

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Charlotte Avenue/Aiken Avenue Historic District
other names/site number _____

2. Location

street & number Along portions of Charlotte and Aiken Ave. not for publication
city, town Rock Hill vicinity
state South Carolina code SC county York code 091 zip code 29730

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>7</u>	<u>2</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	<u>7</u>	<u>2</u> objects
			Total
			<u>9</u>

Name of related multiple property listing:
Historic Properties of Rock Hill Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Mary W. Edmonds 4/21/92
Signature of certifying official Date
Mary W. Edmonds, Deputy SHPO, S. C. Department of Archives and History
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. Entered in the National Register
 See continuation sheet. 6/10/92
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:) _____
Signature of the Keeper _____ Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling
Religion: religious structure
Religion: church related residence

Current Functions (enter categories from instructions)

Domestic: single dwelling
Domestic: multiple dwelling
Religion: religious structure
Religion: church related residence
Social: clubhouse

7. Description

Architectural Classification

(enter categories from instructions)

Queen Anne; Classical Revival;
Bungalow/Craftsman;
Mission Influence

Materials (enter categories from instructions)

foundation Brick, stucco
walls Wood: weatherboard; brick;
Stone: granite
roof Asphalt; clay tile
other Wood: shingles

Describe present and historic physical appearance.

The Charlotte Avenue/Aiken Avenue Historic District is a small residential district to the northwest of Rock Hill's downtown area. It is part of a much larger residential area. The district developed in the 1890s and early 1900s, and was part of the Oakland development. The houses face either Charlotte Avenue or Aiken Avenue, both of which have heavy tree cover from street trees and residential plantings. There are seven contributing buildings and two noncontributing buildings. The contributing buildings include:

1. William Blackburn Wilson House (The Oratory), 434 Charlotte Avenue. This house, with elements of the Queen Anne Style, was built about 1895. Although much of the exterior trim has been removed, the basic characteristics of the style remain. The hip roof has several front and side-facing gables. The wraparound porch is supported by thin posts. There is a projecting pedimented gable at the front entrance with a deck above with a shed roof. A pedimented gable is also located over the secondary entrance in the right section of the facade, with a nine-over-one window. Two pedimented gables above the porch flank the deck and have angled corners with supporting posts. The exterior wall surface, originally weatherboard, has been covered with stucco. Other alterations include infill of the left screen porch (1955) and removal of chimneys (1985). After purchase of the property by the Roman Catholic Church in 1934, brick buildings have been built on the large lot in 1937, 1959, and 1971. These modern buildings are not included in the historic district boundaries.

2. Wilson House (Ark of the Covenant), 619 Aiken Avenue. This is a stone residence built in 1917 for William Blackburn Wilson, Jr. The house has a two-story central block with lateral gable and a one-story sunporch at left with a hip roof. The front gable porch has stone piers and tapered wood columns. The first level windows on the facade are paired and are set in segmental arches with stucco panels. The sunporch has a similar arch above the door and windows. Alterations include an exterior chimney on the left elevation built of concrete block.

3. Roy Z. Thomas House, 620 Aiken Avenue. This Bungalow/Craftsman style house, built about 1925, has a full-facade front porch with simple balustrade and brick piers. The rafters are

9. Major Bibliographical References

See full list of bibliographical references in the Multiple Property submission, Historic Properties of Rock Hill. The following references pertain to this individual nomination:

Herald (Rock Hill, S. C.), 27 June 1906; 3 May 1952; 4 March 1966.

Journal (Rock Hill, S. C.), 4 January 1902.

Record (Rock Hill, S. C.), 23 August 1923.

The State (Columbia, S. C.), 9 December 1958.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

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

10. Geographical Data

Acreeage of property ± 4.5 acres

UTM References

A 17 497830 3865830
Zone Easting Northing

C 17 497690 3865610

B 17 497900 3865600
Zone Easting Northing

D 17 497640 3865760

See continuation sheet

Verbal Boundary Description

District is shown on attached Map # 66, (planimetric), Rock Hill, S. C., drawn at a scale of 1" = 200'.

See continuation sheet

Boundary Justification

Boundaries follow rear property lines along Aiken Avenue and the south side of Charlotte Avenue, along College Avenue and Charlotte Avenue, and along Union Avenue at the eastern end. The district includes an area of 250 feet by 200 feet around the William Blackburn Wilson House.

See continuation sheet

11. Form Prepared By

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

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Community Planning and Development

Period of Significance

1895-1925

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Charlotte Avenue/Aiken Avenue Historic District is significant for the architecture of the various properties and for its role in the development of the Oakland section of Rock Hill, a major development beginning in 1891 which had a significant impact on the growth and development of Rock Hill. The properties within the district are consistent with the Residences property type of the Historic Properties of Rock Hill multiple property submission, and fall within the subtypes of Victorian Era houses and Eclectic houses.

