

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

JUN 05 1989  
NATIONAL REGISTER

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 Union Downtown Historic District  
other names/site number \_\_\_\_\_

2. Location

Along portions of W Main, E Main, N Pinckney,  
street & number N & S Gadberry, & Mountain Streets  not for publication  
city, town Union  vicinity  
state South Carolina code SC county Union code 087 zip code 29379

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>45</u>	<u>26</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	<u>1</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>45</u>	<u>27</u> Total

Name of related multiple property listing:  
Historic Resources of Union, SC, c. 1823 - c. 1940  
Number of contributing resources previously listed in the National Register 1

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 5/10/89  
Signature of certifying official Date  
Mary W. Edmonds, Deputy State Historic Preservation Officer, SC 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:)

Andrew Byrne 7/17/89  
\_\_\_\_\_  
Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

Commerce/TradeCommerce/TradeTransportation/Rail-RelatedTransportation/Rail-RelatedIndustry/Manufacturing FacilityIndustry/Manufacturing FacilityGovernment/CourthouseGovernment/CourthouseGovernment/Post OfficeGovernment/Offices

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**7. Description**

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Architectural Classification

Materials (enter categories from instructions)

(enter categories from instructions)

foundation Brickwalls Brickroof Compositionother Terra Cotta; Cast Iron

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Late 19th & Early 20th Century Revivals

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Describe present and historic physical appearance.

The Union Downtown Historic District is a collection of 72 commercial and public properties in the downtown area of Union. The district contains 11 properties of key significance and 34 other properties contributing to the character of the district. The historic resources of the district date from c. 1878 to c. 1940, with the majority dating from c. 1880 to c. 1930, a particularly significant period of commercial development in Union.

These properties generally conform to the descriptions of types and subtypes under the property types "Commercial Buildings," "Buildings Associated with Transportation," and "Public Buildings." The key and contributing properties meet the registration requirements outlined under those property types.

These key properties define the character of the district:

1. Krass Building, 104-106 West Main Street: 1924 enframed window wall commercial block, two-story brick; notable features include decorative brickwork and terra cotta tiles separating first and second floors; brick parapet with terra cotta paterae pilasters and the inscription "1924"; terra cotta corner blocks; and terra cotta cornice with dentils, paterae, and the inscription "KRASS BUILDING".
2. Union County Courthouse, West Main Street: 1911-1913 Neoclassical two-story brick and concrete courthouse; notable features include a projecting semicircular bay and colossal Ionic portico with paired columns, Scamozzi Ionic capitals in terra cotta, and a balustraded parapet with a central cartouche-relief; flanking pavilions; full entablature with modillion blocks on the projecting bay and portico; a simple entablature with dentils on the pavilions and wrapping the left, right, and rear elevations; and the inscription "COUNTY COURT HOUSE" in the portico frieze.
3. Union Post Office/Federal Building, 130 West Main Street: 1912 one-story brick post office on raised basement; notable features include truncated hipped roof; brick parapet with decorative

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Architecture  
Commerce  
Industry  
Transportation

Period of Significance

c. 1878 - c. 1930

Significant Dates

\_\_\_\_\_

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

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

The Union Downtown Historic District is significant as the focal public, commercial, and social center of the city of Union. It is significant as a collection of buildings associated with the commercial and governmental growth and development of Union from c. 1878 to c. 1940. The district is also architecturally significant as a typical example of commercial and public building development and evolution in a small Southern Piedmont town from the late nineteenth century into the early twentieth century.

The Union Downtown Historic District includes these key properties:

1. Krass Building, 104-106 West Main Street: Built in 1924 for Nathan Krassworth, a New York merchant who visited Union several times a year. The building originally housed the Landgreen Hotel, later called the Musgrove Hotel, on its second floor and McClellan's Department Store on the first floor.(1)
2. Union County Courthouse, West Main Street: Built 1911-1913 to replace a c. 1825 courthouse designed by Robert Mills, which was demolished in 1911, this building still serves as the county courthouse. It was designed by A. Ten Eyck Brown, an architect from Atlanta who also designed early twentieth century courthouses in Atlanta and Miami. It was built by John Jefferson Cain, a contractor from Columbia who also built the Palmetto Building there.(2)
3. Union Post Office/Federal Building, 130 West Main Street: Built 1912 as a United States post office, and served as one until a new post office was built in 1965; has since served as a Federal office building. James Knox Taylor, Supervising Architect of the United States Treasury, directed the design of this building.(3)

