

655

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 18). 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 Highland Park Manufacturing Plant and Cotton Oil Complex  
other names/site number \_\_\_\_\_

### 2. Location

street & number East White Street, Standard Street  not for publication  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>3</u>	<u>3</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>2</u>	<u>      </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>5</u>	<u>      </u> structures
	<input type="checkbox"/> object		<u>      </u> objects
			<u>3</u> Total

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. Dept. of Archives & 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.  See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) \_\_\_\_\_

S. Lawrence 6/10/92  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Signature of the Keeper Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

Industry: manufacturing facility

Current Functions (enter categories from instructions)

Commerce/Trade: warehouse

Industry: manufacturing facility

## 7. Description

Architectural Classification

(enter categories from instructions)

Late Victorian

Materials (enter categories from instructions)

foundation Brick

walls Brick

Wood: weatherboard

roof Metal: slate

other

### Describe present and historic physical appearance.

The Highland Park Manufacturing Plant and Cotton Oil Complex is an unusual collection of industrial buildings in eastern Rock Hill. The complex includes the Highland Park Manufacturing Plant (1888-89), which was the second major textile mill in Rock Hill, the Highland Park Cotton Oil Mill (1902), and the Highland Park Cotton Oil Mill Office (1902). The original mill is located on Standard Street. The Oil Mill and Office are located on White Street. Surrounding the original mill are portions of the mill village, which is not included in the nomination. The buildings are described below:

1. Highland Park Manufacturing Plant, 869 Standard Street. Constructed in 1888-89 by Rock Hill contractor Captain A. D. Holler, the mill is a large rectangular brick building with a number of additions. The original portion, completed in 1889 as the Standard Mill, consisted of the present three-story tower and a two-story block of twelve bays to the left and eleven bays to the right (east). In 1907, the building was expanded with a four-story tower at the west end of the original block and an additional twenty-two bays to the west. There are one-story buildings to the rear and a tall, round smokestack. The original tower has a low hip roof. The third level has two windows to the front and one to each side, all with six-over-six lights and brick hoods. The second level has a double window and the first a modern metal door. The original block has a frame monitor along the roof ridge with a low gable roof line. There are cornice brackets and the windows have segmental arches. Many of the windows have been bricked-in or covered with wood. The four-story tower has a flat roof with recessed brick panels near the top and one window on each level with masonry sills. There is a two-story addition to the right rear (northeast), one and two-story additions to the left rear (northwest), rectangular structures attached at right rear, and a water tower at the northeast corner of the property. The front facade is partially obscured by an attached modern one-story brick structure.

2. Highland Park Cotton Oil Mill, 732 East White Street. This building, which faces the mill across the railroad tracks and streets, is a two-story rectangular brick building with a four-story tower. The tower was originally placed in the center of the building, but the left (east) wing of the building has been demolished,

See continuation sheet

**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)

Period of Significance

Significant Dates

Architecture

1888-1940

1888

Industry

1902

1907

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Captain A. D. Holler, contractor for original mill

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

The Highland Park Manufacturing Plant and Cotton Oil Complex represents an important element in the development of the textile industry in Rock Hill and in the rapid growth of the city during the period from 1881 to 1920. It is also significant as an unusually intact group of industrial buildings related to several products of the cotton crop which was abundant at that time, and as an example of industrial architecture.

With the successful completion and operation of the Rock Hill Cotton Factory (1881), it became evident that the idea of bringing textile manufacturing to Rock Hill was both feasible and profitable. The Standard Cotton Mill was the second effort, and was entirely a local investment. The effort was led by John R. London, who was a successful merchant, farmer, banker, and politician.<sup>1</sup> The venture was undertaken with the sale of stock to a wide spectrum of citizens. To make it easy to invest,<sup>2</sup> shares were sold on time for payments of fifty cents a week. Even school children pooled their money and invested.<sup>3</sup> With all stock successfully subscribed to local investors in 1887, construction was underway in 1888, and the mill was completed in February 1889 with 200 looms.<sup>4</sup> Contractor for the project was<sup>5</sup> Captain A. D. Holler, who built most of the textile mills of the city. The mill was a success, and many small investors soon earned a dividend of ten per cent a year.<sup>6</sup> The plant was expanded to 300 looms in 1891 and to 486 by 1893.<sup>7</sup> The initial Board included John R. London, President, P. C. Poag, A. Friedheim, T. A. Crawford, J. B. Johnson, W. J. Roddey, W. J. Rawlinson, R. T. Fewell, and A. E. Smith.<sup>8</sup> After the death of Poag, W. L. Roddey became a Board member.<sup>9</sup> These men were mostly merchants and business leaders, and all were local residents.<sup>10</sup> The products of the mill were gingham goods, shirting, and towels.

In 1898, the Standard was sold to a Charlotte firm and became the Highland Park Manufacturing Company # 2. In 1902, the Cotton Oil Mill and Office were built. They were part of a larger complex of buildings, including a gin and seed house, all of which have been

See continuation sheet

## 9. Major Bibliographical References

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

Anderson, John Gary. Autobiography. Rock Hill, S. C.: By the author, 1936.

Cherry, William J. The City of Rock Hill, The Hub of the Piedmont. Charlotte, N. C.: Queen City Printing Company, 1895.

