

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 Rock Hill Cotton Factory
other names/site number Plej's Textile Outlet; Ostrow Textile Mill

2. Location

street & number 215 Chatham Street not for publication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 checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> objects
			<u>0</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:)

Entered in the National Register
Melanie Byer 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: specialty store

Commerce/Trade: warehouse

7. Description

Architectural Classification

(enter categories from instructions)

Late Victorian

Materials (enter categories from instructions)

foundation Brick

walls Brick

roof

other

Describe present and historic physical appearance.

The Rock Hill Cotton Factory was built in 1881 and was the first textile mill in the community. It was also the first steam-driven textile mill in South Carolina. The building was modeled after the Camperdown Mill in Greenville, and was built by Captain A. D. Holler of Rock Hill. A number of additions have been made to the original building.

The original section of the mill faces northeast. The facade is dominated by a three-story tower with a first level entrance and rectangular windows. The second level of the tower has windows with segmental arches, including a single window on the front with flanking recessed vertical panels. The third level has three long vertical windows on each side with rounded arches and corbelling above. These windows have been infilled with brick. The tower has a corbelled brick cornice. The main block of the building extends for twelve bays to the left of the tower and sixteen bays to the right. It has segmental-arched windows which have been infilled with brick and a corbelled brick cornice and flat roof. There is a projecting two-story wing at the northwest corner which matches the construction and detailing of the original building. In addition, a three-story wing to the rear (southwest) retains many of the details of the original building. A detached brick smokestack to the southwest of the original block is square with a tapered shape and corbelling at the top. The east end of the original building, facing Chatham Street, has eight bays with the same window treatment and corbelling. There is a modern door installed at the first level. Other alterations include small modern additions at the southeast and northwest corners of the facade and a one-story addition to the rear (south and southwest). The tower also has a metal awning over the entrance and a small one-story addition.

The Rock Hill Cotton Factory falls within the Textile Mill Buildings and Related Buildings property type of the multiple property submission Historic Properties of Rock Hill.

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)

Industry

Architecture

Period of Significance

1881-1921

Significant Dates

1881

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Captain A. D. Holler, Contractor

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

The Rock Hill Cotton Factory is significant for its leading role in the development of the textile industry in Rock Hill and for the major economic impact which this industry had on the town. It is also significant as an excellent example of an early textile building, and of the architectural form which was to be repeated many times by later mills.

By the late 1870s, Rock Hill had developed as an important cotton market for farmers over a broad area of York, Chester and Lancaster Counties.¹ The willingness of several local cotton brokers to pay slightly more for cotton than brokers in other towns attracted farmers, and during the 1870s, the annual cotton market for Rock Hill increased from about 2,000 bales to around 17,000 bales.² The business leaders of Rock Hill saw the availability of cotton as an asset to be exploited, and a movement began to develop the potential of cotton manufacturing. This idea was spreading throughout the Piedmont region, but where most communities relied on financial investments and technology from New England, the aggressive leaders of Rock Hill's business community set out to supply the necessary capital and labor locally.³ The initial investors in this first venture were James M. Ivey,⁴ probably the largest dealer in cotton in upper South Carolina; Captain A. E. Hutchison,⁵ who was the largest stockholder and became President; William Lyle Roddey, a leading local merchant and entrepreneur; John R. London; and Hiran Hutchison, a banker of Cheraw and Hamburg, S. C. and the largest stockholder of Graniteville Mills.⁶ With a capital stock of \$100,000, the investors set about the construction of the mill. They recruited Captain A. D. Holler to build the mill. Holler, like many Civil War veterans who came to Rock Hill following the war, flourished in the period's climate of growth. He and Captain Hutchison traveled to Greenville and took detailed measurements of the Camperdown Mill, which became the model for the new Rock Hill mill.⁷ Because the mill was not to be located on a river with

See continuation sheet

9. Major Bibliographical References

See full listing of bibliographical 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).
Herald (Rock Hill, S. C.), 17 September 1885; 3 May 1952.