## 9. Major Bibliographical References

See continuation sheet

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

Specify repository:

S.C. Dept. of Archives & History

## 10. Geographical Data

Acreeage of property 110.1 acres

UTM References

A 

1	7	4	4	3	1	8	0	3	8	4	1	7	0	0
Zone	Easting		Northing											

B 

1	7	4	4	3	1	8	0	3	8	4	1	4	0	0
Zone	Easting		Northing											

C 

1	7	4	4	2	6	6	0	3	8	4	1	3	0	0
Zone	Easting		Northing											

D 

1	7	4	4	2	6	2	0	3	8	4	1	6	0	0
Zone	Easting		Northing											

See continuation sheet

Verbal Boundary Description

The boundary of the nomination is shown as the black line on the accompanying maps "Union Downtown Historic District, Union, South Carolina" and "Union Downtown Historic District, Union, South Carolina (Inset)," drawn at a scale of 1"=100' and 1"=40', respectively.

See continuation sheet

Boundary Justification

The nominated property includes the significant and intact commercial and public properties in downtown Union, and retains integrity of location, design, setting, materials, workmanship, feeling, and association.

See continuation sheet

## 11. Form Prepared By

name/title J. Tracy Power, NR Historian; H. Thomas Shaw, Branch Supervisor, Survey & Reg.

organization SC Department of Archives & History date 10 July 1988

street & number PO Box 11669 telephone (803) 734-8610

city or town Columbia state SC zip code 29211

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masonry balustrade at intervals; central entrance with Doric columns, segmented pediment, and triple keystone; cornice with masonry block modillions; and frieze with decorative brickwork panels in basketweave pattern and diamond-shaped masonry inserts.

4. People's State Bank/Arthur State Bank, 100 East Main Street: 1901 arcaded two-part commercial block, two-story brick bank; notable features include clipped-corner entrance with Doric columns flanking a round arch; first-story windows with fanlights; second-story marble belt courses and lintels; corbeled cornice; and radiating voussoirs.
5. Hotel Fairforest, 221-223 East Main Street, 1924-1926: Individually listed in the National Register 1 November 1984.
6. G.E. Lipscomb Building, 206 North Gadberry Street: c. 1900 two-part commercial block, two-story brick; notable features include first-story cast iron facade with recessed double-door entrances; second-story windows with transoms forming segmental arches with brick surrounds and keystones; dripped corbeled cornice parapet; dentil course; and recessed brick frieze with inscription "G.E. Lipscomb Building."
7. 208 East Main Street, c. 1909: two-part commercial block, two-story brick; notable features include curvilinear parapet; second-story pilasters with corbeled caps; and segmented arched window surrounds.
8. Hames Wholesale Grocery, 220 North Gadberry Street: c. 1878 two-part commercial block, two-story brick, with c. 1911 three-story brick addition; notable features on original block include windows with segmental arches and keystones, and corbeled denticulated cornice; notable features on addition include windows with segmental arches and keystones; corbeled denticulated cornice and belt course; recessed panel frieze; and stuccoed panel with inscription "BHR 1878-1911".
9. Union Depot, North Mountain Street: c. 1902 railroad passenger depot, one-and-one-half story brick; notable features include gabled dormer; bellcast-roofed ell at rear elevation; and sign on ell with inscription "Union".
10. Union Freight Depot, North Mountain Street: c. 1880 railroad

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freight depot, one-story brick, stuccoed; notable features include hipped roof with wide eaves; windows with segmental arches; and freight entrances at side elevations.

11. Union Cotton Oil Mill, North Mountain Street: c. 1889 cotton oil mill complex, including a two-story brick main building, two one-story frame warehouses, and a one-story frame office. Notable features of the main building include gable roof and flat parapet; windows with segmental arches; a large square brick stack on a projecting ell; and a large cistern. Notable features of the warehouses include gable roofs and gabled clerestories.

These properties contribute to the character of the district:

West Main Street

1. 101 West Main Street: c. 1890 commercial building.
2. 103 West Main Street: c. 1890 commercial building.
3. 105 West Main Street: c. 1890 commercial building.
4. 112 West Main Street: c. 1925 commercial building.
5. Hamblin Building, 118-120 West Main Street: c. 1920 commercial building.
6. 122 West Main Street: c. 1900 commercial building.

