



# Proposed Text Amendment – Report to City Council

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Case No. T-2009-05

**Date of Meeting:** November 23, 2009  
**Staff Contact:** Eric S. Hawkins, AICP, Planner III

## **INFORMATION**

**Applicable Sections:** Article 3-600, Appendix 3-A: YH Historic Overlay Districts and Historic Properties  
**Application Date:** September 1, 2009  
**Applicant:** Rock Hill Planning Commission

## **EXPLANATION FOR AMENDMENT**

These amendments will remove the names and tax parcel information of designated historic property owners in order to keep frequent changes in this information within the Zoning Ordinance to a minimum. This revision is prompted by frequent changes in ownership and merging or partitioning of parcels which would require each property undergo the text amendment process each time ownership or parcel changes occur.

## **PUBLIC NOTIFICATION**

The following public notification actions have been taken:

- October 4 & 18- Planning Commission public hearing advertisements published in *The Herald*.

## **PUBLIC HEARING**

The Rock Hill Planning Commission held a public hearing on this application on November 3, 2009, and there were no comments from the public.

## **STAFF RECOMMENDATION**

Staff recommends approval of the amendments.

## **PLANNING COMMISSION RECOMMENDATION**

Following the public hearing at their November meeting, the Planning Commission voted 7-0 to recommend approval of the amendments.

## **ATTACHMENTS:**

- Original Zoning Ordinance text
- Revised Zoning Ordinance text
- Maps of YH Overlay Districts and Individual Properties

3-600 APPENDIX 3-A: YH HISTORIC OVERLAY DISTRICTS AND HISTORIC PROPERTIES

3-600(A) Historic District Designations

The districts described herein are designated as permanent YH Historic Overlay Districts.

- (1) ~~Rock Hill Downtown Historic District~~  
~~Properties on East Main, East White and Caldwell Streets, Oakland Avenue and St. John's Court consisting of the following tax parcel numbers as shown on 1991 tax maps:~~

~~627-15-02-005~~

~~627-16-01-001 through 006~~

~~627-16-02-001 and part of 002~~

~~627-16-02-006~~

~~627-16-02-017 through 023~~

~~627-18-05-003 through 006~~

~~627-19-01-015~~

~~All as is more fully shown on a map entitled "Rock Hill Downtown Historic District" dated December 23, 1991 on file in the City of Rock Hill Planning and Development Department.~~

- (2) ~~Marion Street Area Historic Districts~~  
~~Properties on Marion, Center, Whitner, Green and Hampton Streets consisting of the following tax parcel numbers as shown on 1991 tax maps:~~

~~600-04-01-002 through 010~~

~~600-04-01-012~~

~~600-04-01-024~~

~~600-06-01-009~~

~~600-03-02-001 through 010~~

~~600-03-02-022 through 025~~

~~600-03-03-001~~

~~600-03-03-015 through 018~~

~~All as is more fully shown on a map entitled "Marion Street Area Historic District" dated June 24, 1991 on file in the City of Rock Hill Planning and Development Department.~~

- ~~(3) **Charlotte Avenue/Aiken Avenue Historic District**  
Properties on Charlotte, Aiken, Union and College Avenues consisting of the following tax parcel numbers as shown on 1991 tax maps:~~
- ~~629-06-03-010~~
- ~~629-06-03-011~~
- ~~629-06-07-002 through 007~~
- ~~629-12-01-006~~
- ~~629-12-01-008~~
- ~~All as is more fully shown on a map entitled "Charlotte Avenue/Aiken Avenue Historic District" dated June 24, 1991, on file in the City of Rock Hill Planning and Development Department.~~
- ~~(4) **Reid Street/North Confederate Avenue Area Historic District**  
Properties on East Main, Reid and East White Streets, Elizabeth Lane and North Confederates Avenue consisting of the following tax parcel numbers as shown on 1991 tax maps:~~
- ~~627-08-01-005 and 006~~
- ~~627-08-01-009~~
- ~~627-16-03-004 through 013~~
- ~~627-16-04-001 through 011~~
- ~~627-16-04-017 through 021~~
- ~~All as is more fully shown on a map entitled "Reid Street/North Confederate Avenue Area Historic District" dated June 24, 1991, on file in the City of Rock Hill Planning and Development Department.~~
- ~~(5) **Winthrop Historic District**  
Properties on Stewart, West Oakland, and Charlotte Avenues, Myrtle Drive and Eden Terrace and lying northeast of but not abutting upon Water Street consisting of the following tax parcel numbers as shown on 1991 tax maps:~~
- ~~629-01-06-008~~
- ~~629-02-01-001~~
- ~~A portion of 629-03-01-001~~
- ~~All as is more fully shown upon a map or sketch entitled "Winthrop Historic District" dated June 24, 1991, on file in the City of Rock Hill Planning and Development Department.~~

- (6) ~~**Rock Hill Downtown Historic District Expansion Area**~~  
~~Properties on East Main and Hampton Streets consisting of the following tax parcel numbers as shown on 1993 tax maps:~~

~~627-18-03-001 through 005~~

~~627-18-04-001 through 005~~

~~627-18-05-007 through 013~~

~~627-18-05-014 (alley portion fronting Hampton Street)~~

~~627-18-05-015~~

~~627-19-01-001 through 014~~

~~627-19-01-033 through 034~~

~~Including all publicly owned rights of way, easements and property, all as is more fully shown on a map entitled "Rock Hill Downtown Historic District" dated December 23, 1991, revised January 10, 1994, on file in the City of Rock Hill Planning and Development Department.~~

- (7) ~~**Marion Street Area Historic District Expansion Area**~~  
~~Properties on Center, Green and Johnston Streets consisting of the following tax parcel numbers as shown on 1993 tax maps:~~

~~600-03-01-008 through 011~~

~~600-03-03-008 through 014~~

~~600-04-01-001~~

~~600-04-01-011~~

~~600-04-01-013 through 023~~

~~627-17-01-007~~

~~627-18-01-011 through 016~~

~~All as is more fully shown on a map entitled "Marion Street Area Historic District" date June 24, 1991, revised January 10, 1994, on file in the City of Rock Hill Planning and Development Department.~~

- (8) ~~**Reid Street/North Confederate Avenue Area Historic District Expansion Area**~~  
~~Properties on East Main, Pendleton, Reid, East White Street and North Confederate Avenue consisting of the following tax parcel numbers as shown on 1993 tax maps:~~

~~627-04-01-001 through 002~~

~~627-04-01-024~~

~~627-05-01-003 through 013~~

~~627-06-01-003 through 010~~

~~627-07-02-001 through 004~~

~~627-07-03-001 through 010~~

~~627-07-03-022~~

~~627-08-01-002 through 004~~

~~627-08-01-007 through 008~~

~~627-08-02-001 through 004~~

~~627-08-02-006~~

~~627-09-01-001 through 003~~

~~627-09-01-022 through 023~~

~~627-16-03-001 through 003~~

~~627-16-04-012 through 016~~

~~All as is more fully shown on a map entitled "Reid Street/North Confederate Avenue Area Historic District" dated June 24, 1991, revised January 10, 1994, on file in the City of Rock Hill Planning and Development Department.~~

**(9) Shurley-Mickle House**

~~Eugene M. Jacobs and Ann S. Jacobs, current owners, 1544 Ebenezer Road. Property described as follows:~~

~~All that certain piece, parcel or lot of land, being and situate on Ebenezer Road (now known as 1544 Ebenezer Road) in the City of Rock Hill (formerly Town of Ebenezer), Ebenezer Township #3, York County, South Carolina, and being more particularly described as follows: Beginning at a stake in the center of Ebenezer Road at its point of intersection with the southern line of Mickle Court; running thence with Mickle Court N. 67° E. 228 feet to a stake on line of Lot 13; thence with the line of said lot S. 27° 30' E. 65 feet to a stake; running thence with the new division line through Lot 14 S. 67° W. 228 feet to stake in center of Ebenezer Road; thence with center of said Ebenezer Road N. 27° 30' W. 65 feet to the beginning, and being shown as tax parcel 594-02-02-017 on 1993 tax maps on file in the City of Rock Hill Planning and Development Department.~~

**(10) McCallum House**

~~Ralph S. McCallum and Catherine S. McCallum, current owners, 1657 Ebenezer Road. Property described as follows:~~

~~All that certain piece, parcel or lot of land lying in the State of South Carolina, County of York, and Town of Ebenezer and having the following courses and distances: Beginning at an iron stake corner of Mrs. Ricker's property on Ebenezer Road, and running thence with Ebenezer Road S. 25° 35' E. 141 feet~~

~~to an iron stake corner of lot belonging to Hicks; running thence along the Hick's line S. 65° 20' W. 436.4 feet to a stake on the right of way of Southern Railroad, said point being 30 feet from the center line of tracks; thence with said right of way N. 29° 50' W. 132.2 feet to iron stake, corner of Mrs. Ricker property; thence along the Ricker property N. 63° 50' E. 446 feet to the beginning point. Bounded by property of Mrs. Ricker, Hicks, Southern Railroad and Ebenezer Highway, and being shown as tax parcel 593-05-01-001 on 1993 tax maps on file in the City of Rock Hill Planning and Development Department.~~

**(11) Bishop Avery Williams House**

~~Allen J. Fast and Lenora B. Fast, current owners, 1772 Ebenezer Road. Property described as follows:~~

~~All that certain piece, parcel or lot of land, lying being and situate on the northeastern edge of the right of way of Ebenezer Road (60' right of way) in the City of Rock Hill, York County, South Carolina, and being shown on plat of property of Allen J. Fast and Lenora B. Fast drawn by J. B. Fisher, SCRLS, dated September 14, 1989, recorded September 1989 in plat Book 103 at page 35 and being described according to said plat as follows:~~

