

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

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received 301 3 1979
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Fair Forest Hotel

and or common

2. Location

street & number 221 East Main Street N/A not for publication

city, town Union N/A vicinity of

state South Carolina code 045 county Union code 087

3. Classification

| Category | Ownership | Status | Present Use |
|-------------------------------------------------|---------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input checked="" type="checkbox"/> commercial |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input checked="" type="checkbox"/> private residence |
| <input type="checkbox"/> object | <input checked="" type="checkbox"/> NA in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> religious |
| | <input checked="" type="checkbox"/> NA being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> scientific |
| | | <input type="checkbox"/> no | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other: |

4. Owner of Property

name Mr. Melvin Proctor

street & number 221 East Main Street

city, town Union NA vicinity of state South Carolina 29379

5. Location of Legal Description

courthouse, registry of deeds, etc. Union County Courthouse

street & number West Main Street

city, town Union state South Carolina 29379

6. Representation in Existing Surveys

title South Carolina Inventory of Historic Places has this property been determined eligible? yes no

date 1979 federal state county local

depository for survey records South Carolina Department of Archives and History

city, town Columbia state South Carolina 29211

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date

Describe the present and original (if known) physical appearance

The Fair Forest Hotel is a five-story steel and concrete skyscraper faced with brick and limestone and featuring classical revival detailing. The hotel, constructed in 1924-1926, is the dominant building in downtown Union, South Carolina. H. Olin Jones, an architect from Greenville, South Carolina, designed the building, and the King Lumber Company of Charlottesville, Virginia, constructed it. The hotel was financed by a stock-selling campaign organized and conducted by the local Young Men's Business League. The Fair Forest Hotel remains in close to original condition, with only minor alterations having occurred.

ADDITIONAL INFORMATION

The first story of the Fair Forest Hotel has a basically square plan. Above the first story the building is U-shaped with an interior light well. The building has a reinforced concrete skeleton frame with brick and limestone sheathing.

The facade (south elevation) is composed of three parts: a base, an intermediate shaft, and a capital. The one-story base is faced with limestone and has a central pedimented main entrance sheltered by a flat metal awning. Secondary doors on the facade serve as entrances to small shops.

The three-story shaft of the facade is faced with textured brick. The second story has casement windows with jack arches and stone keys; the windows on the upper stories have eight-over-eight sash. The facade's light well contains a terrace above the first story which is sheltered by a pergola supported by Doric columns. This area was called the veranda.

The composition is capped by a capital story, which is separated from the shaft by a stone belt course. This fifth story is also faced with textured brick and has eight-over-eight sash windows with recessed brick surrounds. A full entablature with a tripartite architrave, a plain frieze, and a Corinthian cornice crowns the building. A brick parapet with stone balustrades and coping is above the cornice.

The cornice, without dentils and modillions, and the belt course extend around the sides (east and west elevations) of the building. Otherwise the sides are unornamented, with eight-over-eight windows. The rear (north elevation) of the building is unornamented with eight-over-eight windows on all stories except for the first, which contains casement windows.

The first floor of the Fair Forest Hotel contains the reception areas, lobby, dining area, and kitchen. Doors on each side of the reception area lead to shops which flank the public rooms of the hotel. The public rooms feature mosaic tile floors, a marble stair, ornamental plasterwork on structural pillars, and carved wood door surrounds. The upper floors contain sixty guest rooms. The second floor also has a lounge. Interesting features of the interior of the building include the original elevator, central vacuum system, and brass hardware.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|-------------------------------------------|--------------------------------------------------|-------------------------------------------------|-------------------------------------------------|----------------------------------------------------------------------|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400–1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500–1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600–1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ humanitarian |
| <input type="checkbox"/> 1700–1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> theater |
| <input type="checkbox"/> 1800–1899 | <input checked="" type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> transportation |
| <input checked="" type="checkbox"/> 1900– | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input checked="" type="checkbox"/> other (specify) local history |
| <input type="checkbox"/> invention | | | | |

Specific dates 1924–1926 **Builder/Architect** King Lumber Company/H. Olin Jones

Statement of Significance (in one paragraph)

The Fair Forest Hotel is a five-story skyscraper which dominates the Main Street of Union, South Carolina. Constructed of steel and concrete, the building is faced with brick and limestone and features classical revival detailing. The hotel, constructed in 1924–1926, was designed by H. Olin Jones, an architect from Greenville, South Carolina, and was built by King Lumber Company of Charlottesville, Virginia. The Fair Forest Hotel was financed through a stock subscription project which involved many citizens of Union and is significant for its association with the development of the city during the 1920s, a decade characterized by unusual growth, optimism, and community pride. In addition, the Fair Forest Hotel is a locally significant example of the early twentieth century mode of skyscraper construction and composition.