East Main Street

1. 105 East Main Street: c. 1910 commercial building.
2. 107 East Main Street: c. 1890 commercial building.
3. Union Hardware Company, 110 East Main Street: c. 1880 commercial building with c. 1940 alterations.
4. 113 East Main Street: c. 1900 commercial building.
5. 119 East Main Street: c. 1880 commercial building.
6. 123 East Main Street: c. 1900 commercial building.
7. 125 East Main Street: c. 1880 commercial building.
8. 130 East Main Street: c. 1900 commercial building.
9. 134 East Main Street: c. 1920 commercial building.
10. 203 East Main Street: c. 1920 commercial building.
11. 206 East Main Street: c. 1900 commercial building.
12. 207 East Main Street: c. 1880 commercial building.
13. 209 East Main Street: c. 1900 commercial building.
14. 211 East Main Street: c. 1900 commercial building.
15. 219 East Main Street: c. 1900 commercial building.
16. 222 East Main Street: c. 1920 commercial building.

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16. 224 East Main Street: c. 1920 commercial building.
17. 225-227 East Main Street: c. 1900 commercial building.
18. 226 East Main Street: c. 1920 commercial building.
19. 303 East Main Street: c. 1900 commercial building.
20. 309 East Main Street: c. 1925 commercial building.
21. 311 East Main Street: c. 1920 commercial building.
22. 315 East Main Street: c. 1915 commercial building.

North Gadberry Street

1. 215 North Gadberry Street: c. 1910 commercial building.

South Gadberry Street

1. 200 South Gadberry Street: c. 1910 commercial building.

These properties do not contribute to the character of the district:

West Main Street

1. 100 West Main Street
2. 108-110 West Main Street
3. 114 West Main Street
4. 116 West Main Street

East Main Street

1. 101 East Main Street
2. 102 East Main Street
3. 103 East Main Street
4. 104 East Main Street
5. 106 East Main Street
6. 108 East Main Street
7. 115 East Main Street
8. 117 East Main Street
9. 121 East Main Street
10. 127 East Main Street
11. 132 East Main Street
12. 200-204 East Main Street
13. 201 East Main Street
14. 205 East Main Street
15. 210 East Main Street
16. 212 East Main Street
17. 213 East Main Street

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18. 215 East Main Street
19. 216 East Main Street

North Gadberry Street

1. 210 North Gadberry Street: c. 1910 commercial building with extensive alterations.
2. 212 North Gadberry Street: c. 1910 commercial building with extensive alterations.
3. 216 North Gadberry Street: c. 1910 commercial building with extensive alterations.

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4. People's State Bank/Arthur State Bank, 100 East Main Street: Built 1901 as People's State Bank, founded by Benjamin F. Arthur, Jr., a prominent merchant and entrepreneur. The building originally housed law offices and apartments on the second floor, but the bank failed in 1907; a reorganization of the bank occurred c. 1910 and it operated until the late 1920s. Harry M. Arthur, a nephew of the founder and later an officer in World War II and brigadier general in the South Carolina National Guard, founded the Arthur Depository in 1933. Arthur established the depository, later the Arthur State Bank, in this building; it still operates as the Arthur State Bank. (4)
5. Hotel Fairforest, 221-223 East Main Street: Built 1924-1926; individually listed in the National Register 1 November 1984.
6. G.E. Lipscomb Building, 206 North Gadberry Street: Built c. 1900 for G.E. Lipscomb; housed one of two liquor dispensaries in Union from 1912 to 1915; later housed such commercial enterprises as both the Coca-Cola and Pepsi-Cola bottling plants; Vanderford's Store; the armory; the Elks Club; law offices; and a feed and seed company. (5)
7. 208 East Main Street: Built c. 1909 as a firehouse to replace Union's first firehouse, which burned in 1906; converted to a hospital c. 1911 and served as one until Wallace Thomson Hospital was opened in 1922; later housed a rooming house and various other commercial enterprises. (6)
8. Hames Wholesale Grocery, 220 North Gadberry Street: Built c. 1878 and expanded c. 1911; built as a warehouse for Thomas C. Duncan, prominent entrepreneur and industrialist. Duncan later rented the building to Landy J. Hames, who operated Hames Wholesale Grocery, and eventually sold it to Hames; the addition probably dates from Hames' tenancy. (7)
9. Union Depot, North Mountain Street: Built c. 1902 for the Southern Railway as Union's third railroad depot and the first depot used primarily for passengers; served as a passenger depot until 1968. The building originally had a long shed for passenger loading, a shipping office, and a water tank. (8)