~~Beginning at an old iron on the northeastern edge of the right-of-way of Ebenezer Road, joint front corner of within property and property of Tall Oak Villas (deed book 562, page 420), and running thence with the line dividing said properties N. 61° 17' 55" E. 250.07 feet to a new iron; thence running along line of within property and property of Olde Pointe, Inc. (deed book 763, page 184) S. 29° 30' 30" E. 102.64 feet to an old iron and S. 29° 33' 06" E. 170.88 feet to an old iron; thence running with line of within property and property of S. B. Mendenhall (deed book 559, page 81) S. 61° 19' 58" W. 250.08 feet to an old iron the northeastern edge of the right of way of Ebenezer Road; running thence with said edge of right of way N. 29° 31' 59" W. 273.37 feet to the point of beginning; being designated as lots 1 and 2, plus a 30' reserved strip shown on map of property of Miss Ruth M. Williams prepared by William C. White on May 4, 1983, and being shown as tax parcel 594-09-07-002 on 1993 tax maps on file in the City of Rock Hill Planning and Development Department.~~

**(12) Richards House**

~~Thomasson Brothers, a South Carolina Limited Partnership, current owner, 1804 Ebenezer Road. Property described as follows:~~

~~All that certain piece, or tract of land, together with improvements thereon, lying and being situate in the County of York, Ebenezer Township, City of Rock Hill (formerly Town of Ebenezer) and State of South Carolina, and being more particularly described with approximate courses and distances as follows: Beginning at a stake on the eastern side of Rock Hill Ebenezer York Highway, corner of property of J. B. Neely and running thence with the line of property of J. B. Neely N. 62° 00' E. 113 feet more or less to a point; thence S. 24° 00' E. 100.5 feet more or less to a point; thence S. 6° 00' W. 35.5 feet more or less to a point; thence S. 62° W. 90 feet more or less to stake on edge of Rock Hill Ebenezer York Highway; thence with the edge of said highway N. 24° W. 131.5 feet to the beginning point.~~

~~The above courses and distances are partially in accordance with survey of H. H. White, dated April, 1938. The above described tract is also shown as the southernmost portion of tax parcel No. 594 11 01 001 on the 1993 tax maps on~~

file in the City of Rock Hill Planning and Development Department, and the office of the tax assessor for the County of York, South Carolina.

**(13) ~~Ketchin-Neely Long House (Longwood Hall)~~**

~~William I. Long and Mary W. Long, current owners, 1858 Ebenezer Road. Property described as follows:~~

~~All that certain piece, parcel or lot of land, together with improvements thereon, situated in the State of South Carolina, County of York and in the Town of Ebenezer, having the following courses and distances: Beginning at a stake on the eastern edge of Main Street (no sidewalk allowed) corner of lot now or formerly belonging to Estate of J. J. Brown, running thence with the Brown line N. 61 ½ [feet] E. 408 feet to stake thence N. 25 1/4 [feet] W. 75 feet to stake; thence S. 61 ½ [feet] W. 408 feet to a stake on edge of Main Street; thence with edge of Street or ditch S. 25 1/4[feet] E. 75 feet to the beginning; containing seven tenths of an acre, more or less, being more particularly shown on plat of property by C. Edgar Williams, Jr., Registered Engineer and Surveyor, dated December 17, 1960, to be recorded in the office of the clerk of court for York County, South Carolina, bounded by lot now or formerly of estate J. J. Brown on the south and east, by balance of the Coulter lot to be conveyed to Dr. A. Theo Neely on the north; on the west by Main Street; this being the property in which Carolyn Senn conveyed her interest under deed recorded August 7, 1958, in deed book 253, at page 262; also see, for chain of title, book 235, page 259, and being shown as tax parcel 594 11 02 001 on 1993 tax maps on file in the City of Rock Hill Planning and Development Department.~~

**(14) ~~Smith-Matthews House~~**

~~Charles G. Hall and Mary J. Hall, current owners, 1865 Ebenezer Road. Property described as follows:~~

~~All that certain piece, parcel or lot of land situate and being in Ebenezer (now Rock Hill), York County, South Carolina, and being more particularly described as follows: Beginning at a stake on the western side of Rock Hill York Highway at a point 100 feet south of the E. P. Steele Estate line and running thence S. 64° 02' W. 235 feet to stake; thence in a southeasterly direction 100 feet to stake; thence N 64° 02' E. 235 feet to stake on aforementioned Rock Hill York Highway; thence with said highway N. 27° 34' W. 100 feet to the beginning; this being the identical property heretofore conveyed to the grantor herein by deed of Nannie Brooks Harper, et al, dated June 24, 1977, recorded in deed book 550 at page 545 in the office of the clerk of court for York County, South Carolina, and being shown as tax parcel 593 04 01 002 on 1993 tax maps on file in the City of Rock Hill Planning and Development Department.~~

**(15) ~~Ebenezer-Manse~~**

~~BPR, a general partnership, current owner, 1902 Ebenezer Road. Property described as follows:~~

~~All that certain piece, parcel of lot of land, being and situate in the State of South Carolina, County of York, City of Rock Hill and being more particularly described as follows: Beginning at a rock on Ebenezer Road, now or formerly Mrs. Coulter's corner, and running with her line N. 49° E. 400 feet to a stake; thence N. 26° W. 100 feet to a stake; thence S. 49° W. 400 feet to a stake on Ebenezer Road; thence with said road S. 26° E. 100 feet to the beginning, and being the identical premises acquired by deed from Richard F. Shilling and Sharon L. Shilling dated August 17, 1976, recorded August 19, 1976, in Book 535 at page 228 in the~~

~~office of the clerk of court for York County, South Carolina, and being shown as tax parcel 594 11 02 003 on 1993 tax maps on file in the City of Rock Hill Planning and Development Department.~~

**(16) Harper-Holler House**

~~Volunteer Faith Center, current owner, 228 West Main Street. Property described as follows:~~

~~All that certain lot of land with all improvements situated in the City of Rock Hill, county and state aforesaid, on the northeast side of West Main Street beginning at R. G. Smith's corner on W. Main Street; thence N. 36° E. 210 feet to Wilson's line; thence with Wilson's line N. 54° W. 105 feet to stake on corner of R. G. Brown lot; thence S. 36° W. 210 feet to stake on West Main Street, corner of R. G. Brown lot, thence with West Main Street S. 54° E. 105 feet to the beginning, containing one half acre, more or less, and being shown as tax parcel 598 22 03 017 on 1993 tax maps on file in the City of Rock Hill Planning and Development Department.~~

**(17) Mills-Hallman House**

~~Volunteer Faith Center, current owner, 302 West Main Street. Property described as follows:~~

~~All that certain piece, parcel or tract of land lying, being and situate in the State of South Carolina, County of York, City of Rock Hill, designated as a portion of Lot No. 2 on plat of property of portion of the Friedheim Estate prepared by R. H. Marett, Reg. Surveyor, March 1, 1955, and being more particularly described according to plat of property of Volunteer Faith Center prepared by J. B. Fisher, S.C.R.L.S., May 9, 1990, recorded in plat book 96 at page 335 in the office of the clerk of court for York County, South Carolina, as follows: Beginning at a new iron on the northeastern side of West Main Street 92.25 feet northwest of old iron at Laurel Street, and running thence with Main Street N. 40° 55' 33" W. 68.12 feet to an old iron; running thence N. 42° 10' 00" E. 169.41 feet to an old iron; running thence S. 42° 49' 55" E. 64.53 feet to a new iron; running thence S. 40° 49' 14" W. 161.32 feet to the point of beginning, and being shown as tax parcel 598 12 02 017 on 1993 tax maps on file in the City of Rock Hill Planning and Development Department.~~

**(18) Richard Nelson House**

~~Shirley Clark Jeter, current owner, 327 West Main Street. Property described as follows:~~

~~All that certain piece, parcel or lot of land lying, being and situate within the corporate limits of the City of Rock Hill in Ebenezer Township, York County, South Carolina, and being more particularly described upon plat of property survey for Shirley Clark Jeter by Ashmark Land Surveyors, dated March 1, 1991, recorded with the York County, R.M.C. on the 30th day of May, 1991 in plat book 108 at page 39, as follows: Beginning at a point on the corner of West Main Street and Allen Street and running thence S. 51° 17' 47" E. 111.96 feet to a point, thence S. 39° 53' 20" W. 164.38 feet to a point; thence N 51° 30' 00" W. 111.41 feet to a point; thence N. 39° 41' 40" E. 164.77 feet to a point and the beginning, and being shown as tax parcel 598 13 04 006 on 1993 tax maps on file in the City of Rock Hill Planning and Development Department.~~

~~(19) **Caldwell House**~~

~~Frank Moffatt, current owner, 306 West Main Street. Property described as follows:~~

~~All that certain piece, parcel, or tract of land lying and being situate in the City of Rock Hill, County of York, South Carolina, and described more particularly as follows: The southernmost tract of land shown on a plat of survey entitled "Property of Frank Moffatt," dated November 19, 1974, recorded March 23, 1977, in plat book 51 at page 182 in the Office of the Clerk of Court for York County, South Carolina;~~

~~and being shown as tax parcel 598 12 02 016 on 1993 tax maps on file in the City of Rock Hill Planning and Development Department.~~

~~(20) **Oakland Avenue Historic District**~~

~~Properties on Oakland Avenue consisting of the following addresses and Tax Parcel Numbers as shown on 1997 Tax Maps:~~