ADDITIONAL INFORMATION

Commerce and Local History: In the 1920s the city of Union experienced significant development, which was illustrated by the construction of numerous new residences and commercial buildings, the pavement of many of the city's streets, and the founding of a modern hospital. A spirit of optimism and community pride was associated with this progress.¹ In April 1923 a representative of the Hockenbury System, Inc. of Harrisburg, Pennsylvania, passed through Union with the idea of encouraging local citizens to construct a new hotel. Many citizens saw a new and modern hotel as a great stride forward for Union.² One of the motivating factors in the desire for a hotel was to accommodate railroad travelers.³ The Young Men's Business League became the catalyst for a remarkable citizens' movement. It initiated a vigorous stock-selling campaign to finance construction of the hotel, and within six weeks volunteer salesmen had sold stock amounting to \$112,700 for the hotel project.⁴ This was a tremendous accomplishment for Union and represented a cooperative effort by a broad coalition of Union's citizens. The name chosen from among the many suggestions was the Fair Forest, for Fairforest Creek; one of the earliest settlements in Union County took place in the Fairforest Creek area in the mid-1700s.⁵ A board of directors was established and carried the project forward through planning and construction phases to completion in July 1926.⁶ The hotel was leased to J.C. Stiles and for a time was part of the Stiles Hotel Company chain.⁷

Architecture: The Fair Forest Hotel, Union County's only skyscraper, is a locally significant example of early skyscraper construction. The reinforced concrete skeleton frame was innovative in the area. The use of a historical veneer in the curtain walls was a basic element in skyscraper design as developed by the leading northern and midwestern architects; it was a means by which the tall "elevator buildings" could be composed in traditional terms.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreage of nominated property less than 1 acre

Quadrangle name Union East

Quadrangle scale 1:24,000

UTM References

A 17 443020 3841470
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

The boundary of the Fair Forest Hotel nomination is shown as the red line on the accompanying Union County Tax Map 73-20, which is drawn at the scale of 1 inch = 40 feet. The nominated property includes the historic hotel and the lot on which it is situated.

List all states and counties for properties overlapping state or county boundaries

state NA code county NA code

state NA code county NA code

11. Form Prepared By

name/title Paul Gettys, Senior Planner Edited by Mary Watson Edmonds and John Wells
South Carolina Department of Archives and History

organization Catawba Regional Planning Council date August 2, 1984

street & number P.O. Box 862 telephone 327-9041

city or town Rock Hill state South Carolina 29730

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Charles E. Lee date 9/18/84

title Charles E. Lee State Historic Preservation Officer

For NPS use only

I hereby certify that this property is included in the National Register

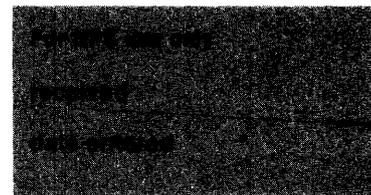
for Allene Byers Keeper of the National Register date 11-1-84

Attest: _____ date _____

Chief of Registration

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Continuation sheet 1 Item number 7 Page 2

The current owner has made several alterations to the hotel. Walls have been added to convert the main dining room into an apartment. Attempts have been made in recent years to improve the heating system, and routine maintenance has occurred. Several guest rooms have been redesigned. However, the changes have had a very limited impact on the original fabric of the building.

The Fair Forest Hotel is located in the commercial core of downtown Union. The building is built flush to adjoining structures which face Main Street. The nominated property contains no additional buildings.

