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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 Marion Street Area Historic District  
other names/site number \_\_\_\_\_

### 2. Location

street & number Marion, Johnston, and Center Streets  not for publication  
city, town Rock Hill  vicinity  
state South Carolina code SC county York code 091 zip code 29730

### 3. Classification

<b>Ownership of Property</b>	<b>Category of Property</b>	<b>Number of Resources within Property</b>	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<b>Contributing</b>	<b>Noncontributing</b>
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>28</u>	<u>10</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>29</u>	<u>10</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:)

Belmont Byers 6/10/92  
Signature of the Keeper Date of Action

## 6. Function or Use

### Historic Functions (enter categories from instructions)

Domestic: single dwelling

### Current Functions (enter categories from instructions)

Domestic: single dwelling

Domestic: multiple dwelling

Commerce/Trade: specialty store

## 7. Description

### Architectural Classification (enter categories from instructions)

Classical Revival

Bungalow/Craftsman

Late Victorian

### Materials (enter categories from instructions)

foundation Brick

walls Wood: weatherboard, shingle

Brick; synthetic siding

roof Asphalt

other

### Describe present and historic physical appearance.

The Marion Street Area Historic District includes a two-block length of Marion Street, one adjacent property facing Johnston Street, and four properties on the west side of Center Street. The district is directly south of Rock Hill's downtown area, and developed as one of the early neighborhoods within walking distance of the downtown. The district is residential in character, with large shade trees lining Marion Street. To the east, Saluda Street has a number of commercial properties, including a supermarket at the edge of the district facing Saluda Street. The neighborhood developed as a single-family area. In recent years, some of the houses have been divided into apartments. There are 29 contributing properties, including 28 buildings and one site. There are four noncontributing buildings on lots with contributing properties, and six noncontributing properties. The contributing site is a small park at the corner of Marion Street and Saluda Street which has historic significance. The contributing properties are listed below:

#### 1. Rawlinson House, 204 Johnston Street.

Built in 1874-75, it is a two-story frame house with a one-story porch and gabled balcony with turned posts and balusters. The house has Late Victorian Style architectural influences. The roof is a lateral gable with gable projections to the left and rear elevations. There are projecting bay window extensions on either side. The porch and roof-line cornice have dentil molding. The house was extensively renovated in 1988, during which many windows were replaced and the porch floor was rebuilt. The porch posts and balusters are original. The house is now commonly known as the Hampton House. There is a noncontributing frame garage to the left rear of the house. There is a modern one-story addition to the rear.

#### 2. McCall-Jones-Bryant House, 207 Marion Street.

Perhaps the earliest house on Marion Street, it dates from ca. 1900. The house has a small polygonal porch within the angle of two gable projections and shaped wood brackets and pendants at the gables. There is a porte-cochere at the left elevation with exposed rafters and brick piers.

#### 3. Davis House, 225 Marion Street.

This house is a two-story frame residence with front pedimented gable

**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

Period of Significance  
1874-1925

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 Marion Street Area Historic District is significant because of the architectural resources which it contains. The district reflects the architectural styles popular during the period of its development, and the shift from one style to another is clearly visible. The district is significant also because it represents the development of a new residential neighborhood for Rock Hill during a period of growth resulting from the city's emergence as an industrial and trading center.

The district includes properties on Marion, Johnston, and Center Streets. The properties in the district reflect the property type Residences, and include examples of all three subtypes of the property type.

The district includes the Rawlinson House, 204 Johnston Street, which predates most of the other properties. Built in 1874-75 for Misses Sallie and Mary Elizabeth Gibson of Chester County, it is one of the oldest surviving residences from the first few years of the city's existence. It is an impressive house which illustrated the wealth of its owners. The Hampton Street area surrounding the house, now in commercial and public uses, was once one of the most fashionable residential addresses in Rock Hill, and the Rawlinson House was the first large home in the area. For many years, it was the home of Col. and Mrs. Joel W. Rawlinson and later Mr. and Mrs. T. C. Rawlinson.