~~629-070-3012 (200 Oakland Avenue, The Oakland Building)~~

~~627-220-2027 (201 Oakland Avenue, The Oakland Group LLC)~~

~~629-070-3011 (216 Oakland Avenue, Carol Diane S. Workman)~~

~~627-220-2026 (219 Oakland Avenue, Jack Roddey D/B/A Carolina Realty)~~

~~629-070-3010 (224 Oakland Avenue, Dora D. Gaston)~~

~~627-220-2025 (227 Oakland Avenue, John A. Gill & Elizabeth; A. White Gill)~~

~~629-070-3009 (232 Oakland Avenue, The Anderson Childrens PTN)~~

~~627-220-2024 (235 Oakland Avenue, John A. Gill)~~

~~629-070-3008 (238 Oakland Avenue, Eleanor L. Martinson)~~

~~627-220-2023 (241 Oakland Avenue, The Oakland Partnership)~~

~~629-070-3007 (242 Oakland Avenue, Mary Calhoun)~~

~~627-220-2022 (305 Oakland Avenue, Palmetto Credit ACA)~~

~~629-070-3005 (306 Oakland Avenue, FMD Associates)~~

~~627-220-2021 (311 Oakland Avenue, Ned M. Albright)~~

~~629-070-3004 (312 Oakland Avenue, Robert W. Burns)~~

~~629-070-3003 (314 Oakland Avenue, Dwayne Oedewaldt)~~

~~627-220-2020 (319 Oakland Avenue, Charles B. Burnette)~~

~~629-070-3002 (320 Oakland Avenue, Ralph W. Anderson)~~

- ~~627-220-2019 (325 Oakland Avenue, James H. & Kathy Todd)~~
- ~~629-070-3001 (326 Oakland Avenue, C. Marion Hicklin & Catherine B. Hicklin)~~
- ~~627-220-2017 (331 Oakland Avenue, Winthrop University)~~
- ~~629-070-1005 (334 Oakland Avenue, Jeanna M. Mills)~~
- ~~627-220-2016 (339 Oakland Avenue, David A. White)~~
- ~~629-070-1004 (340 Oakland Avenue, James Taylor)~~
- ~~629-070-1003 (348 Oakland Avenue, Frederick Heath)~~
- ~~629-070-1002 (350 Oakland Avenue, Frederick Heath)~~
- ~~627-220-2015 (353 Oakland Avenue, Addie Stokes Mayfield)~~
- ~~629-070-1013 (356 Oakland Avenue, Walston A. Lynn, Jr.)~~
- ~~627-070-1014 (359 Oakland Avenue, John Howe)~~
- ~~627-220-2014 (361 Oakland Avenue, Rock Hill Auto Parts)~~
- ~~629-070-1001 (362 Oakland Avenue, Jerry L. Shelton)~~
- ~~629-060-4001 (404 Oakland Avenue, B.J. White, et al. (probate))~~
- ~~629-060-4001 (406 Oakland Avenue, B.J. White, et al. (probate))~~
- ~~629-060-4002 (410 Oakland Avenue, The Kenneth A. Curtis Family Limited Partnership)~~
- ~~629-040-1011 (411 Oakland Avenue, John W. & Phyllis W. Medford)~~
- ~~629-060-4005 (412 Oakland Avenue, Grace Evangelical Lutheran Church)~~
- ~~629-040-1012 (415 Oakland Avenue, Church Oakland Ave. Presbyterian Church)~~
- ~~629-040-1014 (417 Oakland Avenue, Oakland Ave. Presbyterian Church)~~
- ~~629-060-4003 (418 Oakland Avenue, Grace, Evangelical Lutheran Church)~~
- ~~629-040-1013 (419 Oakland Avenue, Oakland Ave. Presbyterian Church)~~
- ~~629-040-1015 (421 Oakland Avenue, Oakland Ave. Presbyterian Church)~~
- ~~629-060-4004 (426 Oakland Avenue, Church Oakland Ave. Presbyterian Church)~~
- ~~629-060-1012 (504 Oakland Avenue, Church Oakland Ave. Presbyterian Church)~~
- ~~629-040-1016 (505 Oakland Avenue, Marla C. Black)~~
- ~~629-060-1011 (510 Oakland Avenue, Eliza Moore)~~

~~629-060-1010 (514 Oakland Avenue, Jerry W. Grace)~~

~~629-040-1017 (515 Oakland Avenue, Providence Presbytery Trustee Rev. T.W. Horton, Jr.)~~

~~629-060-1009 (516 Oakland Avenue, Winthrop University Trustees)~~

~~629-060-1008 (520 Oakland Avenue, Winthrop University)~~

~~629-060-1010 (524 Oakland Avenue, Jerry W. Grace)~~

~~629-030-1001 (525 Oakland Avenue, Winthrop University)~~

~~629-060-1007 (526 Oakland Avenue, Winthrop University)~~

~~629-060-1006 (536 Oakland Avenue, Winthrop University)~~

~~629-060-1005 (620 Oakland Avenue, General Board of the SC Baptist Convention)~~

~~629-060-1002 (626 Oakland Avenue, Warren T. Bowen & Pamela M. Bowen)~~

~~629-060-1003 (630 Oakland Avenue, Warren T. Bowen & Pamela M. Bowen)~~

~~629-060-1002 (636 Oakland Avenue, Zeta Tau Alpha Fraternity Housing Corporation)~~

~~629-060-1001 (638 Oakland Avenue, Winthrop University)~~

~~Including all publicly owned rights-of-way, easements and property, all as is more fully shown on a map entitled "Oakland Avenue Historic District" dated July 7, 1998, on file in the City of Rock Hill Planning and Development Department.~~

**3-600(B) Historic Properties**

~~The properties/structures described herein have been duly designated as Historic Properties.~~

**(1) First Presbyterian Church**

~~First Presbyterian Church, current owner, 234 East Main Street. Property described as follows:~~

~~All that certain piece, parcel or lot of land situated in the City of Rock Hill, county and state aforesaid, at the intersection of Saluda, East Black and East Main Streets and bounded by property formerly of J. M. Russell now the City of Rock Hill; and being shown as tax parcel 627-18-06-001 on 1991 tax maps on file in the City of Rock Hill Planning and Development Department.~~

**(2) Mount Prospect Baptist Church**

~~Mount Prospect Baptist Church, current owner, 339 West Black Street. Property described as follows:~~

~~Lying on the southwestern side of West Black Street at its intersection with the southern side of Allen Street, and being shown as tax parcel 598-13-07-031 on~~

~~1991 tax maps on file in the City of Rock Hill Planning and Development Department.~~

~~(3) **Afro-American Insurance Company Building**~~

~~Janie B. Waters, current owner, 558 South Dave Lyle Boulevard. Property described as follows:~~

~~All that piece, parcel or lot of land situated in the incorporated limits of the City of Rock Hill, County of York, and State of South Carolina, and having the following courses and distances: Beginning at a stake corner of Elm Avenue and Pond Street, running thence with Pond Street N 5° E 109 feet to stake, thence N 53° E 8 feet to stake, thence S 37° E 81 feet to the beginning, containing 3,604 sq. ft. Bounded by Elm Avenue, Pond Street and lands of Nancy Beckham Davis; and being shown as tax parcel 598-24-01-017 on 1991 tax maps on file in the City of Rock Hill Planning and Development Department. Note: The name on the street referred to herein as Elm Street and Elm Avenue has been changed to Dave Lyle Boulevard.~~

~~(4) **McCosh House**~~

~~James C. Rhea, Jr., current owner, 228 East Black Street. Property described as follows:~~

~~Fronting 40 feet, more or less, on the southwestern side of East Black Street beginning 236.4 feet, more or less, northwest from its intersection with the 46.5-foot right of way of Green Street, and being the northwesternmost 40 feet of tax parcel 627-18-01-001 as shown on 1991 tax maps on file in the City of Rock Hill Planning and Development Department.~~

~~(5) **The Anderson House (Anderson-Gill House)**~~

~~John Anderson Gill, current owner, 227 West Oakland Avenue. Property described as follows:~~

~~Fronting 145 feet, more or less, on the western side of West Oakland Avenue beginning 275 feet, more or less, north from its intersection with the 56 foot right-of-way of Wilson Street, and being shown as tax parcel 627-22-02-025 on 1991 tax maps on file in the City of Rock Hill Planning and Development Department.~~

~~(6) **Ebenezer Academy**~~

~~Ebenezer A.R.P. Church, current owner, 2132 Ebenezer Road. Property described as follows:~~

~~Lying north of the present church sanctuary, designated as "New Building" south and east of a rock wall surrounding the church cemetery, and on the west side of driveway leading from the rear of the sanctuary or from Bailey Avenue to the cemetery; being carved from a portion of Tract # 3 "Old School Lot" upon a plat entitled "Plat Showing Property of Ebenezer Presbyterian Church" by R.H. Marett, R.S. dated September 24, 1954, a copy of which is on file in the City of Rock Hill Planning and Development Department.~~

~~(7) **Rock Hill Cotton Factory (Plej's Textile Outlet; Ostrow Textile Mill) (only as to certain portions)**~~

~~Bernard Pollack, Trustee and Andrew H. Weinstein, Trustee, current owners, 215 Chatham Avenue. Property described as follows:~~

~~A portion of the Rock Hill Cotton Factory including the original two-story "Main Building" and tower, but excluding the exterior wall of said building facing West White Street, and also excluding the remainder of property on tax parcel 627-2001-001.~~

**(8) McCorkle-Fewell-Long House**

~~Mr. and Mrs. John A. Presto, current owner, 639 College Avenue. Property described as follows:~~

~~Lying on the eastern side of College Avenue at its intersection with the southern side of Sumter Avenue, being shown as tax parcels 629-06-02-002, # 003, and # 004 on 1991 tax maps on file in the City of Rock Hill Planning and Development Department.~~

**(9) Allison House**

~~Ralph L. Walling, III, current owner, 417 East White Street, Tax Parcel Number 627-040-1003. Property described as follows:~~