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10. Union Freight Depot, North Mountain Street: Built c. 1880 for the Southern Railway as Union's second depot after the first depot burned in 1877; served as depot for both freight and passengers until the passenger depot was built c. 1902; later served as an opera house/theater. (9)
11. Union Cotton Oil Mill, North Mountain Street: Built 1889 as Union Oil Mill, established by Emslie Nicholson and W.E. Thompson, prominent Union merchants and industrialists. The company ginned cotton and produced oil from the seeds; ground and sold feed; and sold fertilizer. Although the ginning and oil production ceased in the 1940s the company still grinds and sells feed and sells fertilizer. (10)

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NOTES

(1) South Carolina Inventory of Historic Places, Survey files, South Carolina State Historic Preservation Office, South Carolina Department of Archives and History, Columbia, S.C.; Allan D. Charles, The Narrative History of Union County, South Carolina (Spartanburg, SC: The Reprint Company, Publishers, for the Union County Historical Commission and Arthur State Bank, 1987), p. 387.

(2) Charles, p. 339; Albert N. Sanders, "Union's Courthouses," Historical Newsletter VIII:1 (April 1983), p. 6 (Union, SC: Published by the Union County Historical Foundation); Henry F. Withey and Elsie Rathburn Withey, Biographical Dictionary of American Architects (Deceased), Facsimile Edition (Los Angeles: Hennessey & Ingalls, 1970), p. 80.

(3) Charles, p. 339; Withey and Withey, p. 592; South Carolina Inventory of Historic Places, Survey files, South Carolina State Historic Preservation Office.

(4) Charles, pp. 298, 340, 408, 422; Jean Arthur, "The Children of Ann Dogan and Benjamin Franklin Arthur I," in Mannie Lee Mabry, Editor, Union County Heritage - South Carolina (Winston-Salem, NC: Hunter Publishing Company for the Union County Heritage Committee, 1981), pp. 6-7; H.M. Arthur, "The Harry Moore Arthur Family," in Union County Heritage, p. 7.

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(5) Charles, pp. 331, 335, 337; South Carolina Inventory of Historic Places, Survey files, South Carolina State Historic Preservation Office.

(6) Charles, pp. 338-39; 384-85; South Carolina Inventory of Historic Places, Survey files, South Carolina State Historic Preservation Office.

(7) South Carolina Inventory of Historic Places, Survey files, South Carolina State Historic Preservation Office.

(8) Charles, p. 333; 335, 446; South Carolina Inventory of Historic Places, Survey files, South Carolina State Historic Preservation Office.

(9) Charles, p. 266; South Carolina Inventory of Historic Places, Survey files, South Carolina State Historic Preservation Office.

(10) Charles, p. 299; South Carolina Inventory of Historic Places, Survey files, South Carolina State Historic Preservation Office; Allan D. Charles, "Union County Industrializes," in Union County Heritage, p. 400.