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 acres

UTM References

A

1	7	4	9	7	5	0	0	3	8	6	4	9	1	0
Zone				Easting				Northing						

B

Zone				Easting				Northing						

C

Zone				Easting				Northing						

D

Zone				Easting				Northing						

See continuation sheet

Verbal Boundary Description

The property consists of the eastern section of parcel 627-20-01-001 in the block bordered by West White Street, Wilson Street, Village Way, and Chatham Street. The western border is a spur rail line which runs through the property. See map # 66 for a detailed drawing.

See continuation sheet

Boundary Justification

The boundary is drawn to include the mill building, all additions, and the attached smokestack. The western border is drawn at the rail line to exclude two large modern industrial buildings which do not contribute to the character of the property.

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

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available water power like most such facilities, the Rock Hill Cotton Factory was designed to use steam power.⁸ It became the first steam-driven textile mill in South Carolina. Later, as electricity became available from the pioneering hydroelectric development of the Catawba River, the mill was converted.

The mill opened in 1881⁹ with a work force of 100 men, women, and children, producing cotton yarns. By 1895, the looms had been installed and products included sheeting, shirting, drills, and cotton rope.¹⁰ The enterprise was successful, paying an annual dividend of seven percent.¹¹ The mill went through its first reorganization in 1898, becoming known as the Belvedere Mills, with W. C. Hutchison as President.¹² Later it became the Crescent Cotton Mill, and in 1905 was bought by Hamilton Carhartt of Detroit, who added dyeing and denim manufacturing for overalls about 1909 with a major three-story addition.¹³ The depression of 1921 closed the mill, but it was reopened in 1925 as Cutter Manufacturing Company.¹⁴ During the 1930s, it became part of the Goldtex Co. operation, and is now used as a textile outlet store and warehouse by Plej's Inc.

The Rock Hill Cotton Factory is significant for its architectural qualities as a prototype textile mill building in the Rock Hill area. It remains intact as an excellent example of late nineteenth-century industrial design. It also has significance because the mill was the first in Rock Hill, and began a major period of expansion for the City. By 1907, six additional mills had been built, employing several hundred operatives each. The successful completion and operation of the first mill opened the eyes of the other investors in Rock Hill to the fact that money was to be made in the textile industry. The influx of workers to the initial factory and the additional mills led to a boom in merchandising and the provision of services. The population of Rock Hill increased from 809 in 1880 to an estimated 5,500 in 1895.¹⁵ This explosive growth can largely be attributed to the development of the textile industry. The growth in population led to a great demand for housing, resulting in the development of the textile mill villages, rapid growth in the existing neighborhoods around the downtown, and the creation of entirely new neighborhoods, such as Oakland and Woodland Park. As the initial element of the textile industry in Rock Hill, the Rock Hill Cotton Factory had a revolutionary impact on the industrial, economic, and cultural life of the city.

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FOOTNOTES

¹John Gary Anderson, Autobiography. (Rock Hill, S. C.: By the author, 1936), p. 15.

²Herald (Rock Hill, S. C.), 17 September 1885.

³Douglas Summers Brown, A City Without Cobwebs. (Columbia, S. C.: University of South Carolina Press, 1953), p. 185.

⁴Herald (Rock Hill, S. C.), 17 September 1885.

⁵Brown, p. 186.

⁶Herald (Rock Hill, S. C.), 3 May 1952.

⁷Brown, p. 186.

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

⁹Ibid.

¹⁰Brown, p. 186.

¹¹Herald (Rock Hill, S. C.), 2 May 1952.

¹²Ibid.

¹³Ibid.

¹⁴Ibid.

¹⁵Brown, p. 168.

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PHOTOGRAPHY

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The following information is common to each photograph:

Name of Property:	Rock Hill Cotton Factory 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 each individual photograph:

1. Facade from tower to east end (SW)
2. Facade and tower (NW)
3. East end (NW)
4. Facade and tower from west end (S)