~~All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being on the northeastern side of East White Street, in the City of Rock Hill, County of York, State of South Carolina, and being shown and described on Plat of Property of Ken T. Sewell, drawn by J.B. Fisher, SCRLS, dated April 10, 1986, recorded in the Office of the Clerk of Court for York County in Plat Book 80 at Page 858, and being particularly described according to said plat as follows: Beginning at a point, approximately 175 feet from N. Confederate Avenue and running thence N. 27-00 E. 214.00 feet to a new iron; thence running S. 56-20 E. 75.50 feet to a new iron; thence running S. 27-00 W. 202.62 feet to a new iron on East White Street; thence running along East White Street, N. 65-00 W. 75.00 feet to the point of beginning.~~

~~BEING the same property conveyed to the Grantor herein by deed of J. Buford Grier as Master In Equity for York County, dated December 6, 1993 and recorded June 20, 1994 in Book 1032 at Page 148, said Clerk's Office.~~

**(10) Chalmers N. Neely House**

~~Ron Williams, current owner, 423 East White Street, Tax Parcel Number 627-040-1004. Property described as follows:~~

~~All that certain piece, parcel or lot of land situated in the State of South Carolina, County of York, and in the City of Rock Hill, having the following courses and distances, to wit: Beginning at a stake on the northern side of White Street, inner line of sidewalk, Miss Nora Williamson's corner (now or formerly), running thence with said Williamson line N. 27 E. 202.5 feet to a stake on the right of way, South Railway, Charleston Division, thence with said right of way, parallel to said main tract and 30 feet from the center thereof S. 56-20 E. 60.4 feet to stake, thence S. 27 W. 194 feet to stake on White Street, thence with White Street W. 60 feet to the beginning; containing 11, 880 square feet, more or less. Bounded by White Street and right-of-way, South Railway, and by lots (now or formerly) of Miss Nora Williamson and Mrs. Hattie I. White.~~

**(11) Dr. William W. Fennell House**

~~Russell D. Frase and Nancy O. Frase, current owners, 334 N. Confederate Avenue. Tax Parcel Number 627-03-03-002. Property described as follows:~~

~~All that certain piece, parcel or lot of land lying, being and situate at the southern corner of the intersection of North Confederate Avenue and Pickens Street in the City of Rock Hill, York County, South Carolina, and being more particularly shown and described on plat of property of Carolyn M. Henderson drawn by J.B. Fisher, RLS, on May 16, 1984, and being described according to said plat as follows: BEGINNING at the point of intersection of the southern edge of Pickens Street and the eastern edge of North Confederate Avenue and running thence with Confederate Avenue S. 27 30 00 W. 115.00 feet to an iron; thence running S. 55 31 46 E. 114.10 feet to an iron; thence running N. 34 13 13 E. 114.60 feet to a point on the southern edge of Pickens Street; thence with said edge of said street N. 55 43 52 W. 127.56 feet to the point of beginning. Being the identical property conveyed to Grantors herein by deed of Eugene Henderson and Carolyn Henderson dated June 8, 1996 and to be recorded contemporaneously herewith.~~

**(12) ~~New Mt. Olivet AME Zion Church~~**

~~527 Dave Lyle Boulevard. Tax Parcel Number 598-250-1025. Property described as follows:~~

~~All that certain lot of land in the City of Rock Hill, County and State aforesaid, at the intersection of Hampton and Trade Street, beginning at a stake at the intersection, inner line of sidewalk, and running thence with Hampton Street S. 83 E. 240 ½ feet to stake; thence N. 5 ½ W. 139 feet to stake; thence N. 19 W. 22 ½ feet to stake on Trade Street; thence with Trade Street S. 48 ½ W. 286 feet to the beginning, containing 44/100 of an acre.~~

~~"In trust that said premises shall be used, kept, maintained, and disposed of as a place of Divine Worship for the use of the Ministry and Membership of the African Methodist Episcopal Zion Church in America, subject to the provisions of the Discipline, Usage and Ministerial appointments of said Church, as from time to time authorized and declared by the General Conference of said Church, and by the Annual Conference within whose bounds the said premises are situated."~~

**3-600 APPENDIX 3-A: YH HISTORIC OVERLAY DISTRICTS AND HISTORIC PROPERTIES**

**3-600(A) Historic District Designations**

The districts described herein are designated as permanent YH Historic Overlay Districts and Properties.

- (1) Rock Hill Downtown Historic District**  
Properties on East Main, Black, East White, Caldwell, and Hampton Streets, Elk and Oakland Avenues, and St. John's Court including all publicly owned rights-of-way, easements and property, all as is more fully shown on a map entitled "Rock Hill Old Town Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.
- (2) Marion Street Area Historic Districts**  
Properties on Marion, Center, Whitner, Green, Hampton, and Johnston Streets as is more fully shown on a map entitled "Marion Street Area Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.
- (3) Charlotte Avenue/Aiken Avenue Historic District**  
Properties on Charlotte, Aiken, Union and College Avenues as is more fully shown on a map entitled "Oakland Avenue Area & Charlotte Avenue/Aiken Avenue Area Historic Districts" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.
- (4) Reid Street/North Confederate Avenue Area Historic District**  
Properties on East Main, Reid, East White, and Pendleton Streets, Elizabeth Lane and North Confederate Avenue as is more fully shown on a map entitled "Reid Street/North Confederate Avenue Area Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.
- (5) Oakland Avenue Area Historic District**  
Properties located on Oakland Avenue including all publicly owned rights-of-way, easements and property, all as is more fully shown on a map entitled "Oakland Avenue Area & Charlotte Avenue/Aiken Avenue Area Historic Districts" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.
- (6) Winthrop Historic District**  
Properties Stewart, West Oakland and Charlotte Avenues, Myrtle Drive and Eden Terrace and lying northeast but not abutting upon Water Street as is more fully shown on a map entitled "Winthrop College Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.
- (7) Shurley-Mickle House, 1544 Ebenezer Road**  
Property described as follows:

All that certain piece, parcel or lot of land, being and situate on Ebenezer Road (now known as 1544 Ebenezer Road) in the City of Rock Hill (formerly Town of Ebenezer), Ebenezer Township #3, York County, South Carolina, and being more particularly described as follows: Beginning at a stake in the center of Ebenezer Road at its point of intersection with the southern line of Mickle Court; running thence with Mickle Court N. 67° E. 228 feet to a stake on line of Lot 13; thence with the line of said lot S. 27° 30' E. 65 feet to a stake; running thence with the new division line through Lot 14 S. 67° W. 228 feet to stake in center of

Ebenezer Road; thence with center of said Ebenezer Road N. 27° 30'W. 65 feet to the beginning, and as is more fully shown on a map entitled "Individual Historic Properties – Ebenezer Road" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(8) McCallum House, 1657 Ebenezer Road**

Property described as follows:

All that certain piece, parcel or lot of land lying in the State of South Carolina, County of York, and Town of Ebenezer and having the following courses and distances: Beginning at an iron stake corner of Mrs. Ricker's property on Ebenezer Road, and running thence with Ebenezer Road S. 25° 35' E. 141 feet to an iron stake corner of lot belonging to Hicks; running thence along the Hick's line S. 65° 20' W. 436.4 feet to a stake on the right-of-way of Southern Railroad, said point being 30 feet from the center line of tracks; thence with said right-of-way N. 29° 50' W. 132.2 feet to iron stake, corner of Mrs. Ricker property; thence along the Ricker property N. 63° 50' E. 446 feet to the beginning point. Bounded by property of Mrs. Ricker, Hicks, Southern Railroad and Ebenezer Highway, and as is more fully shown on a map entitled "Individual Historic Properties – Ebenezer Road" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department t.

**(9) Bishop-Avery-Williams House, 1772 Ebenezer Road**

Property described as follows:

All that certain piece, parcel or lot of land, lying being and situate on the northeastern edge of the right-of-way of Ebenezer Road (60' right-of-way) in the City of Rock Hill, York County, South Carolina, and being shown on plat of property of Allen J. Fast and Lenora B. Fast drawn by J. B. Fisher, SCRLS, dated September 14, 1989, recorded September 1989 in plat Book 103 at page 35 and being described according to said plat as follows:

Beginning at an old iron on the northeastern edge of the right-of-way of Ebenezer Road, joint front corner of within property and property of Tall Oak Villas (deed book 562, page 420), and running thence with the line dividing said properties N. 61° 17' 55" E. 250.07 feet to a new iron; thence running along line of within property and property of Olde Pointe, Inc. (deed book 763, page 184) S. 29° 30' 30" E. 102.64 feet to an old iron and S. 29° 33' 06" E. 170.88 feet to an old iron; thence running with line of within property and property of S. B. Mendenhall (deed book 559, page 81) S. 61° 19' 58" W. 250.08 feet to an old iron the northeastern edge of the right-of-way of Ebenezer Road; running thence with said edge of right-of-way N. 29° 31' 59" W. 273.37 feet to the point of beginning; being designated as lots 1 and 2, plus a 30' reserved strip shown on map of property of Miss Ruth M. Williams prepared by William C. White on May 4, 1983, and as is more fully shown on a map entitled "Individual Historic Properties – Ebenezer Road" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(10) Richards House, 1804 Ebenezer Road**

Property described as follows:

All that certain piece, or tract of land, together with improvements thereon, lying and being situate in the County of York, Ebenezer Township, City of Rock Hill (formerly Town of Ebenezer) and State of South Carolina, and being more particularly described with approximate courses and distances as follows:

Beginning at a stake on the eastern side of Rock Hill-Ebenezer-York Highway, corner of property of J. B. Neely and running thence with the line of property of J. B. Neely N. 62° 00' E. 113 feet more or less to a point; thence S. 24° 00' E. 100.5 feet more or less to a point; thence S. 6° 00' W. 35.5 feet more or less to a point; thence S. 62° W. 90 feet more or less to stake on edge of Rock Hill-Ebenezer-York Highway; thence with the edge of said highway N. 24° W. 131.5 feet to the beginning point.