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PHOTOGRAPHS

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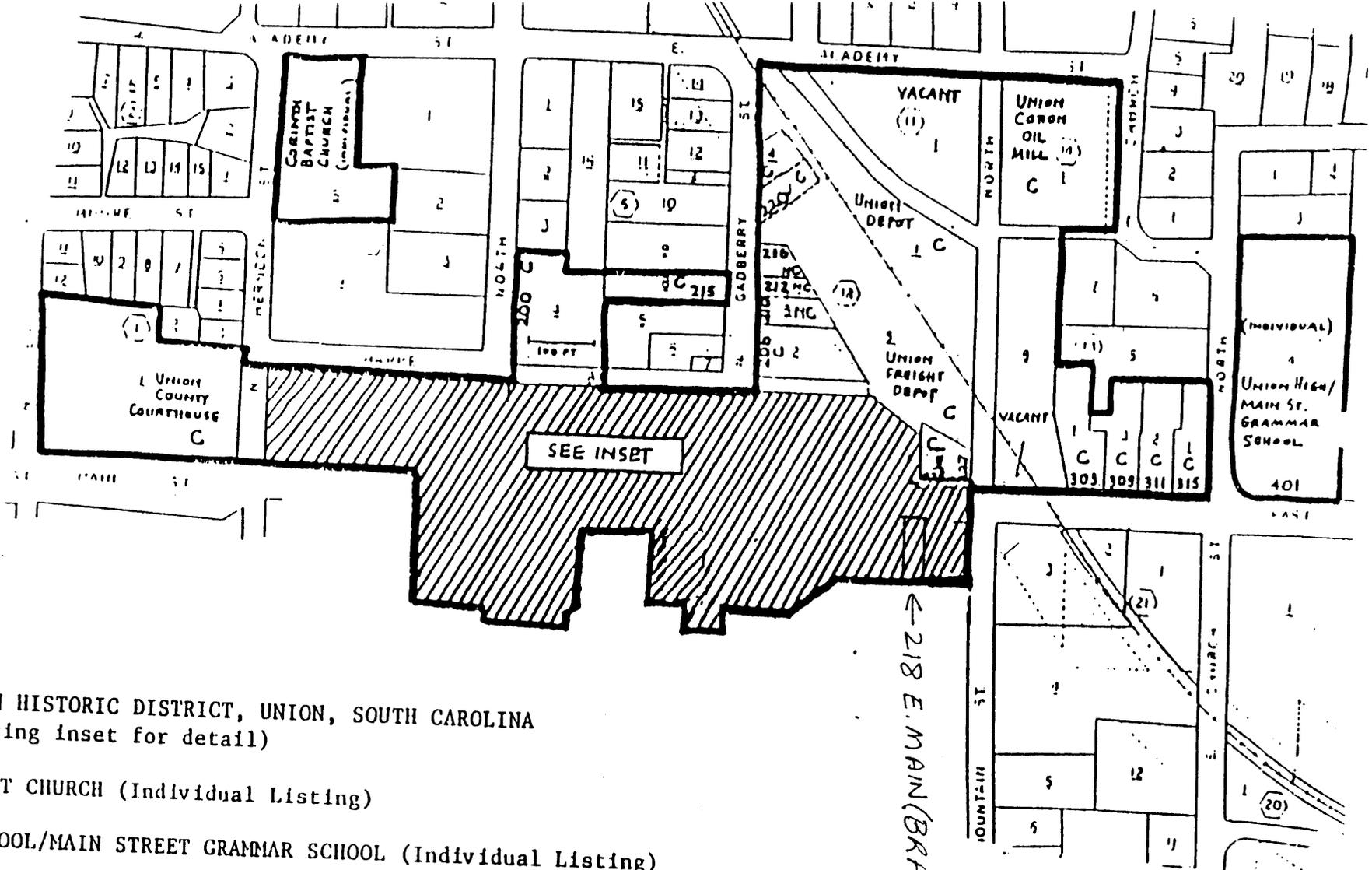
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The following information is the same for each of the photographs:

Name of property: Union Downtown Historic District (Historic  
Resources of Union multiple property submission)  
Location of property: Union County, South Carolina  
Photographer: South Carolina Department of Archives & History staff  
Location of negative: South Carolina Department of Archives  
& History  
Date: 1985, 1989

Additional information for each photograph follows:

1. Krass Building
2. Union County Courthouse
3. Union Post Office/Federal Building
4. People's State Bank/Arthur State Bank
5. Hotel Fairforest
6. G.E. Lipscomb Building
7. 208 East Main Street
8. Hames Wholesale Grocery
9. Union Depot
10. Union Freight Depot
11. Union Cotton Oil Mill
12. Union Hardware Company (Contributing)
13. Hamblin Building (Contributing)
14. 200 South Gadberry Street (Contributing)
15. 101 West Main Street (Contributing)
16. 225-227 East Main Street (Contributing)
17. 125-125 1/2 East Main Street (Contributing)
18. 101 and 103 East Main Street (Noncontributing)
19. 215 East Main Street (Noncontributing)
20. Streetscape, West Main Street
21. Streetscape, East Main Street
22. Streetscape, East Main Street



UNION DOWNTOWN HISTORIC DISTRICT, UNION, SOUTH CAROLINA  
 (See accompanying inset for detail)

CORINTH BAPTIST CHURCH (Individual Listing)