The bulk of the Marion Street Area Historic District was developed between 1906 and 1925. Rock Hill was expanding at a rapid rate. The development of the textile industry, beginning in 1881, led to a rapid increase in population as workers moved to the mill villages from surrounding areas of the Piedmont. These workers, most with steady incomes for the first time in their lives, were able to enter the economy and provide greatly increased business for the merchants and service providers. The selection of Rock Hill as the site for Winthrop College in 1895 led to more growth and to recognition of the

See continuation sheet

## 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 district nomination:

- Cauthen, J. C., Jr. Rock Hill, S.C. Interview, 2 July 1990.  
Cherry, William J. The City of Rock Hill, S.C., The Hub Of The Piedmont.  
Charlotte, N. C.: Queen City Printing Co., 1895.  
White, William Boyce, Jr. Rock Hill, S. C. Interview, 25 June 1990.  
White, William C. Rock Hill, S. C. Interview, 17 May 1990.

### 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

Acreage of property 10 acres

### UTM References

A 117 497370 3864290  
Zone Easting Northing  
C 117 497380 3863720

B 117 497520 3863850  
Zone Easting Northing  
D 117 497260 3864190

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### Verbal Boundary Description

The District includes all properties facing Marion Street between Hampton Street and Saluda Street; all properties on the west side of Center Street from Marion to State Street; and the Rawlinson House, at the corner of Hampton and Johnston Streets. It is shown on Map #76 of the multiple property submission.

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### Boundary Justification

The District is designed to incorporate the entire neighborhood of Marion Street and the west side of Center Street, which was developed over a period of about twenty years as a cohesive area. The Rawlinson House is also included, which is adjacent to the rear of Marion Street.

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## 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

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with a round attic window in the gable end. The hip-roofed one-story porch has Tuscan columns and turned balusters.

4. William H. Hope House, 229 Marion Street.

A one-story frame house with front and side facing gables with louvered triangular attic vents. Built about 1910, the house has carved wood brackets at the eaves. Alterations include a screened porch and awning.

5. 223 Marion Street.

This ca. 1910 house has a hip roof with flared eaves and double curved brackets at corner boards. The one-story hip-roofed porch has dentil cornice and posts on brick pedestals. The three-bay facade has oversized windows in the left bay.

6. W. B. Jenkins House, 237 Marion Street.

This house, built ca. 1920, has elements of the Bungalow/Craftsman Style. Clad in wood shingles, the one-story house has exposed rafters and a gabled front porch. The porch has been altered with modern metal posts and rail and a cement slab floor.

7. William E. Simpson House, 303 Marion Street.

This large two-story frame house has a projecting entry bay with traceried transom and sidelights and a recessed balcony entrance with double doors above the one-story porch. The left elevation has a hip-roofed projecting bay with multi-light window in the center on the first level. There is also a hip-roofed projecting bay on the right elevation. The facade has a hip-roofed dormer. The porch features columns and turned balusters.

8. Otis P. Thompson House, 315 Marion Street.

This one-and-one-half story house has shed dormers to front and both side elevations with exposed rafters. The right elevation has a pedimented gable projection with wood shingles and single-light window in the gable end. The entrance has an elaborate pilaster surround with a cornice above. The house has elements of both the Classical Revival and Bungalow/Craftsman styles.

9. 331 Marion Street.

A two-story frame house with pedimented gables to front and each side. The one-story porch has columns and slat balusters. The left facade has a tripartite window with diamond-shaped lights in the center section of the first floor. The house was built ca. 1915.

10. Roy McNeil House, 212 Marion Street.

This house, built about 1910, has a lateral gable roof with front-facing gable over the front porch. The eaves are flared with simple brackets. The chamfered porch posts rest on brick pedestals.

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11. Lindsay McFadden House, 216 Marion Street.

The house features two front-facing gables with a smaller pedimented gable over the entrance. There is a dentil cornice at the porch and in the roof gables. Gable ends have louvered attic vents surmounted by small triangular windows. The house dates to about 1910.

12. Adams-Barnes House, 222 Marion Street.

Built about 1910, this one-story house is clad in wood shingles. The porch has an apron wall and piers, both also clad in shingles. The front-facing gable has a quatrefoil tracery window and an uncoursed rubble veneer in the gable end. Windows within the porch have diamond-shaped traceried glass.

13. James Youngblood House, 228 Marion Street.

A two-story frame house with a one-story porch which wraps around the right elevation. There are pedimented gable projections at the facade and left elevation. The principal entry has an elaborate pilaster surround with a cornice above. The house was built about 1915.