The above courses and distances are partially in accordance with survey of H. H. White, dated April, 1938. The above-described tract is also shown as the southernmost portion of tax parcel No. 594-11-01-001 on the 1993 tax maps on file in the office of the tax assessor for the County of York, South Carolina, and as is more fully shown on a map entitled "Individual Historic Properties – Ebenezer Road" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(11) Ketchin-Neely-Long House (Longwood Hall), 1858 Ebenezer Road**  
Property described as follows:

All that certain piece, parcel or lot of land, together with improvements thereon, situated in the State of South Carolina, County of York and in the Town of Ebenezer, having the following courses and distances: Beginning at a stake on the eastern edge of Main Street (no sidewalk allowed) corner of lot now or formerly belonging to Estate of J. J. Brown, running thence with the Brown line N. 61 ½ [feet] E. 408 feet to stake thence N. 25 1/4 [feet] W. 75 feet to stake; thence S. 61 ½ [feet] W. 408 feet to a stake on edge of Main Street; thence with edge of Street or ditch S. 25 1/4[feet] E. 75 feet to the beginning; containing seven-tenths of an acre, more or less, being more particularly shown on plat of property by C. Edgar Williams, Jr., Registered Engineer and Surveyor, dated December 17, 1960, to be recorded in the office of the clerk of court for York County, South Carolina, bounded by lot now or formerly of estate J. J. Brown on the south and east, by balance of the Coulter lot to be conveyed to Dr. A. Theo Neely on the north; on the west by Main Street; this being the property in which Carolyn Senn conveyed her interest under deed recorded August 7, 1958, in deed book 253, at page 262; also see, for chain of title, book 235, page 259, and as is more fully shown on a map entitled "Individual Historic Properties – Ebenezer Road" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(12) Smith-Matthews House, 1865 Ebenezer Road**  
Property described as follows:

All that certain piece, parcel or lot of land situate and being in Ebenezer (now Rock Hill), York County, South Carolina, and being more particularly described as follows: Beginning at a stake on the western side of Rock Hill-York Highway at a point 100 feet south of the E. P. Steele Estate line and running thence S. 64° 02' W. 235 feet to stake; thence in a southeasterly direction 100 feet to stake; thence N 64° 02' E. 235 feet to stake on aforementioned Rock Hill-York Highway; thence with said highway N. 27° 34' W. 100 feet to the beginning; this being the identical property heretofore conveyed to the grantor herein by deed of Nannie Brooks Harper, et al, dated June 24, 1977, recorded in deed book 550 at page 545 in the office of the clerk of court for York County, South Carolina, and as is more fully shown on a map entitled "Individual Historic Properties – Ebenezer Road" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(13) Ebenezer-Manse, 1902 Ebenezer Road**

Property described as follows:

All that certain piece, parcel of lot of land, being and situate in the State of South Carolina, County of York, City of Rock Hill and being more particularly described as follows: Beginning at a rock on Ebenezer Road, now or formerly Mrs. Coulter's corner, and running with her line N. 49° E. 400 feet to a stake; thence N. 26° W. 100 feet to a stake; thence S. 49° W. 400 feet to a stake on Ebenezer Road; thence with said road S. 26° E. 100 feet to the beginning, and being the identical premises acquired by deed from Richard F. Shilling and Sharon L. Shilling dated August 17, 1976, recorded August 19, 1976, in Book 535 at page 228 in the office of the clerk of court for York County, South Carolina, and as is more fully shown on a map entitled "Individual Historic Properties – Ebenezer Road" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(14) Harper-Holler House, 228 West Main Street**

Property described as follows:

All that certain lot of land with all improvements situated in the City of Rock Hill, county and state aforesaid, on the northeast side of West Main Street beginning at R. G. Smith's corner on W. Main Street; thence N. 36° E. 210 feet to Wilson's line; thence with Wilson's line N. 54° W. 105 feet to stake on corner of R. G. Brown lot; thence S. 36° W. 210 feet to stake on West Main Street, corner of R. G. Brown lot, thence with West Main Street S. 54° E. 105 feet to the beginning, containing one-half acre, more or less, and as is more fully shown on a map entitled "Individual Historic Properties – West Main Street & South Dave Lyle Boulevard" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(15) Mills-Hallman House, 302 West Main Street**

Property described as follows:

All that certain piece, parcel or tract of land lying, being and situate in the State of South Carolina, County of York, City of Rock Hill, designated as a portion of Lot No. 2 on plat of property of portion of the Friedheim Estate prepared by R. H. Marett, Reg. Surveyor, March 1, 1955, and being more particularly described according to plat of property of Volunteer Faith Center prepared by J. B. Fisher, S.C.R.L.S., May 9, 1990, recorded in plat book 96 at page 335 in the office of the clerk of court for York County, South Carolina, as follows: Beginning at a new iron on the northeastern side of West Main Street 92.25 feet northwest of old iron at Laurel Street, and running thence with Main Street N. 49° 55' 33" W. 68.12 feet to an old iron; running thence N. 42° 10' 00" E. 169.41 feet to an old iron; running thence S. 42° 49' 55" E. 64.53 feet to a new iron; running thence S. 40° 49' 14" W. 161.32 feet to the point of beginning, as is more fully shown on a map entitled "Individual Historic Properties – West Main Street & South Dave Lyle Boulevard" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(16) Richard Nelson House, 327 west Main Street**

Property described as follows:

All that certain piece, parcel or lot of land lying, being and situate within the corporate limits of the City of Rock Hill in Ebenezer Township, York County, South Carolina, and being more particularly described upon plat of property

survey for Shirley Clark Jeter by Ashmark Land Surveyors, dated March 1, 1991, recorded with the York County, R.M.C. on the 30th day of May, 1991 in plat book 108 at page 39, as follows: Beginning at a point on the corner of West Main Street and Allen Street and running thence S. 51° 17' 47" E. 111.96 feet to a point, thence S. 39° 53' 20" W. 164.38 feet to a point; thence N 51° 30' 00" W. 111.41 feet to a point; thence N. 39° 41' 40" E. 164.77 feet to a point and the beginning, and as is more fully shown on a map entitled "Individual Historic Properties – West Main Street & South Dave Lyle Boulevard" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(17) Caldwell House, 306 West Main Street**

Property described as follows:

All that certain piece, parcel, or tract of land lying and being situate in the City of Rock Hill, County of York, South Carolina, and described more particularly as follows: The southernmost tract of land shown on a plat of survey entitled "Property of Frank Moffatt," dated November 19, 1974, recorded March 23, 1977, in plat book 51 at page 182 in the Office of the Clerk of Court for York County, South Carolina; as is more fully shown on a map entitled "Individual Historic Properties – West Main Street & South Dave Lyle Boulevard" dated October 15, 2009, on file in the City of Rock Hill Planning and Development

**(18) First Presbyterian Church, 234 East Main Street**

Property described as follows:

All that certain piece, parcel or lot of land situated in the City of Rock Hill, county and state aforesaid, at the intersection of Saluda, East Black and East Main Streets and bounded by property formerly of J. M. Russell now the City of Rock Hill; and as is more fully shown on a map entitled "Rock Hill Old Town Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(19) Mount Prospect Baptist Church, 339 West Black Street**

Property described as follows:

Lying on the southwestern side of West Black Street at its intersection with the southern side of Allen Street, and and as is more fully shown on a map entitled "Individual Historic Properties – West Main Street & South Dave Lyle Boulevard" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(20) Afro-American Insurance Building, 558 South Dave Lyle Boulevard**

Property described as follows:

All that piece, parcel or lot of land situated in the incorporated limits of the City of Rock Hill, County of York, and State of South Carolina, and having the following courses and distances: Beginning at a stake corner of Elm Avenue and Pond Street, running thence with Pond Street N 5° E 109 feet to stake, thence N 53° E 8 feet to stake, thence S 37° E 81 feet to the beginning, containing 3,604 sq. ft. Bounded by Elm Avenue, Pond Street and lands of Nancy Beckham Davis; and as is more fully shown on a map entitled "Individual Historic Properties – West Main Street & South Dave Lyle Boulevard" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department. Note: The name on the street referred to herein as Elm Street and Elm Avenue has been changed to Dave Lyle Boulevard.

**(21) McCosh House, 228 East Black Street**

Property described as follows:

Fronting 40 feet, more or less, on the southwestern side of East Black Street beginning 236.4 feet, more or less, northwest from its intersection with the 46.5-foot right-of-way of Green Street, and being the northwesternmost 40 feet of tax parcel 627-18-01-001 as is more fully shown on a map entitled "Rock Hill Old Town Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(22) The Anderson House (Anderson-Gill House), 227 West Oakland**

Property described as follows:

Fronting 145 feet, more or less, on the western side of West Oakland Avenue beginning 275 feet, more or less, north from its intersection with the 56-foot right-of-way of Wilson Street, and as is more fully shown on a map entitled "Rock Hill Old Town Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(23) Ebenezer Academy, 2132 Ebenezer Road**

Property described as follows:

Lying north of the present church sanctuary, designated as "New Building" south and east of a rock wall surrounding the church cemetery, and on the west side of driveway leading from the rear of the sanctuary or from Bailey Avenue to the cemetery; being carved from a portion of Tract # 3 "Old School Lot" upon a plat entitled "Plat Showing Property of Ebenezer Presbyterian Church" by R.H. Marett, R.S. dated September 24, 1954, a copy of which is on file in the City of Rock Hill Planning and Development Department and as is more fully shown on a map entitled "Individual Historic Properties – Ebenezer Road" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(24) Rock Hill Cotton Factory (formerly Plej's Textile Outlet; Ostrow Textile Mill) (only as to certain portions), 300 Chatham Avenue**

Property described as follows:

A portion of the Rock Hill Cotton Factory including the original two-story "Main Building" and tower, but excluding the exterior wall of said building facing West White Street, and also excluding the remainder of property on tax parcel 627-2001-001, as is more fully shown on a map entitled "Rock Hill Old Town Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(25) McCorkle-Fewell-Long House, 639 College Avenue**

Property described as follows:

Lying on the eastern side of College Avenue at its intersection with the southern side of Sumter Avenue, being shown as tax parcels 629-06-02-002, #-003, and #-004 on 1991 tax maps on file in the City of Rock Hill Planning and Development Department, as is more fully shown on a map entitled "Oakland Avenue Area & Aiken Avenue/Charlotte Avenue Area Historic Districts" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(26) Allison House, 417 East White**

Property described as follows:

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being on the northeastern side of East White Street, in the City of Rock Hill, County of York, State of South Carolina, and being shown and described on Plat of Property of Ken T. Sewell, drawn by J.B. Fisher, SCRLS, dated April 10, 1986, recorded in the Office of the Clerk of Court for York County in Plat Book 80 at Page 858, and being particularly described according to said plat as follows: Beginning at a point, approximately 175 feet from N. Confederate Avenue and running thence N. 27-00 E. 214.00 feet to a new iron; thence running S. 56-20 E. 75.50 feet to a new iron; thence running S. 27-00 W. 202.62 feet to a new iron on East White Street; thence running along East White Street, N. 65-00 W. 75.00 feet to the point of beginning.