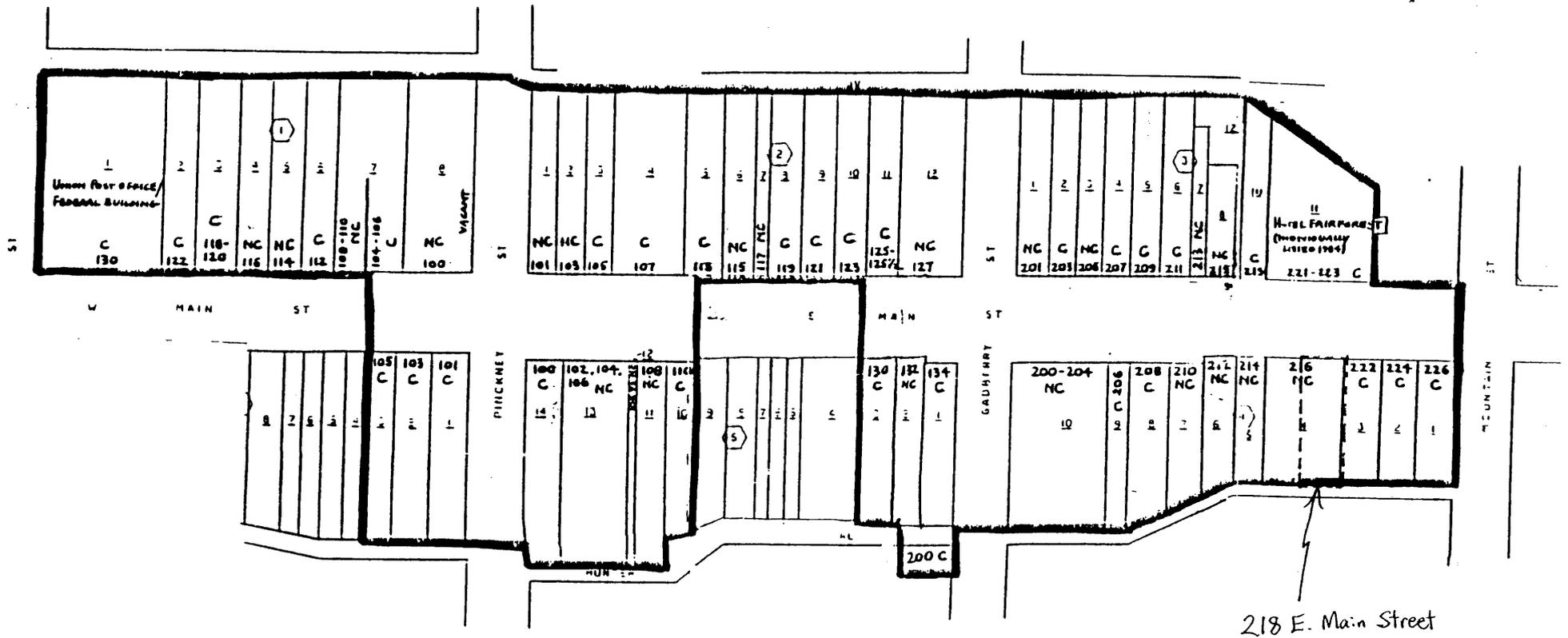
UNION HIGH SCHOOL/MAIN STREET GRAMMAR SCHOOL (Individual Listing)

SCALE: 1"=100'

← 218 E. MAIN (BRADLEY-ESTES BLDG)

UNION DOWNTOWN HISTORIC DISTRICT, UNION, SOUTH CAROLINA  
 (Inset showing detail of East Main Street and adjacent properties)

SCALE: 1"=40'



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**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 89000795

Date Listed: 7/17/89

Union Downtown Historic District  
Property Name

Union  
County

SC  
State

Union MPS  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*Paul R. Leger*  
Signature of the Keeper

10/21/97  
Date of Action

=====  
Amended Items in Nomination:

**Resource Count/Significance:**

The properties at 216 E. Main Street (Dunbar Market) and 218 E. Main Street (Bradley-Estes Building) are considered contributing resources within the Union Downtown Historic District. [The two 2-story brick buildings are modest examples of turn-of-the-century commercial design and contribute to the significance of the district as a cohesive downtown commercial neighborhood associated with the dramatic upbuilding of the community of Union during the historic period. The buildings retain integrity of location, scale, setting, materials, and association. The recent removal of a modern (c.1969) replacement facade revealed original architectural features. The original nomination treated the buildings as one noncontributing resource; the revised documentation should add two contributing buildings and remove one noncontributing building.]

This information was confirmed with the South Carolina SHPO.

**DISTRIBUTION:**

National Register property file  
Nominating Authority (without nomination attachment)