980
390	Stokes-Mayfield House	353 Oakland Ave.	1984
398	Anderson House	227 Oakland Ave.	1982
523	U.S. Post Office & Courthouse	102 Main St.	1987
540	The White House	258 E. White St.	1969
	Winthrop College Historic District, Oakland Ave. btwn. Cherry & Stewart		1987

This district includes the individually listed Tillman Hall (1977) and Winthrop Training School (1981); although located within incorporated Rock Hill, the district was excluded from this survey.

Current Rock Hill Historical Markers

Site #	Name	Location
334	McCorkle-Fewell-Long House	College Avenue
421	Anderson Buggy Company	E. White & Laurel Sts.
537	First Presbyterian Church	Cor. Church and Saluda Sts.
540	White Home	Cor. E. White St. & Elizabeth Ln.
---	Columbia Seminary Chapel	Winthrop College Campus
---	Jefferson Davis' Flight	Cor. Eden Terrace & Myrtle Dr.
---	Sims Home Site	So. side E. White St. btwn. Stonewall & N. Jones Aves.

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12. Evaluation of Survey Data, Including a List of Potential National Register Properties in the Survey Area.

The survey identified a wealth of historic structures and sites within the City of Rock Hill. There are several areas of the city which appear to be potentially eligible for listing on the National Register of Historic Places as Historic Districts, and a number of buildings which appear to be potentially eligible for individual listing on the National Register. These potential National Register listings are described in the "Supplement" attached to this report. The supplement was prepared as additional information, but has not been reviewed by the South Carolina Department of Archives and History.

Type (Historic) Distribution of Survey Sites:

2	Cemeteries
16	Churches
38	Commercial Structures
1	Hotel
1	Industrial Structure
7	Mill Structures
2	Monuments
2	Post Offices
1,168	Residences
1	Service Station
1	School
1	Stadium
1	Theatre

13. Survey Gaps.

The survey did not produce any substantial information relative to potential archeological sites.

14. Survey information is stored in the Survey Office of the South Carolina Department of Archives and History.

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