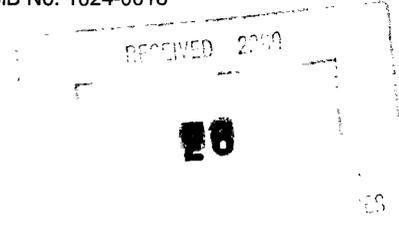


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Union Downtown Historic District (Boundary Increase)
other names/site number Flynn Building

2. Location

street & number 125-129 West Main Street not for publication
city or town Union vicinity _____
state South Carolina code SC county Union code 087 zip code 29379

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Mary W. Edmonds 2/13/03
Signature of certifying official Date

Mary W. Edmonds, Deputy State Historic Preservation Officer, S.C. Dept. of Archives and History, Columbia, S.C.
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

<input checked="" type="checkbox"/> entered in the National Register See continuation sheet.	<u>Jana McClelland</u>	<u>4/11/03</u>
<input type="checkbox"/> determined eligible for the National Register See continuation sheet.		
<input type="checkbox"/> determined not eligible for the National Register		
<input type="checkbox"/> removed from the National Register		
<input type="checkbox"/> other (explain):		

Signature of the Keeper Date of Action

Union Downtown Historic District (Boundary Increase)/ Flynn Building
Name of Property

Union County, South Carolina
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources)

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

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

Number of contributing resources previously listed
in the National Register

Historic Resources of Union, S.C., c. 1823-c. 1940

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Category: COMMERCE/TRADE
SOCIAL

Subcategory: Business/Professional
Meeting Hall

Current Functions

(Enter categories from instructions)

Category: WORK IN PROGRESS

Subcategory: Museum/Office/Residential

7. Description

Architectural Classification

(Enter categories from instructions)

Two-Part Commercial Block

Materials

(Enter categories from instructions)

foundation Brick
walls Brick
roof Composition
other

Narrative Description

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

Union Downtown Historic District (Boundary Increase)/ Flynn Building
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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Areas of Significance

(Enter categories from instructions)

Commerce

Period of Significance

1923-1930

Significant Dates

1923

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Narrative Statement of Significance

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository:
Union Carnegie Library, Union, S.C.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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Union Downtown Historic District (Boundary Increase)/
Flynn Building
Name of Property
Union County, South Carolina
County and State

The Union Downtown Historic District was listed in the National Register of Historic Places on July 17, 1989, as part of the Historic Resources of Union, S.C., ca. 1823-ca. 1940, Multiple Property Submission. It is a collection of 72 commercial and public properties in the downtown area of Union, the county seat of Union County, South Carolina. It includes portions of West Main, East Main, North Pinckney, North Gadberry, South Gadberry, and Mountain Streets. The district contains 46 contributing properties and 26 noncontributing properties. The district's historic resources date from ca. 1878 to ca. 1940, with the majority dating from ca. 1880 to ca. 1930, a particularly significant period of commercial development in Union.

The Flynn Building is a three-story commercial building with a partial basement. The building, at 125-129 West Main Street, was built in 1923. It has 13,706 square feet plus 5,280 square feet in the basement, and is clad in brick. The first floor façade is divided into three storefronts with plate glass windows, recessed doors and transoms. Within the right storefront is a stair entrance which provides access to the upper floors. The second and third floors have three bays with recessed panels corresponding with the first floor storefront divisions. Within each recessed area on each floor are four windows. The windows, which were originally twelve-over-one lights, were replaced with metal casement windows, probably in the 1950s. In 2001, the city of Union, after acquiring the building, removed the modern windows and installed windows modeled after the original in design and materials. The side walls have an irregular pattern of windows, many of which are original. The top of the side walls steps down to the rear of the building. Because the ground slopes to the rear, the basement is at ground level on the rear of the building. The rear has an added metal fire escape and balcony. There are three divisions on the rear of the first floor corresponding to the façade divisions. The rear wall of the second and third floors has a number of original windows.

The Flynn Building is built to the sidewalk on Main Street. To its east is a vacant lot. To the west are two modern commercial buildings which extend to the corner of Herndon Street. To the rear is an alley and parking area. Across Main Street are several buildings which are part of the Union Downtown Historic District. These include the Old Post Office, the Union County Courthouse, and several commercial buildings. When the Union Downtown Historic District was created in 1989, the Flynn Building was excluded from the boundaries of the district because of the alteration of its façade by modern windows which had replaced the original windows.

