



Preservation Month 2017

Thirty Years ... and Counting

This year, the City of Rock Hill marks 30 years of recognizing the importance of historic preservation. In 1987, City Council formed the Rock Hill Board of Historic Review, a group of seven volunteer citizens charged with aiding in the protecting the character of architecturally and historically significant structures within the locally designated historic districts.

These citizens donate their time each month to prepare for the public hearing, which is held on the first Thursday of each month in City Council Chambers at City Hall at 6 PM. Each Board member takes the time to carefully consider each Certificate of Appropriateness application, the pros and cons of each request, and how the Board’s decision may create a permanent change to an historic structure and district. Without this group, many structures may have undergone significant changes—or demolition—destroying the historic character of the building and surrounding neighborhood.

Each Certificate of Appropriateness request is considered individually without making comparisons to past applications, because each building has its own unique set of circumstances. For example, the Board may allow new windows on one building because the replacement windows installed in the 1980s are no longer viable, while it may refuse another property with original windows, requiring repair instead.

The City’s *Design Review Guideline Manual for Historic Properties* (more commonly known as the *Guidelines*) provides uniform design standards for property owners with respect to best practices in rehabilitation and appropriate new construction. The Board applies these standards when making decisions.

Structures considered as “contributing” on the National Register of Historic Places are held to a higher standard—because these structures are considered exemplary representations of what makes that historic district remarkable. “Non-contributing” structures have either undergone significant changes or were built after the historic district’s era of significance, such as a gas station built in the 1970s, but these buildings may be just as important to the local district as they may help define the district as a whole. However, the Guidelines allow the Board to exercise more flexibility on requests for changes to non-contributing properties.



662 East Main Street ca 1926
restored 2016

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Information about the Board of Historic Review, the City’s locally designated historic districts, and preservation information is available online at cityofrockhill.com/historic. If you have any questions as to whether or not your structure is located within an historic district, or if you just general questions about historic preservation, feel free to contact Janice E Miller, janice.miller@cityofrockhill.com or 803.817.5129.

Economics of Preservation

Lindsay Stuber, Historic Rock Hill

I'm sure that when you think about historic preservation, you think about historical societies, big plantations or historic houses, or even cities like Charleston or Savannah. You probably don't necessarily think about Rock Hill but in reality, historic preservation is all around us. Rock Hill's rich industrial history is reflected in its historic architecture in building that stand today, like the Cotton Factory down the street. The Cotton Factory opened in 1881 as Rock Hill's first Mill, was listed on the National Register of Historic Places in 1992, and is now the beautifully restored home of Williams and Fudge. York County, as a whole, has over 800 properties on the National Register of Historic Places, which puts us right up there with Charleston County and Richland County for the number of registered places and districts.

It is this environment, one with varied heritage and styles, which attracts tourists, new investment, and even new residents, Historic preservation creates jobs, spurs downtown revitalization, and is a vehicle for tourism, specifically heritage tourism.

When the decision is made to repurpose a building, like the Cotton Factory or the Lowenstein Building, more manpower is needed than that with new construction projects. Preservation projects require niched skilled contractors, architects, laborers, etc. which leads to greater economic impact in job creation and capital investment. In fact, more than 400 direct hires are created annually and another 369 additional jobs are created as a result of this preservation construction activity. In addition, historic preservation projects are generally more labor intensive, which means that 60-70% of total project costs go toward hiring specialized labor as compared to 50-60% for new construction projects. As you know, increased capital investment positively impacts our local economy, especially since labor is usually hired locally. Carpenters,

plumbers, painters, and other project employees will spend their wages locally, which impacts local commerce. All across the US, rehabilitation projects continue to outperform new construction in the number of jobs created, the increase in local household incomes, and in impact on local businesses.

Historic Preservation has spurred revitalization across South Carolina for decades. From 1984 – 2000, downtown revitalization projects have led to the creation of more than 6,150 jobs, 1,750 business opening or relocating to downtown districts, and the rehabilitation of over 1,580 buildings. In Rock Hill, historic preservation projects have truly made downtown Rock Hill what it is today! Who remembers Town Center Mall? After it was demolished, Main Street was returned to its traditional look, once again showcasing the original building facades. Soon, new businesses began to pop up around the Main Street corridor and today we have restaurants, apartments, event space, and other businesses all directly impacting our local economy. The "rediscovery" of our downtown generates tax revenue and has an overall positive economic impact on our local economy.

The piece of historic preservation that likely impacts you the most is Heritage Tourism. In the US, tourism is an 18 billion dollar industry a year. In South Carolina, tourism dollars spent totaled \$20.2 billion in 2015, with heritage tourism as one of the largest growing segments of the tourist industry. In past years, heritage tourism created a capital investment of as much as 325.6 million dollars annually through direct spending. Heritage Tourism also resulted in nearly 9,097 jobs and more than 2,300 indirect jobs in South Carolina. An additional estimated 2.6 million more people visited a historic place than went to an amusement park in 2010. For every international visitor who played golf in South Carolina, 14 visited a historic place. Rock Hill's historic structures represent our community's tangible past. By preserving our history, economic development and tourism opportunities are created to ensure Rock Hill's future.

May is Preservation Month

Check out the National Trust for Historic Preservation page, savingplaces.org, to learn more.