BEING the same property conveyed to the Grantor herein by deed of J. Buford Grier as Master In Equity for York County, dated December 6, 1993 and recorded June 20, 1994 in Book 1032 at Page 148, said Clerk's Office, and as is more fully shown on a map entitled "Reid Street/North Confederate Avenue Area Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(27) Chalmers N. Neely House, 423 East White Street**

Property described as follows:

All that certain piece, parcel or lot of land situated in the State of South Carolina, County of York, and in the City of Rock Hill, having the following courses and distances, to wit: Beginning at a stake on the northern side of White Street, inner line of sidewalk, Miss Nora Williamson's corner (now or formerly), running thence with said Williamson line N. 27 E. 202.5 feet to a stake on the right-of-way, South Railway, Charleston Division, thence with said right-of-way, parallel to said main tract and 30 feet from the center thereof S. 56-20 E. 60.4 feet to stake, thence S. 27 W. 194 feet to stake on White Street, thence with White Street W. 60 feet to the beginning; containing 11, 880 square feet, more or less. Bounded by White Street and right-of-way, South Railway, and by lots (now or formerly) of Miss Nora Williamson and Mrs. Hattie I. White, as is more fully shown on a map entitled "Reid Street/North Confederate Avenue Area Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(28) Dr. William W. Fennell House, 334 North Confederate Avenue**

Property described as follows:

All that certain piece, parcel or lot of land lying, being and situate at the southern corner of the intersection of North Confederate Avenue and Pickens Street in the City of Rock Hill, York County, South Carolina, and being more particularly shown and described on plat of property of Carolyn M. Henderson drawn by J.B. Fisher, RLS, on May 16, 1984, and being described according to said plat as follows: BEGINNING at the point of intersection of the southern edge of Pickens Street and the eastern edge of North Confederate Avenue and running thence with Confederate Avenue S. 27-30-00 W. 115.00 feet to an iron; thence running S. 55-31-46 E. 114.10 feet to an iron; thence running N. 34-13-13 E. 114.60 feet to a point on the southern edge of Pickens Street; thence with said edge of said street N. 55-43-52 W. 127.56 feet to the point of beginning. Being the identical property conveyed to Grantors herein by deed of Eugene Henderson and

Carolyn Henderson dated June 8, 1996 and to be recorded contemporaneously herewith. As is more fully shown on a map entitled "Reid Street/North Confederate Avenue Area Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(29) New Mt. Olivet AME Zion Church, 527 Dave Lyle Boulevard**

Property described as follows:

All that certain lot of land in the City of Rock Hill, County and State aforesaid, at the intersection of Hampton and Trade Street, beginning at a stake at the intersection, inner line of sidewalk, and running thence with Hampton Street S. 83 E. 240 ½ feet to stake; thence N. 5 ½ W. 139 feet to stake; thence N. 19 W. 22 ½ feet to stake on Trade Street; thence with Trade Street S. 48 ½ W. 286 feet to the beginning, containing 44/100 of an acre.

"In trust that said premises shall be used, kept, maintained, and disposed of as a place of Divine Worship for the use of the Ministry and Membership of the African Methodist Episcopal Zion Church in America, subject to the provisions of the Discipline, Usage and Ministerial appointments of said Church, as from time to time authorized and declared by the General Conference of said Church, and by the Annual Conference within whose bounds the said premises are situated." As is more fully shown on a map entitled "Individual Properties – West Main Street & South Dave Lyle Boulevard" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(30) Williams Gulf Station, 122 South Oakland Avenue**

Property described as follows:

All that certain piece, parcel, or lot of land, lying, being and situate in the City of Rock Hill, County of York, State of South Carolina and being shown and designated as that certain tract containing 0.413 acre upon plat entitled "Historic Rock Hill" prepared by Terry W. Hucks, Surveyor of Hucks and Associates, dated December 27, 2000 and recorded in the office of the Clerk of Court for York County, SC in Plat Book C111 at Page 7, which plat is incorporated herein by reference, and having such metes, bounds, courses, and distances as by reference to said plat will more fully appear, and as is more fully shown on a map entitled "Rock Hill Old Town Historic District" dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

**(31) Hermon Presbyterian Church, 446 South Dave Lyle Boulevard**

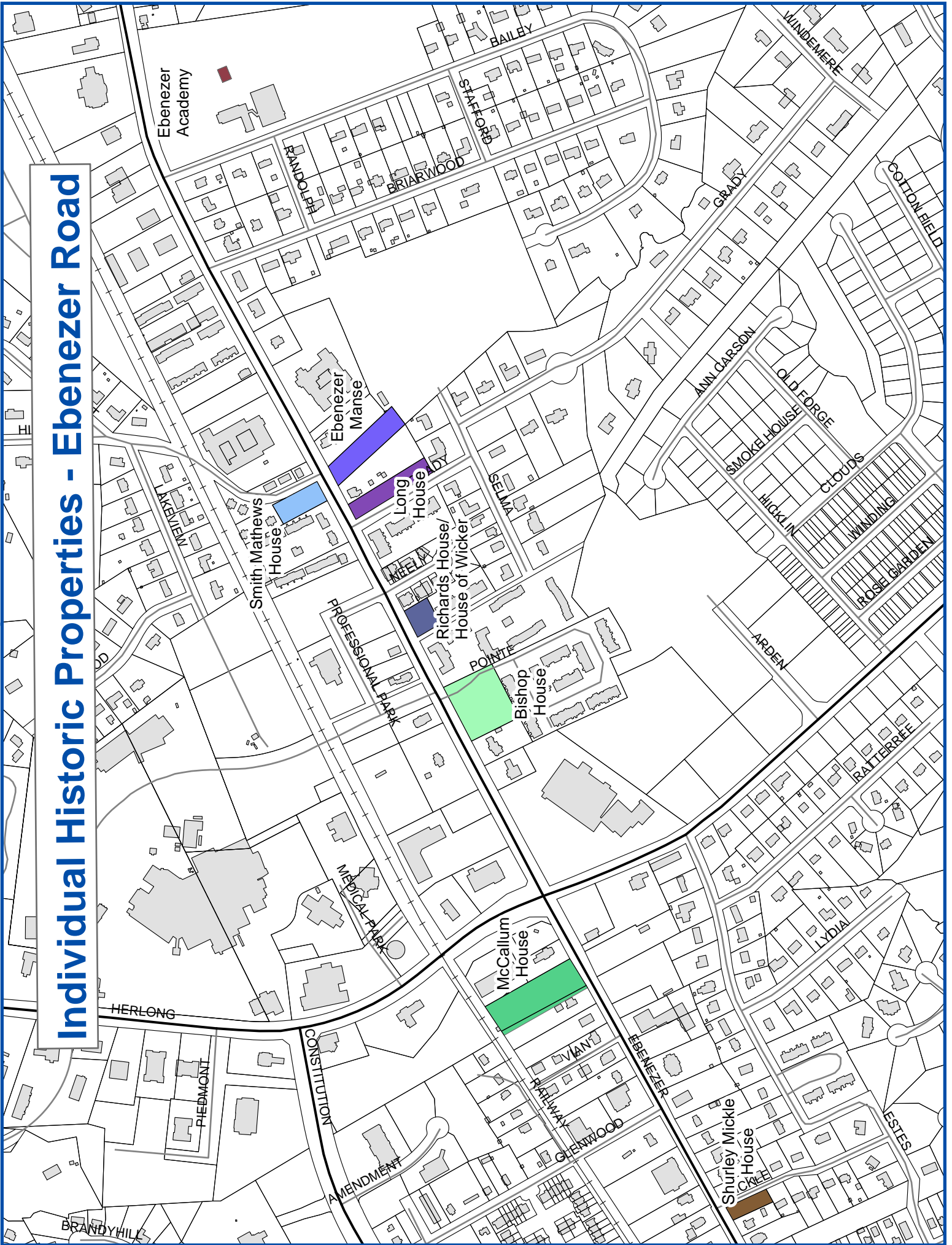
Property described as follows:

All that certain piece, parcel or tract of land lying, being and situate on Dave Lyle Boulevard in the City of Rock Hill, York County, South Carolina, containing 1.618 acres, more or less, and being more particularly described according to a plat entitled "Plat of Property of Hermon Presbyterian Church" prepared by White Land Surveying, dated March 27, 1999 and recorded in Plat Book 295 at Page 1, RMC Office for York County, SC, which plat is incorporated by reference thereto as part of this description.