14. Cauthen-Dunlap House, 240 Marion Street.

This house, built about 1912, has weatherboard siding and a three-bay facade. The hip-roofed porch has pillars clad with weatherboard siding. The house has a full-hip roof and a chimney with a corbelled cap. The wood and glass entry vestibule has been added. There is a non-contributing outbuilding on the property.

15. Scruggs House, 250 Marion Street.

This is a two-story house with a one-story hip-roofed porch which wraps around the left elevation. There are pedimented gables to the front and right. Eave corners on the facade have carved wood brackets. The house was built about 1910.

16. Kennedy-Barnes House, 254 Marion Street.

A one-story house with a hip-roofed dormer at the facade and a one-bay hip-roofed projection at the right elevation. The house has been clad with asphalt shingles, and insect screening has been added to the left portion of the porch.

17. Sumner-Cauthen House, 304 Marion Street.

This two-story house has a hip-roofed one-story porch with apron wall and paired tapered posts. The eaves are supported by paired carved brackets at corners. There are entry doors at both levels of the facade with transoms and tapered pilaster surrounds supporting a full entablature. Alterations include metal stairs to the second level and doors placed on second level for entrance. The house was built about 1910.

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18. Thomas Good House, 312 Marion Street.

This house, which was built about 1910, has a hip roof. The hip-roofed porch has posts on brick pedestals and slat balusters. The entrance has sidelights and a multi-light transom. A hip-roofed projection at the left elevation has a traceried window. The house has been altered with asbestos shingle siding and an exterior wood stairway and entrance at the left elevation.

19. Edward G. Jones House, 318 Marion Street.

This one-and-one-half story house has a jerkinhead roof with front pedimented gable and a pedimented dormer. The walls have brick veneer and the gable and dormer have pressed metal siding. The porch wraps around the right elevation and has columns on brick bases. The house was built about 1910.

20. F. Heyward Moore House, 324 Marion Street.

The Moore House has a hip roof and two front-facing gables and a pedimented gable above the porch. Built about 1910, the house has a traceried Palladian window at the right bay of the facade. The pedimented gable at the porch roofline has a panelled tympanum and a dentilled cornice. The porch has Tuscan columns and turned balusters.

21. Brice-Blackmon-White House, 330 Marion Street.

This ca. 1910 house has a small entry porch with paired wood porch pillars and traceried fanlight and sidelights at entrance. The two-story house has been clad with synthetic siding. Other features include a diamond-shaped window on the right wall of the entry, a polygonal bay window on the left elevation, and gable-roofed projections on the facade and right elevation.

22. 344 Marion Street.

This house, built about 1910, has a one-story porch which covers the facade and both side elevations. The porch has Tuscan columns and turned balusters. The two-story house has a pedimented front gable. The entrance features a transom and sidelights with a surround and dentilled cornice. The house has asbestos-shingle siding. There is a non-contributing garage to the rear.

23. W. O. Barber House, 350 Marion Street.

This one-story house was built about 1920 and has a front-facing gable roof, a hip-roofed porch with apron wall, tapered posts on brick pedestals, and exposed rafters. The house is clad in wood shingles. The front porch has been partially enclosed and has insect screening.

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24. Hull House, 352 Marion Street.

This one-story house was built about 1925 and has a lateral gable roof with a front-facing gable over the porch. The porch has tapered posts on pedestals, which are clad with weatherboard. There are exposed rafter ends and simple brackets at the eaves. To the rear of the house is a noncontributing garage/storage building.

25. W. A. Ball House, 622 Center Street.

This Bungalow/Craftsman style house, built about 1920, has a front-facing gable over the porch with exposed rafter ends and tripartite window. The porch has tapered posts on brick pedestals and slat balusters. The side elevations have shed projections with double windows.

26. F. S. McFadden House, 626 Center Street.

Built about 1925, the Bungalow/Craftsman style house has a front-facing gable-roofed dormer with double window and exposed rafter ends. The porch has tapered posts on brick pedestals and slat balusters. The left elevation has a shed projection with a tripartite window. The house is clad in asbestos shingles.

