

Bleachery Water Treatment Plant
Name of Property

York County, South Carolina
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u>1</u>	<u> </u>	sites
<u>2</u>	<u>0</u>	structures
		objects
		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed
in the National Register 0

Historic Resources of Rock Hill, S.C.

6. Function or Use

Historic Functions

(Enter categories from instructions)

Category: Government

Subcategory: Public Works/Water System

Current Functions

(Enter categories from instructions)

Category: Vacant/Not In Use

Subcategory:

7. Description

Architectural Classification

(Enter categories from instructions)

Colonial Revival

Materials

(Enter categories from instructions)

foundation Brick
walls Brick
roof Slate
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- a owned by a religious institution or used for religious purposes.
- b removed from its original location.
- c a birthplace or a grave.
- d a cemetery.
- e a reconstructed building, object, or structure.
- f a commemorative property.
- g less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Industry
Architecture

Period of Significance

1930-1957

Significant Dates

1930

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

A.H. Guion Company

Narrative Statement of Significance

Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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
- Name of repository:
York County Public Library,
Rock Hill, S.C.

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10. Geographical Data

Acreage of Property Approximately 1 acre

UTM References

(Place additional UTM references on a continuation sheet)

Zone Easting Northing	Zone Easting Northing
1 <u>17 497111 3865688</u>	3 <u>17 497114 3865587</u>
2 <u>17 497157 3865617</u>	4 <u>17 497063 3865648</u>

 See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Paul Gettys
 organization _____ date 18 January 2008
 street & number 4180 Cureton Ferry Road telephone (803) 329-3567
 city or town Catawba state S.C. zip code 29704

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white** photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name City of Rock Hill
 street & number P.O. Box 11706 telephone (803) 329-8721
 city or town Rock Hill state S.C. zip code 29731

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended(16 U.S.C. 470 et seq.). **Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Park Service

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The Bleachery Water Treatment Plant is a one-story brick building and filtration/purification facility constructed in 1930 as part of a large textile facility development in Rock Hill, South Carolina. The Rock Hill Printing and Finishing Company (locally known as the Bleachery) was a major investment in Rock Hill by M. Lowenstein Company of New York City. To serve the massive new facility and the growing city, the citizens of Rock Hill passed a bond issue to create a new water treatment facility. A raw water intake on the Catawba River and large water mains were constructed to the site of the treatment facility on the northwest corner of the Bleachery complex.

The one-story brick building has a front section with a cross-gable roof. The ends feature a single large metal window in each wall with a raised parapet and a concrete cap. The façade (facing northwest) has a central entrance pavilion with a decorative cast stone surround and pediment. Above the pediment are a window and louvered ventilator within a front-facing, parapeted gable. The building has its original slate roof with exposed, decorative wooden rafter tails. As with the central front gable, both end gables feature a capped parapet and cast stone surrounded ventilators. To the rear is a lower-profiled, one-story projecting ell with a parapeted-gable roof. A chimney rises from a rear shed-roofed extension. Windows are large, placed symmetrically and feature steel frames with operable hopper panels.

The interior includes water basins for purification processes, a laboratory, and offices. To the front of and partially surrounding the building are a series of concrete, steel and wood filtration and purification basins with all of their equipment that is integral to the operation of the treatment plant

The building is at the northwest corner of the former Bleachery complex and is bordered by Stewart Avenue to the front (northwest) and a rail line to the north. Remnants of textile mill housing are across Stewart Avenue, along with a new student housing complex associated with Winthrop University. The Winthrop campus is located diagonally across Stewart Avenue. Across the railroad track is a residential area along Ebenezer Avenue that was historically associated with Bleachery employees.

The Bleachery Water Treatment Plant is located in the Rock Hill textile corridor, which is undergoing a redevelopment process by the City of Rock Hill and private developers. The Winthrop University campus is also expanding in the area to the west of the property.