William Blackburn Wilson was a Rock Hill attorney who gained an option on a large tract of land to the northwest of the city. After a trip to the west in 1890 where his family was greatly impressed with Oakland, California, he returned and began to create the concept of a large new development. In 1891, the Rock Hill Land and Town Site Company was established with Wilson as President and a Board consisting of some of the leading businessmen of Rock Hill, including R. T. Fewell, W. L. Roddey, and J. M. Cherry.¹ The company exercised the option on Wilson's land and gained control of a tract which stretched from the railroad at the edge of town to present-day Cherry Road, and from Charlotte Avenue to present-day West Main Street.² On this property, a new community of Oakland was laid out. The original plat for the area shows a total of 1,300 lots, development on a scale which dwarfed the existing city, which at that time had a population of around 4,000.³ The community included a grand, tree-lined boulevard, Oakland Avenue; a number of streets named for South Carolina cities, including Aiken Avenue; a public park with roads, a lake, a pavilion, and ball fields; and lots for schools and other public uses.⁴ Sale of lots began with a public auction on July 3 and 4, 1891.⁵ Lots on oakland Avenue began to sell, and it soon became the most fashionable address in the city. The other streets developed more slowly. The Land and Town Site Company grew to supply the city's water and electric lights.⁶ It also created the City Street Railway Company, which operated a streetcar from Oakland Park to down-

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exposed under deep roof overhangs. The main door has a four-light transom, and the first floor windows have sixteen-over-one lights. There is a shed dormer at the front facade with four windows with six-over-one lights. The Charlotte Avenue facade has a secondary entrance with fanlight and sidelights. There are triple louvered attic vents on either side. The rear has a large hip-roofed dormer and two smaller dormers.

4. Paul D. Faris House, 407 Charlotte Avenue.

This house, built about 1925 in the Bungalow/Craftsman style, has a full-facade porch with engaged roof. There are four brick piers, a simple balustrade, and exposed rafters. The shed dormer has five grouped windows. The roof is a lateral gable, and the exterior surface is clad in weatherboard. Alterations include a modern triple window at the facade, and exterior stair which provides access to the upper level.

5. Hughes-Walker House, 401 Charlotte Avenue.

This two-story frame house has a hip roof with a front-facing gable containing a semi-circular attic window. The one-story front porch covers the facade, and has columns, a slat balustrade, and a hip roof. A gable end on the right elevation has a semi-circular attic window. The house, built in 1913, shows evidence of the Classical Revival Style. It now contains apartments.

6. Bays-Blackman House, 608 Aiken Avenue.

This house, built about 1906 for Rev. H. W. Bays, reflects the transition from Queen Anne to Classical Revival styling which was occurring at that time. It contains elements of both styles. The porch originally wrapped around both side elevations; the end sections have been enclosed. The porch has columns, paired at the main entrance, and a modified entrance gable. The dominant features on the facade are two gables with keystone Palladian windows and heavy bracketing under the gable cornices. There is a small pedimented gable dormer between the front gables. The entry door has transom and sidelights of traceried glass. The side elevations have rounded-arch windows with keystones and traceried colored glass.

7. Armstrong-Mauldin House (Woman's Club House), 607 Aiken Avenue.

This house, built in 1921 for W. R. Armstrong, is one of the few examples of Mission Style influence among Rock Hill houses. The hip roof is covered with clay tile, and the exterior walls are stucco. The facade has a central entrance porch with hip roof and stucco piers. Windows are either single or in groups of two or four. There are one-story sunporches at each end with hip roofs and piers

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at the corners. These sunporches have segmental-arched window openings. There is a wide decorative stucco band below the second story windows and plain stucco panels on the facade above grouped first floor windows. To the rear is a porte-cochere with enclosed deck above. There are decorative panels above the windows on the second level and an iron balcony at the rear. The house is currently used as a meeting place for the Woman's Club of Rock Hill.

Noncontributing resources include the following:

1. Thomas Tours Building, 411 Charlotte Avenue, a 1950s commercial building.
2. Residence, 614 Aiken Avenue, two-story 1960s house.

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town Rock Hill.⁷ Going out to Oakland became a favorite holiday for city residents. The presence of the new community helped to bring Winthrop College to Rock Hill. The Land and Town Site Company donated Oakland Park as the original section of the Winthrop Campus. The presence of Winthrop undoubtedly helped to attract more residents to Oakland.