27. Stapleton-LaGrand House, 630 Center Street.

This one-story house has a lateral gable roof and an engaged porch with paired posts on brick pedestals. There is a tripartite window at the left bay and a shed dormer with three windows. The house was built about 1920 in the Bungalow/Craftsman style.

28. Watkins-Walker House, 634 Center Street.

A one-story Bungalow/Craftsman style house built about 1925. This house has a lateral gable roof with a front-facing gable-roofed porch with triangular knee braces and wood shingles in the gable face. The porch has tapered posts on brick pedestals, and there is a deck extending along the left bay of the facade, with an open trellis above. The house has been altered with iron posts and railing replacing the original tapered porch posts.

29. Park. The small unnamed park at the intersection of Marion, Saluda and Center Streets is also a contributing property. It was designated as a park on the original 1906 plat of the Woodland Park subdivision, and has been a public open space since that time. It currently has large trees, landscaping, and park benches. It is triangular in shape.



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The following noncontributing properties are located in the district:

1. 211 Marion Street, a brick 1950s single-family house.
2. 219 Marion Street, a Dutch Colonial-inspired house built in the 1940s and altered with asbestos shingles and several additions.
3. 241 Marion Street, a one-story house from the 1930s with asbestos shingle siding, altered porch with wrought iron posts.
4. 343 Marion Street, a two-story house which has been heavily altered with modern synthetic siding with wide boards, synthetic covering on cornice and eaves, metal porch posts, and wrought iron railing on porch and on all windows as security bars. Built c.1920.
5. 236 Marion Street, a one-story house which was used as a flower shop for a number of years. It has been altered with large display windows on the facade and with a small porch with iron post. Probably dates from the period 1910 to 1915.
6. 336 Marion Street, a one-story house which is very similar in design to 324 Marion Street, this house has been altered with brick veneer siding, which has obscured the detailing in the gables and other surfaces. The porch has been heavily altered with metal posts and new materials at cornice. Built about 1910.

In addition, there are noncontributing buildings on the lots of four contributing properties:

1. 204 Johnston Street.
2. 240 Marion Street
3. 344 Marion Street
4. 352 Marion Street

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young city as an emerging cultural center. The growth led to an expansion in the number of merchants, salesmen, civil servants, and professionals. Housing was needed for these new middle-income residents, and several speculative housing developments occurred. The development of the Oakland area, beginning in 1891, represented a major expansion of the city and was a profitable venture for the Rock Hill Land and Town Site Company.<sup>2</sup> Another early land developer was the Iredell Land Company, which was organized in 1893 and developed over fifty acres in the eastern part of the city near the Highland Park Cotton Mill.<sup>3</sup>

In 1906, James Spratt White opened a new residential section known as Woodland Park. White, who had been associated with the Rock Hill Land and Town Site Company and with J. M. Cherry in the Catawba Real Estate Company, would later help to found what would become First Federal Savings and Loan in 1923. Woodland Park was a development of a number of lots along Saluda Street and several side streets, including Marion. It had the first cement sidewalks in Rock Hill, and was entirely privately financed.<sup>4</sup> The development included several small parks, including one<sup>5</sup> at the corner of Saluda, Marion and Center Streets, which still exists. Woodland Park included two lots on either side of Marion Street at the Saluda corner. The remainder of the present Marion Street area was still owned by Mrs. D. A. Johnston and J. B. Johnson.<sup>6</sup> On May 30, 1906, there was an auction to open the sale of lots in Woodland Park. This resulted in the sale of twenty-two lots and seven houses, with an additional sixteen lots being sold shortly thereafter.<sup>7</sup> Woodland Park was so successful that later sections were opened<sup>8</sup> in 1909 and 1912 to the south, and development continued into the 1940s.<sup>8</sup> The development of Center Street, which occurred in the 1920s, was part of the effort.