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The Bleachery Water Treatment Plant, inclusive of its building and above and in-ground filtration/purification basins, is significant in the textile development of the city of Rock Hill, South Carolina, and is eligible for the National Register of Historic Places under Criterion A for how it supported and made possible the expansion of the textile industrial complex there. In addition, it is eligible under Criterion C as an excellent local example of Colonial Revival architecture within a complex that helped to transform the city into an important textile center in upstate South Carolina.

By 1928, Rock Hill had become established as a leading textile center, with eight cotton mills, two yarn mills, a hosiery mill, and other industries. However, during the late 1920s, one of the area's major employers, the Anderson Motor Car Company, had ceased operations and had left a large manufacturing facility vacant in the center of Rock Hill. Under the leadership of banker and civic leader Charlie Cobb and others, the city recruited a national investor, M. Lowenstein Company, which announced in November 1928 its intention to construct the Rock Hill Printing and Finishing Company complex, known locally as the Bleachery. The Bleachery would use the old Anderson Motor facility and expand it significantly to create a twelve-acre manufacturing complex for taking cotton cloth produced at other mills, bleaching it, and dyeing and printing the cloth. The facility would need several million gallons of water per day, while the city's existing capacity was only one million. City leaders proposed a \$300,000 bond referendum to pay for extensive water system improvements, and it passed with strong local support. The city's water works expansion was undertaken concurrently with the construction of the Bleachery. The contract was let in April 1929 for six-mile water lines from the Catawba River and a new filtration plant at the site of the Bleachery. The massive project was bid to a number of firms. The building and filter plant were constructed by A. H. Guion Company of Gastonia, North Carolina. The project, in operation by February 1930, included a handsome water treatment building and elevated and in-ground storage for 700,000 gallons of treated water. It provided a capacity of four and a half million gallons per day for the Bleachery and three million for the city.

The Bleachery Water Treatment Plant was an important part of the expansion of the textile industry in Rock Hill. The Rock Hill Printing and Finishing Company grew to be one of the largest textile mills in the world and the largest employer in Rock Hill. Other portions of the Bleachery are not being nominated because non-historic alterations have impacted to a significant degree the integrity of the textile complex.

While Rock Hill suffered from the Great Depression of the 1930s along with the rest of the nation, the impact of the Depression was lessened by the presence of the Bleachery, which never ceased operation during the period of economic crisis. The water treatment facility was essential to the operation of such a large facility and was important to the continued growth of the city. It represented a state of the art facility for a small southern town. The building, relatively unchanged, is no longer used for water treatment and is vacant.

The Bleachery Water Treatment Plant meets the registration requirements of the property type "Textile Mill Buildings and Related Buildings" of the multiple property submission "Historic Properties of Rock Hill, S.C."

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Verbal Boundary Description

The boundary includes the Bleachery Water Treatment Plant structure and an area immediately surrounding it bounded as follows: to the front (northwest) Stewart Avenue; to the side (northeast) the Norfolk Southern rail line; to the rear (southeast) a line parallel to Stewart Avenue and fifty feet from the rear of the building; and to the side (southwest) a line parallel to the rail line and intersecting with the center line of Rose Street.

Boundary Justification

The boundary includes the building and its immediate surroundings. The Bleachery Water Treatment Plant was originally located on the grounds of an extensive textile complex totaling over 1.3 million square feet. The entire complex is undergoing demolition and renovation as part of an economic development project, and the historic connection of the water treatment plant to the rest of the complex will be altered.

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

Name of Property: Bleachery Water Treatment Plant
Location of Property: Stewart Avenue, Rock Hill
York County, South Carolina

Name of Photographer: Paul Gettys
Date of Photographs: 24 May 2007
Location of Original Digital
Images: S.C. Department of Archives & History, Columbia, S.C.

1. North elevation [facade] with water filtration basins in foreground
2. Detail of front [north] elevation
3. Central front gable with entrance and parapet
4. Cast stone entrance surround
5. Detail of entrance pediment
6. West elevation
7. West elevation showing rear gabled ell
8. Rear gabled ell elevation
9. Detail of slate roof, decorative eave and gabled parapet