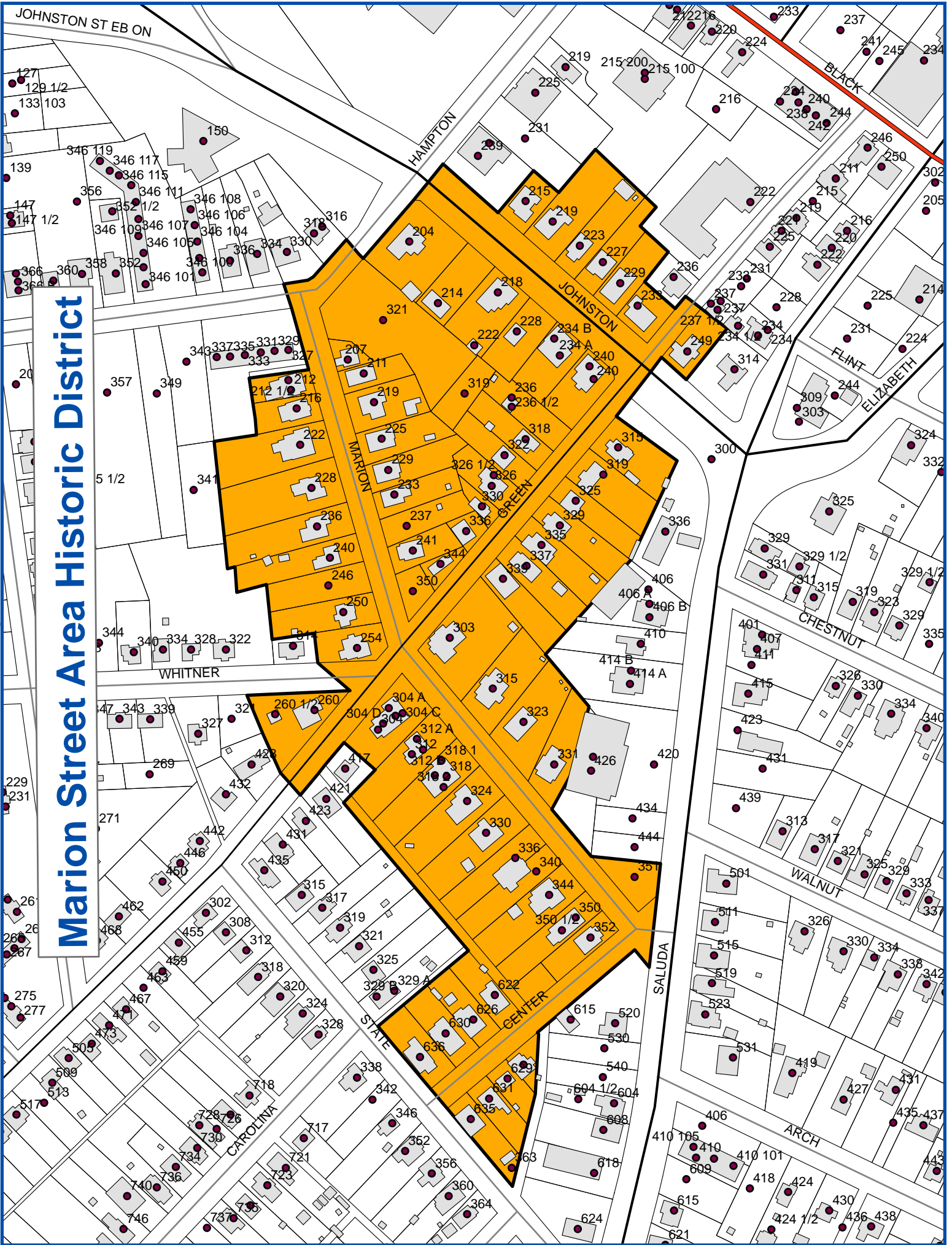
Derivation Clause: This being the identical real property conveyed to Hermon Presbyterian Church by deeds recorded in Book 36 at Page 593, Book 16 at Page 96, Book 42 at Page 251, Book 42 at Page 255 and Book 2165 at Page 283, all RMC Office for York County, SC.

As is more fully shown on a map entitled “Individual Historic Properties – West Main Street & South Dave Lyle Boulevard” dated October 15, 2009, on file in the City of Rock Hill Planning and Development Department.