Beginning about 1910, the rest of Marion Street was developed. It was opened through the Johnson family lands<sup>9</sup> by Dr. J. B. Johnson and named by him for his oldest daughter, Marion.<sup>9</sup> Lots sold rapidly, and by 1912, a picture appeared in the Chamber of Commerce brochure which showed a number of new homes on a treeless Marion Street.<sup>10</sup> The new neighborhood housed doctors, a farmer, merchants, the founder of the Rock Hill Lumber Company, textile superintendents, bankers,<sup>11</sup> a newspaper editor, and investors in the Rock Hill Telephone Company.<sup>11</sup> These residents represented a cross section of the growing commercial and professional class of the city. The small park at the intersection of Marion, Saluda and Center Streets was part of the original plan for the Woodland Park subdivision, and has been an important element in the area since its beginning. During World War I, it served as a common garden area for neighborhood residents.<sup>12</sup> It is now maintained by the City as a small landscaped greenspace.

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The Marion Street Area Historic District provides evidence of several architectural styles which were in favor during the period from 1910 to 1925. The earlier houses on Marion Street were mostly adaptations of the Classical Revival Style. By 1915, several houses showed a mixture of elements from that period and the emerging Bungalow/Craftsman Style. By the 1920s, most of the houses were bungalows, including an excellent grouping of four houses along Center Street.

FOOTNOTES

<sup>1</sup>Interview with William Boyce White, Jr., Rock Hill, S.C., 25 June 1990.

<sup>2</sup>Douglas Summers Brown, A City Without Cobwebs. (Columbia, S. C.: University of South Carolina Press, 1953), pp. 220-222.

<sup>3</sup>William J. Cherry, The City of Rock Hill, S. C., The Hub of the Piedmont. (Charlotte, N. C.: Queen City Printing Co., 1895), p. 36.

<sup>4</sup>Brown, p. 247.

<sup>5</sup>Original Plat of Woodland Park, in possession of William C. White, Rock Hill, S.C.

<sup>6</sup>Ibid.

<sup>7</sup>Local History File # 304a RH, Nan Carson Weller Room, York County Library, Rock Hill, S.C.

<sup>8</sup>Interview with William C. White, Rock Hill, S.C., 17 May 1990.

<sup>9</sup>Herald (Rock Hill, S. C.), 10 November 1941.

<sup>10</sup>Rock Hill, South Carolina. Brochure of Rock Hill Chamber of Commerce, 1912.

<sup>11</sup>Catawba Regional Planning Council, Historic Preservation Planning Files.

<sup>12</sup>Interview with J. C. Cauthen, Jr., Rock Hill, S. C., 2 July 1990.

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PHOTOGRAPHY

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

Name of Property: Marion Street Area 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. Rawlinson House, 204 Johnston St., facade and left (SW)
2. McCall-Jones-Bryant House, 207 Marion St., facade (NE)
3. Davis House, 225 Marion St., facade and left (NE)
4. William H. Hope House, 229 Marion St., facade and left (NE)
5. 233 Marion St., facade (NE)
6. W. B. Jenkins House, 237 Marion St., facade, right (N)
7. William E. Simpson House, 303 Marion St., facade and left (NE)
8. Otis P. Thompson House, 315 Marion St, facade (NE)
9. 331 Marion St., facade, left (NE)
10. Roy McNeil House, 212 Marion St., facade (SW)
11. Lindsay McFadden House, 216 Marion St., facade (SW)
12. Adams-Barnes House, 222 Marion St., facade (SW)
13. James Youngblood House, 228 Marion St., facade (SW)
14. Cauthen-Dunlap House, 240 Marion St., facade (SW)
15. Scruggs House, 250 Marion St., facade and right (S)
16. Kennedy-Barnes House, 254 Marion St., facade (SW)
17. Sumner-Cauthen House, 304 Marion St., facade and right (S)
18. Thomas Good House, 312 Marion St., facade (SW)
19. Edward G. Jones House, 318 Marion St., facade (SW)
20. F. Heyward Moore House, 324 Marion St., facade (SW)
21. Brice-Blackmon-White House, 330 Marion St., facade and right (S)
22. 344 Marion St., facade and left (SW)
23. W. O. Barber House, 350 Marion St., facade (SW)
24. Hull House, 352 Marion St., facade (SW)
25. W. A. Ball House, 622 Center St., facade (NW)
26. F. S. McFadden House, 626 Center St., facade and right (NW)
27. Stapleton-LaGrand House, 630 Center St., facade (NW)
28. 622, 626, 630 and 634 Center Street (W)
29. Park, view across toward Saluda Street (NE)
30. Park, view along Marion Street (NE)