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

See continuation sheet

### 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 # \_\_\_\_\_

### 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

Acres of property 10 acres

### UTM References

A 17 499120 3864050  
Zone Easting Northing

C 17 498690 3864030

B 17 499070 3863930  
Zone Easting Northing

D 17 498930 3864200

See continuation sheet

### Verbal Boundary Description

Complex is shown on Map # 77 attached with the Historic Properties of Rock Hill Multiple Property Submission.

See continuation sheet

### Boundary Justification

The boundaries include the entire block of the Manufacturing Plant, bounded by Standard, High, Steele, and Kimbrell Streets. They also include a sufficient area across Standard Street and East White Street to include the Oil Mill and Office buildings.

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

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Section number 7 Page 2

with walls partially standing. To the rear of the demolished section is a wood frame storage attachment. The tower has a truncated-hip metal-covered roof, single windows with segmented arched openings at the third and fourth floors, and paired windows on the second level. The first level has an entrance with rounded-arch opening, fanlight, and corbelled hood. There are eight bays to the right of the tower. The windows have segmental arches and masonry sills. The second level windows have been infilled with plywood. In the third bay to the right of the tower, each level has paired doors with fanlight and a corbelled hood with a rounded arched opening. There is a modern metal canopy on the facade at first level.

3. Highland Park Cotton Oil Mill Office, 737 East White Street. This rectangular brick building is located directly across White Street from the Oil Mill. It has a slate-covered hip roof with metal ridge caps and a central exhaust vent. The windows have six-over-six lights and segmental arched openings. The shed porch extends across the facade and has wood posts with braces. There is a small brick addition to the left (west) with a flat roof and a frame addition to the right (east). There is a detached storage building to the east which is noncontributing.

The water tower and smokestack associated with the Highland Park Manufacturing Plant date from an early period of use of the facility and are contributing structures.

There are three noncontributing buildings in the complex:

1. A brick building to the rear of the Highland Park Manufacturing Plant, bordering on the rear of the property on Steele Street. This building dates from a later time period than the mill building.

2. A large warehouse building to the west of the Highland Park Manufacturing Plant. This building, of frame construction, is of later construction and does not share design elements with the mill building.

3. A small metal storage building to the east of the Highland Park Cotton Oil Mill Office.

The Cotton Oil Seed House, which stood behind the Oil Mill building, was demolished in August 1990. The complex is within the property type Textile Mill Buildings and Related Buildings of the multiple property submission Historic Properties of Rock Hill.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 2

demolished. In 1907, the Highland Park Mill was expanded significantly. The mill village continued to grow in all directions from the mill.<sup>11</sup> The community included chapels started by the Presbyterians (1890),<sup>11</sup> Baptists (1909) and Methodists (1916).<sup>12</sup> The mill operated until 1968, and is now occupied by Plej's Textile Outlet as a warehouse and limited manufacturing facility. The Cotton Oil Mill and Office were used for retail space for a number of years, and are now vacant. The Seed House was demolished in September 1990.

The Highland Park complex is significant for its architecture and for the fact that such a grouping of buildings related to cotton manufacturing and processing seldom survives. The rectangular mill building with central towers was a typical design for textile mills in the South Carolina Piedmont. Although there have been additions over the years, the original complex and its 1907 addition are well preserved. The complex is also significant for the impact it had on the growth and development of Rock Hill. The development of the textile industry led to a rapid expansion of the City of Rock Hill between 1881 and 1920. The Standard Mill, later Highland Park, was important as the second mill in Rock Hill. It also helped to set the pattern of investment by local leaders and citizens in the creation of the industry and of the mill village system.

## FOOTNOTES

<sup>1</sup>Local History File # 301 RH, Nan Carson Weller Room, York County Library, Rock Hill, S.C.

<sup>2</sup>John Gary Anderson, Autobiography. (Rock Hill, S. C.: By the author, 1936, p. 201.

<sup>3</sup>Ibid.

<sup>4</sup>Douglas Summers Brown, A City Without Cobwebs. (Columbia, S. C.: University of South Carolina Press, 1953), p. 188.

<sup>5</sup>Herald (Rock Hill, S.C.), 3 May 1952.

<sup>6</sup>William J. Cherry, The City of Rock Hill, The Hub of the Piedmont. (Charlotte, N. C.: Queen City Printing Company, 1895), p. 27.

<sup>7</sup>Ibid.

<sup>8</sup>Brown, p. 189.

<sup>9</sup>Cherry, p. 27.

<sup>10</sup>Ibid.

<sup>11</sup>Rev. Alexander Sprunt, A Brief History of the Rock Hill Presbyterian Church: From Its Founding as a Chapel to April 1895. (Abbeville, S. C.: Hugh Wiulson, Printer, 1895), p. 14.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**Section number** 8 **Page** 3

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<sup>12</sup>Preservation Consultants, Rock Hill, South Carolina, Architectural  
and Historical Inventory - Mill Supplement, 1988, p. 2.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

PHOTOGRAPHY

Section number \_\_\_\_\_ Page 1

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The following information is applicable to all the photographs:

Name of Property:	Highland Park Manufacturing Plant and Cotton Oil Complex, 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

The following information applies to individual photographs:

1. Manufacturing Plant, facade (N)
2. Manufacturing Plant, facade (NE)
3. Manufacturing Plant, west end and facade, smokestack (NE)
4. Cotton Oil Mill, facade and right (SE)
5. Cotton Oil Mill, tower (S)
6. Cotton Oil Mill Office facade and left (NE)
7. Cotton Oil Mill Office, facade (NE)