# Individual Historic Properties - Ebenezer Road

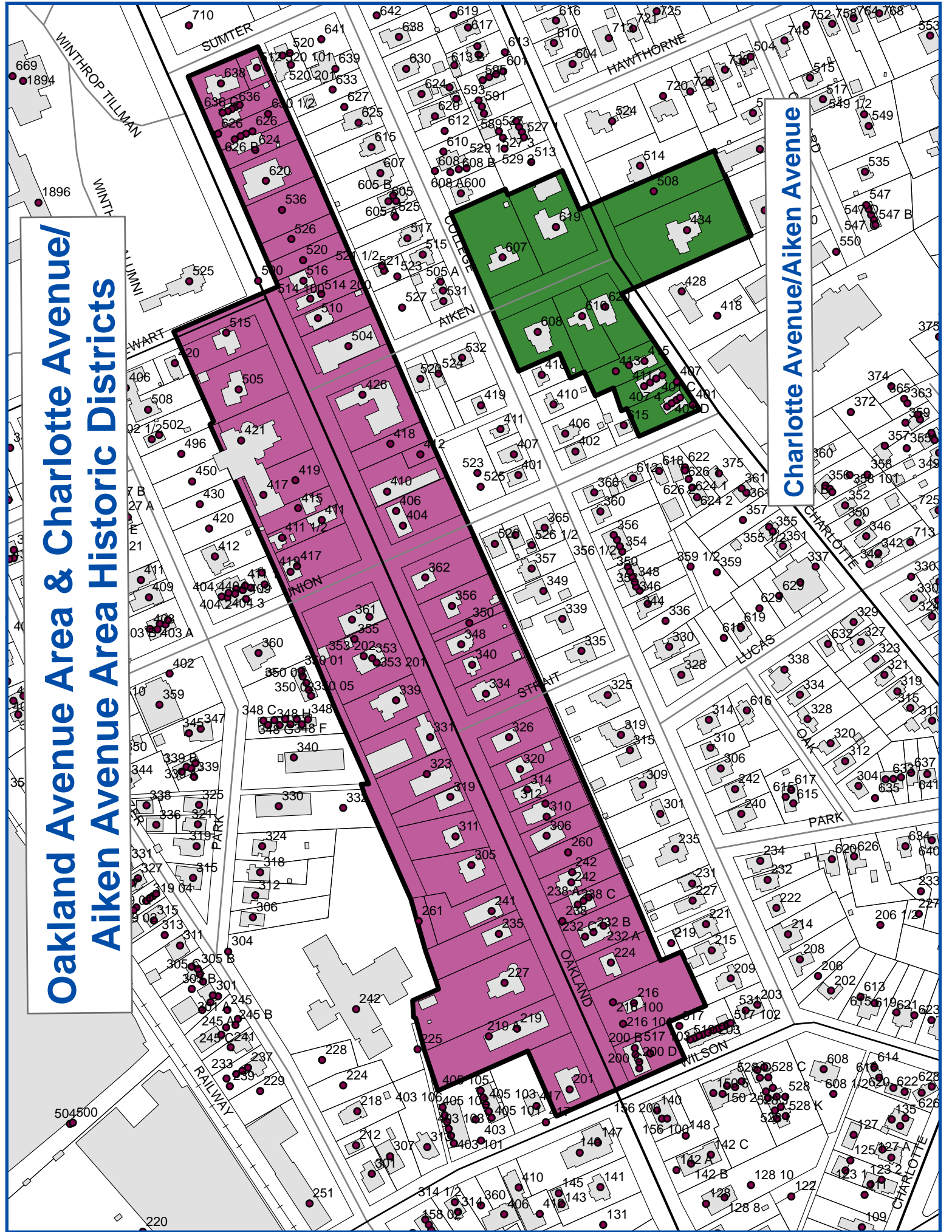


# Marion Street Area Historic District

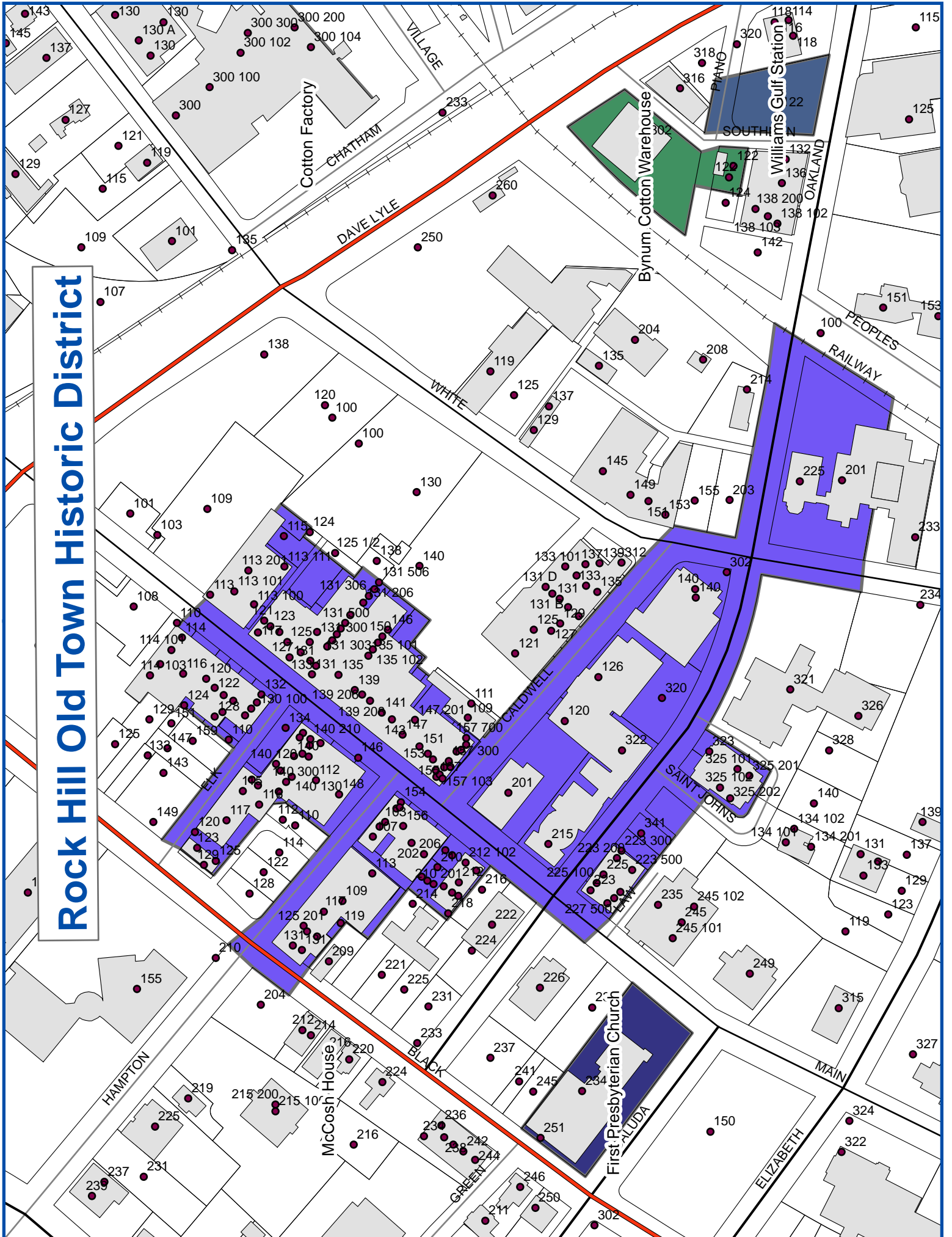


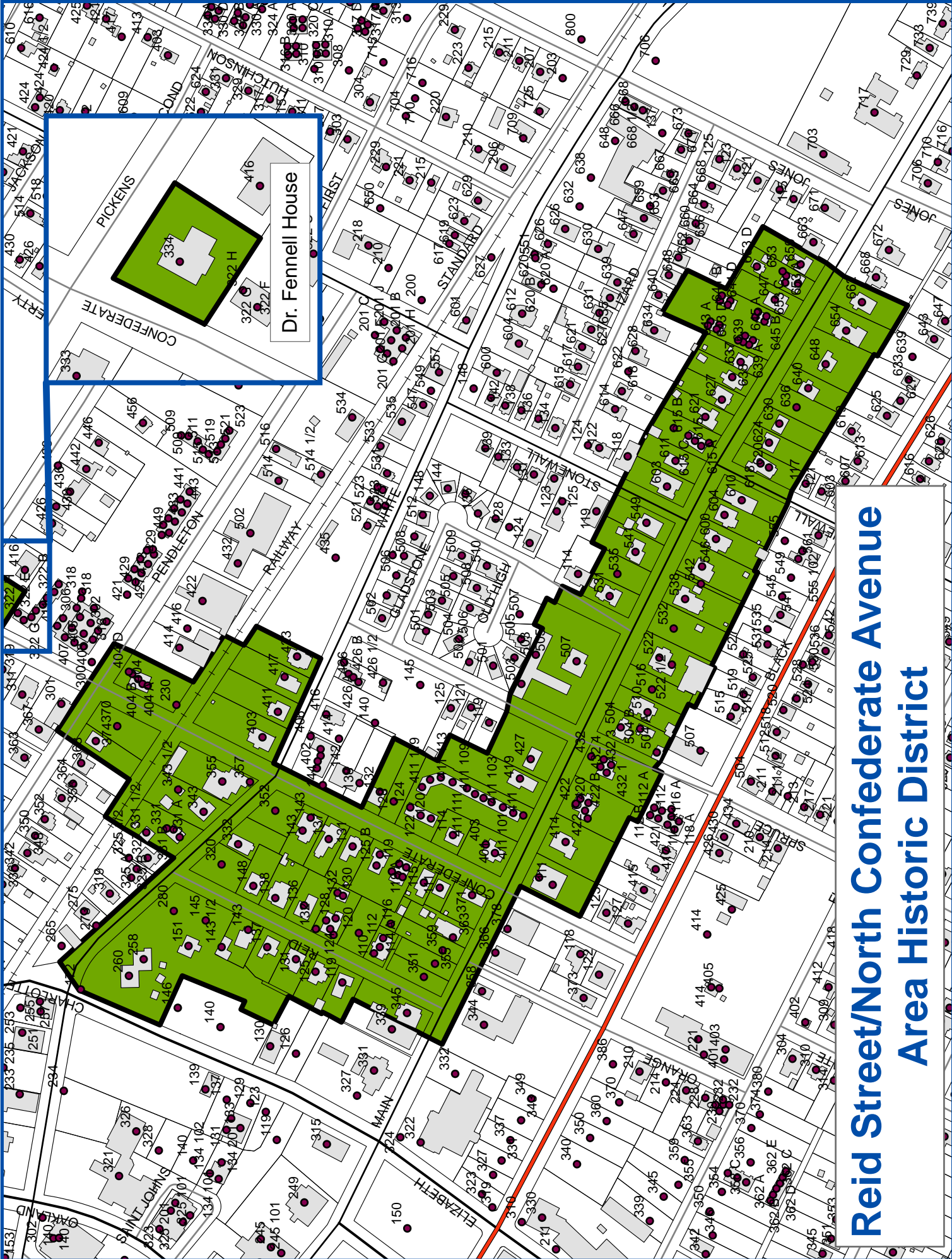
# Oakland Avenue & Charlotte Avenue Aiken Area Historic Districts

# Charlotte Avenue/Aiken Avenue



# Rock Hill Old Town Historic District

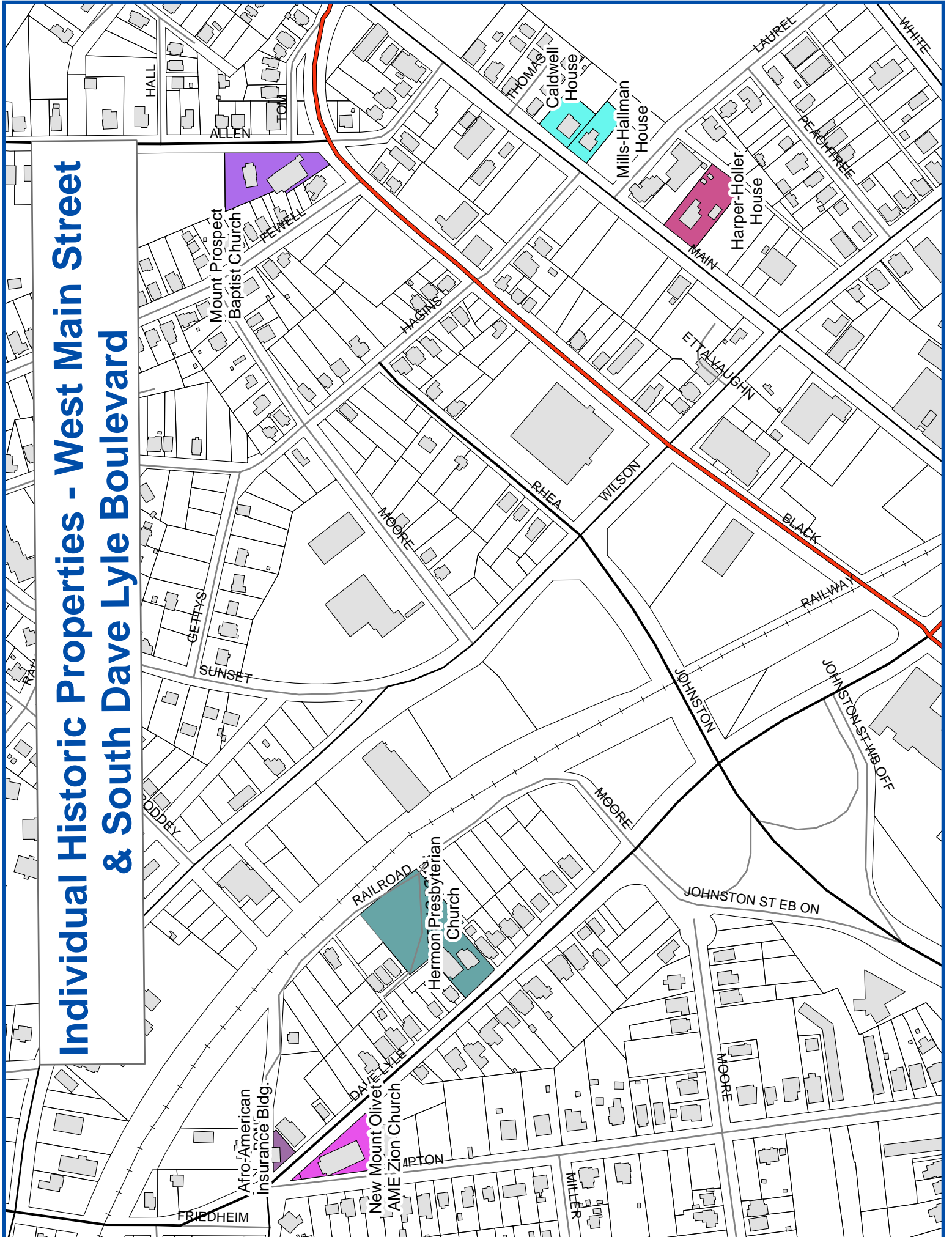




# Reid Street/North Confederate Avenue Area Historic District

Dr. Fennell House

# Individual Historic Properties - West Main Street & South Dave Lyle Boulevard



# Winthrop College Historic District