Frank Lloyd Wright in South Carolina

Janice E Miller, City of Rock Hill

Frank Lloyd Wright (1867-1959) is credited with establishing the distinctly American architectural style known as the Prairie School. Wright's designs take into account the nature surrounding the building site so the new structure seems to blend in seamlessly into the background. One of only two known structures designed and built by Wright that are found in South Carolina include Auldbrass (Old Brass), located in Yemassee, Beaufort County SC. This working farm was designed and built by Wright between the years 1940 & 1951. This privately-owned property, which includes the main house and a number of outbuildings designed by Wright, was listed on the National Register of Historic Places in 1976.



Photo & Description from the National Register of Historic Places Nomination

Frank Lloyd Wright designed and built over 532 homes - but very few are located in the South, and only two exist in South Carolina: Auldbrass and Broad Margin.



For More Information...

The South Carolina Department of Archives & History has photographs and nomination forms of all South Carolina's National Register properties and districts online at scdah.sc.gov. For a list of properties throughout the United States, visit the National Park Service website at nps.gov/nr/.

Broad Margin, located in Greenville, SC, was designed in 1951 and built in 1954 as a private residence. As with Auldbrass, this structure followed the form and function of nature, blending in seamlessly with its surroundings. As with other Wright-designed structures, the majority of the interior furnishings were also designed by Wright specifically for this home. Construction techniques used in this building were ahead of their time: the heating system is provided by hot water circulating through copper pipes embedded in the concrete floors, and walls were secured using brass screws instead of nails. Although the structure was only 24 years old at the time, it was listed on the National Register of Historic Places in 1978 due to the importance of the architect and construction techniques.

Photo & Description from the National Register of Historic Places Nomination

Historic Rock Hill Events

During May, Historic Rock Hill will host a number of events at the White Home (258 East White Street) in honor of Preservation Month. Contact Historic Rock Hill at 803.329.1020 for event pricing and more information.

Friday—May 12, 5:30 PM:
Architectural Styles

Lindsay Stuber, Program Director and Preservationist, Historic Rock Hill

Friday—May 19, 5:30 PM:
Nuts & Bolts of Historic Preservation Tax Credits

Dan Elswick, Senior Historic Architecture Consultant, South Carolina Department of Archives & History

Saturday—May 20, 10 AM-3 PM:
Flair for Repair

Friday—May 26, 5:30 PM:
Historic Preservation Issues
Janice E Miller, Historic Preservation Specialist, City of Rock Hill



City of Rock Hill

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For information on historic properties located in Rock Hill, please contact Janice E Miller, Historic Preservation Specialist, 803.817.5129, email janice.miller@cityofrockhill.com.

Additional information and research available online at cityofrockhill.com/historic



ROCK HILL
SOUTH CAROLINA
Always on.

Historic Rock Hill Update

Ashley Harper Barron, Historic Rock Hill/BHR Member

Mission: To preserve and protect the historic resources of Rock Hill, SC, and enhance the livability of its historic areas through offering educational programs, hosting special events and community activities, and by leading preservation initiatives.

The annual Oyster Roast at Historic Rock Hill's White Home attracts sell-out crowds each October, but over the last year, the organization has expanded its events to include a craft beer festival, antique auto show and preservation lectures and events.

The second annual Tap the Rock Craft Beer Festival is planned for September 16. Working with Main Street Bottle Shop, the 2016 festival featured seven distributors and more than 45 craft beer vendors from throughout the Carolinas, Maryland, Virginia, Ohio and Michigan. Hosting a crowd of nearly 700 people, the first Tap the Rock holds the record for the largest single-day craft beer festival ever held in Rock Hill.

History in York County isn't just about old buildings. Manufactured in Rock Hill in the early 1900's, the Anderson car was considered the most successful automobile ever built in the southern United States. Historic Rock Hill's Antique Auto Show, held during Come-See-Me 2017, hosted the largest number of Anderson model cars located in a single location in more than 80 years. A 1920 Anderson roadster, listed on the National Register of Historic Vehicles, was on display. Also featured were an Anderson buggy and about 25 other antique cars and trucks.

"The last public outing for most of the Andersons was for the dedication of a historic plaque erected by the City of Rock Hill near the Anderson manufacturing plant about five years ago," stated Jim Townsend, an antique car enthusiast and local restorer who helped Historic Rock Hill coordinate the event.

Historic Rock Hill plans to make the Antique Auto Show an annual Come-See-Me event.

Vision: To create a thriving venue for social engagement while preserving Rock Hill's rich heritage.

Historic structures represent a community's tangible past, which can also provide opportunities for a community's economic development and tourism efforts. The White Home encapsulates a piece of local history by representing the life of Ann Hutchison White, one of the original founders of Rock Hill and a woman known for her incredible strength and pioneering spirit. Today, the White Home has two primary roles: serving as an educational facility and rental venue.

With nearly four acres of gardens, open greenspace and easy access for parking, the White Home is a prime location for hosting events, serving as a rental venue for weddings, parties and corporate events. For more information about Historic Rock Hill events, to schedule a home tour or rental, call 803-329-1020.

Historic Rock Hill is a membership-based organization and, because it does not receive public funding, depends on the donations of individuals and business in the private sector.