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H. Olin Jones, president of the firm of Jones & Trott, Inc., was a Greenville architect who gained a measure of prominence in the early twentieth century. Jones was active from 1913 to 1942. He won several major architectural commissions in the 1910s and 1920s, notably the Greenville City Hospital (1918-1919), the Earle Street Baptist Church in Greenville (1922), the Fair Forest Hotel, and the Central Baptist Church in Greenville (1926). Jones was one of the five original members of the State Board of Architectural Examiners, serving from 1917 to 1942. He worked with regionally prominent architect Philip Thornton Marye of Atlanta on the design and construction of the Greenville County Courthouse (1916-1917).⁸

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FOOTNOTES

¹Robert M. Hope, Fant Kelly, Charles M. Gee, Douglas Jeter, Union County: Economic and Social (n.p.: Department of Rural Social Science of the University of South Carolina, 1923), pp. 29-30 and pp. 94-96; Interview with Fanny Lee Sparks, Union, S.C., 13 January 1983; Interview with James Berry, Union, S.C., 6 January 1983; Progress (Union, S.C.), 1 August 1923.

²Progress, 4 April, 12 September 1923.

³Progress, 16 May 1923; Allan Charles, "Hotels in Union," Union County Historical Foundation, Historical Newsletter 5 (May 1980): 2.

⁴Progress, 18 April, 16 May 1923.

⁵Progress, 20 June 1923.

⁶Progress, 12 September 1923, 13 February 1924; Union Daily Times, 17 July 1926.

⁷Deed Book 56, pp. 337-39, Union County Clerk of Court, Union County Courthouse, Union, S.C.; Joseph E. Lee, "Union South Carolina's Fair Forest Hotel: Monument to a Determined City's Cooperative Spirit," paper prepared as part of an internship for graduate history work, Winthrop College, Rock Hill, S.C., n.d.; Stiles Hotels . . ., n.p., n.d. [brochure].

⁸Walter F. Petty, Architectural Practice in South Carolina (Columbia, S.C.: State Printing Co., 1963), p. 133; Manufacturers Record, Baltimore, Md., 19 September 1918, 27 July 1922, 10 January 1924, 21 October 1926; Greenville, S.C. City Directories, 1909, 1912, 1917-18, 1919, 1921-22, 1924, 1928, 1931, 1933.

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Manufacturers Record. Baltimore, Md., 19 September 1918, 27 July 1922, 10 January 1924, 21 October 1926.

Petty, Walter F. Architectural Practice in South Carolina. Columbia, S.C.: State Printing Co., 1963.

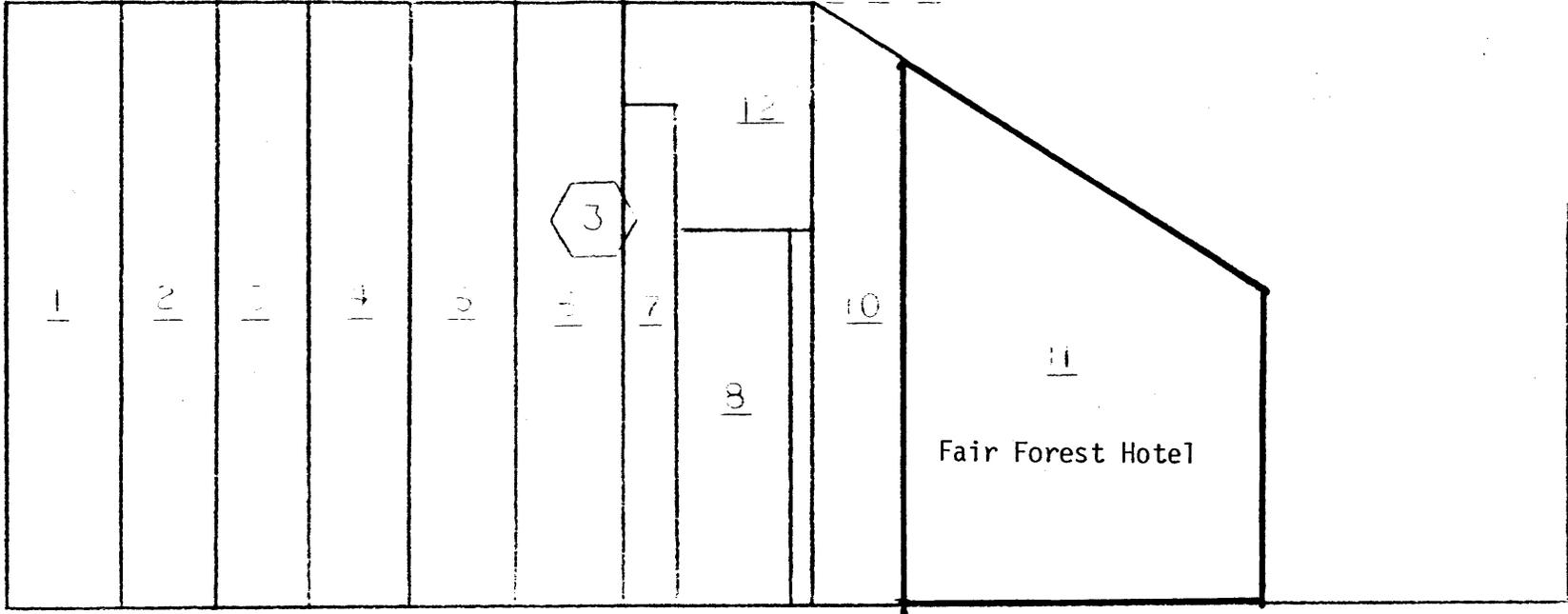
Progress (Union, S.C.), 4, 18 April, 16 May, 20 June, 1 August, 12 September 1923; 13 February 1924; 17 July 1926.