Oakland's development was part of a period of rapid growth for Rock Hill. The creation of the textile industry in the 1880s and 1890s was bringing large numbers of workers into the city, and the mill villages were being built to house them. The investors in the Land and Town Site Company realized that the increased population would lead to strong business growth, and that the expanding merchant and professional class would need new and fashionable housing during a period of prosperity. Because of its size, the development of Oakland continued for a number of years. Residential construction took place from 1891 through the 1930s. As a result, a wide variety of architectural styles is evident. The housing also ranged from mansions along Oakland Avenue to relatively modest cottages on some of the other streets.

The Charlotte Avenue/Aiken Avenue Historic District was on the eastern edge of the Oakland community. Charlotte Avenue formed the eastern border of Oakland, and it was part of an older network of roads which connected the eastern part of the county with the county seat of York. The properties within the district represent development in Oakland from its early stages through the 1920s. As the development of Oakland began, William Blackburn Wilson moved into the McCorkle-Fewell-Long House (c.1820), an existing farmhouse which soon became surrounded by the new development. In 1895, Wilson built his new house on Charlotte Avenue in the fashionable Queen Anne Style. This property remained in the Wilson family until 1934, when it was sold to the Roman Catholic Church, which established the Congregation of the Oratory.¹⁰ Wilson, in addition to his development activities, was a very successful attorney in Rock Hill. He served in the S. C. House of Representatives from 1884 to 1888, in the S. C. Senate from 1888 to 1893, and was a delegate to the state Constitutional Convention of 1893.¹¹

The Bays-Blackman House was built in 1906.¹² It was constructed for Rev. and Mrs. H. W. Bays shortly after their daughter married William Blackburn Wilson, Jr.¹³ Rev. Bays was pastor of St. John's Methodist Church. The Bays house provides interesting evidence of the transition from Queen Anne to Classical Revival architectural styles. The Hughes-Walker House dates from about 1913, and the Wilson House from 1917. The Wilson House was built for William Blackburn Wilson, Jr.¹⁴ Like his father, he was an attorney, serving as the first City Recorder

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for Rock Hill, serving in the S. C. House of Representatives from 1909 to 1913, and helping to organize several textile firms.¹⁵ The Armstrong-Mauldin House is an unusual example of Spanish Mission inspired architecture in Rock Hill. It was built in 1921 for W. R. Armstrong, who served as Mayor of Rock Hill in 1921 and 1922. It was bought in 1923 by W. M. Mauldin, who owned the local Coca-Cola Bottling Company. In 1971, it became the property of the Rock Hill Women's Club. The Thomas House and Faris House are good local examples of the Bungalow/Craftsman style of the 1920s.

The district has significance as part of an important effort at community planning by a private company. The development of the Oakland area had a significant impact on the growth and development of the city, and was unusual for its scale and sophistication. The district also possesses significance for the variety of residential architecture which is evident. It provides an excellent record of the development of the architectural styles found in Rock Hill.

FOOTNOTES

¹Douglas Summers Brown, A City Without Cobwebs. (Columbia, S.C.: University of South Carolina Press, 1953), p. 221.

²Herald (Rock Hill, S. C.), 3 May 1952.

³Original plat of Oakland, York County Library, Rock Hill, S. C.

⁴Brown, p. 221.

⁵Herald (Rock Hill, S. C.), 3 May 1952.

⁶Ibid.

⁷Brown, p. 222.

⁸Herald (Rock Hill, S. C.), 3 May 1952.

⁹Brown, p. 221.

¹⁰Herald (Rock Hill, S. C.), 3 May 1952.

¹¹Record (Rock Hill, S. C.), 23 August 1920.

¹²Herald (Rock Hill, S. C.), 27 June 1906.

¹³Journal (Rock Hill, S. C.), 4 January 1902.

¹⁴Herald (Rock Hill, S. C.), 4 March 1966.

¹⁵The State (Columbia, S. C.), 9 December 1958.

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PHOTOGRAPHY

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The following information is the same for each of the photographs:

Name of Property: Charlotte Avenue/Aiken Avenue Historic District
Historic Properties of Rock Hill
Multiple Property Submission
Location of Property: York County, South Carolina
Photographer: Paul M. Gettys
Location of Negatives: Paul M. Gettys Associates, 4180 Cureton Ferry Road
Catawba, S. C. 29704
Date: September 1990

Additional information for each photograph follows:

1. Wilson House, 619 Aiken Ave. (NW)
2. Roy Z. Thomas House, 620 Aiken Ave. (SE)
3. Paul D. Faris House, 407 Charlotte Ave. (SW)
4. Hughes-Walker House, 401 Charlotte Ave. (SW)
5. Bays-Blackman House, 608 Aiken Ave. (SE)
6. Armstrong-Mauldin House, 607 Aiken Ave. (NW)
7. Armstrong-Mauldin House, 607 Aiken Ave. (N)
8. William Blackburn Wilson House, 434 Charlotte Ave. (W)