The interior of the building retains a number of original features. The storefronts on the first floor have been converted into offices. On the upper floors, the original offices are intact, and many areas retain the moldings and pressed tin ceilings from 1923. The original staircase remains. The rear of the upper floors was originally devoted to a Masonic hall.

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Union Downtown Historic District (Boundary Increase)/
Flynn Building
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Major alterations include an altered roof line at and near the rear of the building, as well as changes in the fenestration. The original sloping built-up roof was replaced at some point with a barrel roof, and the side parapet walls toward the rear of the building were raised to accommodate the new roof line. Some of the windows on the side walls have been infilled with brick or replaced. The upper floor front windows were restored to their original configuration in 2001.

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Union Downtown Historic District (Boundary Increase)/
Flynn Building
Name of Property
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The Union Downtown Historic District, consisting of 46 contributing and 26 noncontributing commercial properties in Union, the county seat of Union County, South Carolina, was listed in the National Register of Historic Places on July 17, 1989. This district includes portions of five blocks of Main Street, and a portion of the district is directly across Main Street from the Flynn Building. The downtown district was found to be "significant as a collection of buildings associated with the commercial and governmental 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 into the early twentieth century."¹

The Flynn Building will contribute to the character of the downtown district because its development was closely associated with the growth of downtown Union and its architecture provides an excellent example of a 1920s commercial building. It is similar in scale and materials to other commercial buildings included in the district.

The Flynn Building was constructed in 1923 as the Murrah Building. The contractor and architect are unknown. According to the *Union Daily Times* of October 23, 1923, "The Murrah Building on Main Street is rapidly going up and before you have time to count, it will be finished and occupied. It is a three-story brick building and presents quite a handsome appearance. The town is growing so fast that all available building space on Main Street is taken up, so the only thing to do is build up, with the sky for the limit."² The year 1923 was certainly a boom time for downtown Union. A review of the *Union Daily Times* articles for the year shows six new buildings built in the downtown area during the year, and several new businesses located in existing buildings. The front commercial spaces on the first floor and office spaces on the second and third floors were leased to various businesses when the building opened. The rear two-thirds of the second and third floors were devoted to a Masonic hall, which was the site for many public gatherings.³ The building was owned by the Flynn family from 1923 to 1991, and is currently owned by the City of Union.

In scale and character, the Flynn Building resembles many of the other commercial buildings along Main Street which are included in the district, and the recent rehabilitation of its facade, most notably its windows, has allowed it to reflect more accurately the architectural and historic character of early 20th-century downtown Union. The building is significant for its contribution to the commercial and public life of the downtown and its addition as a contributing property in the Union Downtown Historic District will strengthen the district. Because the Flynn Building's integrity has been restored and because it is adjacent to the historic district, the district's boundaries as drawn in 1989 should be corrected to include the Flynn Building.

¹ National Register of Historic Places Nomination for Union Downtown Historic District, Union County; South Carolina State Historic Preservation Office, South Carolina Department of Archives and History, Columbia, S.C., 1989.

² *Union Daily Times* (Union, S.C.), 23 October 1923.

³ *Union Daily Times* (Union, S.C.), 15 February 1924, 22 February 1924.

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Union Downtown Historic District (Boundary Increase)/
Flynn Building
Name of Property
Union County, South Carolina
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Verbal Boundary Description

The boundary for the Union Downtown Historic District (Boundary Increase, Flynn Building, 125-129 West Main Street] is shown as the bold line on the attached Union County Tax Map 73-20, drawn at a scale of 1" = 40'.

Verbal Boundary Justification

The boundary includes the historic three-story commercial building located on the city lot at 125-129 West Main Street in the City of Union, Union County, South Carolina.

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Section number PHOTOGRAPHS Page 9

Union Downtown Historic District (Boundary Increase)/

Flynn Building

Name of Property

Union County, South Carolina

County and State

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

Name of Property: Union Downtown Historic District (Boundary Increase),
Flynn Building
Location of Property: 125-129 West Main Street, Union, Union County, S.C.
Name of Photographer: Paul Gettys
Date of Photographs: June 2002
Location of Original Negatives: S.C. Department of Archives and History, Columbia, S.C.

1. Facade, view from across West Main Street
2. Facade, view from Old Post Office, in the Union Downtown Historic District
3. Facade and portion of west elevation
4. Facade, detail of second and third floor windows
5. Facade and portion of west elevation
6. Rear elevation and west elevation
7. Rear elevation