Sparks, Fannie Lee. Union, S.C. Interview, 13 January 1983.

Stiles Hotels . . . , n.p., n.d. [brochure].

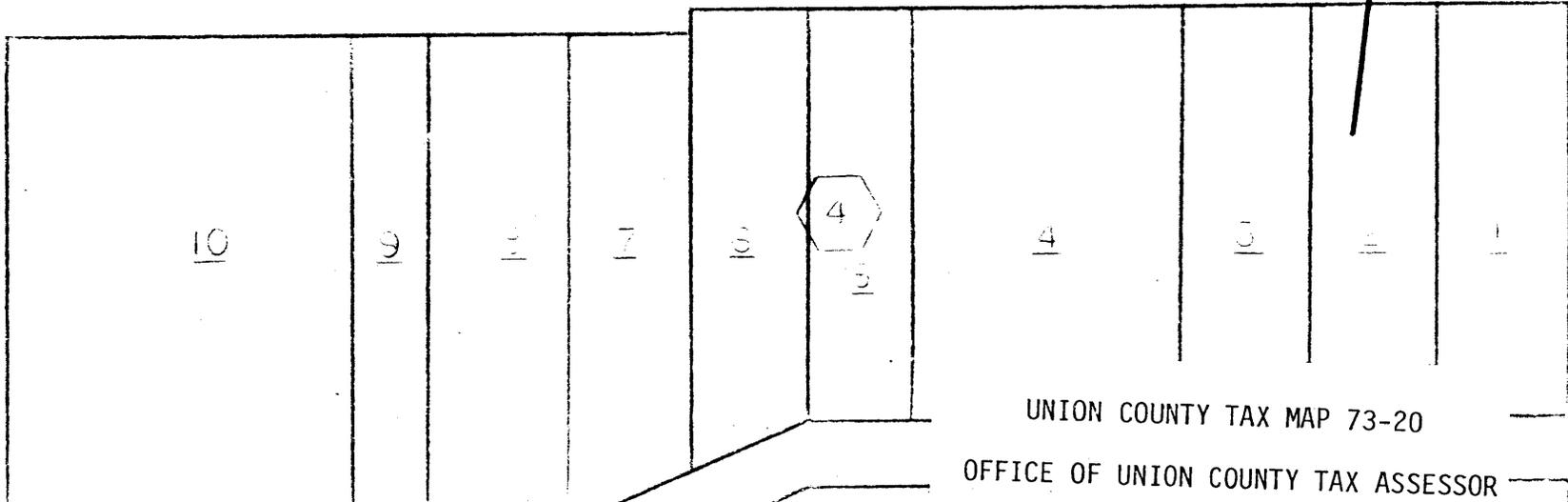
Union, S.C. Union County Courthouse. Deed Book 56.

SCALE: 1 inch = 40 feet



ST

ST



ADHEMY ST

MOUNTAIN ST



UNION COUNTY TAX MAP 73-20
OFFICE OF UNION COUNTY TAX ASSESSOR