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NATIONAL REGISTER

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 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 Dawson Springs Historic District
other names/site number Dawson Springs Historic District

2. Location

street & number S. Main Street na not for publication
city, town Dawson Springs na vicinity
state Kentucky code KY county Hopkins code 107 zip code 42408

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>8</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>9</u>	<u>0</u> Total

Name of related multiple property listing:
Hopkins County Multiple Properties Listing

Number of contributing resources previously listed in the National Register 0

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.

David L. Morgan
Signature of certifying official David L. Morgan Date 10-26-88
State Historic Preservation Officer, Commonwealth of Kentucky
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

NA
Signature of commenting or other official Date
NA
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:)

Patrick Andrews 12/13/88
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE/TRADE, Business, Specialty

Store, Financial Institution

HEALTH CARE, Resort

Current Functions (enter categories from instructions)

COMMERCE/TRADE, Business, Specialty

Store

RECREATION AND CULTURE, Museum

VACANT/NOT IN USE

7. Description

Architectural Classification

(enter categories from instructions)

Italianate

Commerical Style

Materials (enter categories from instructions)

foundation Brick, Stone

walls Brick

roof Other: Composition Shingles

other

Describe present and historic physical appearance.

The small group of late 19th century and early 20th century buildings that constitutes the Dawson Springs Historic District stands as the most significant collection of extant commercial structures in the downtown area of Dawson Springs. Of the 8 buildings included in the district, all are contributing; the district also contains the historic site of the Hamby Well building. All of the buildings were constructed for commercial use and today remain in use as commercial structures or are vacant. The district is located along a one-block section of S. Main Street. This area of commercial buildings are separated from another row of commercial buildings by the tracks of the Illinois Central Railroad. Buildings in the district are flush with the modern concrete sidewalks and there are no major landscape features in the district.

In 1893, Washington Hamby discovered a large flowing underground spring of mineral water. Hamby recognized the commercial value of the springs and over the next decade the small railroad community of Dawson City was transformed into the major springs resort renamed Dawson Springs. By the early 1900s a series of new brick commercial buildings, frame hotels and many residences were built in the community.

This section along South Main Street contains the only intact grouping of buildings which remain from the heyday of Dawson Springs. On the west side of South Main Street are five two-story brick buildings which were constructed between 1887 and 1910 according to vernacular commercial designs popular during the period. Although the storefronts have been altered, the upper facades retain their original detailing such as corbelled brick cornices, arched windows with brick relief arching and other corbelled brick decoration. These buildings continue to be occupied for commercial use.

At the south end of this row is the site of the Hamby Well Building, a two-story brick building constructed ca. 1895 to house pumps and baths which tapped the mineral spring below. This building was listed on the National Register in 1972 and stood until recent years when it was razed. Although the building is gone, the original pump, foundations and sign painted in the entry on the masonry wall shared with the building next door remain extant and lends historical significance to the site.

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 NA

Areas of Significance (enter categories from instructions)

Architecture/Commerce

Period of Significance

1887-ca. 1940

Significant Dates

1887
1893
ca. 1940

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

The Dawson Springs Historic District is significant under criteria C for its architectural character and is also significant under criteria A for its association with the early 20th century resort complex at Dawson Springs. Within the district are eight buildings and one site which were all built between 1887 and 1922 and represent the most notable concentration of historic buildings and sites remaining in Dawson Springs.

Before 1893, Dawson Springs was a small railroad community of a few dozen inhabitants known as Dawson City. After the Paducah and Elizabethtown Railroad was completed through this area of the county in 1872, the small community gradually formed at this junction of roads, the railroad and the Tradewater River. By 1880, Dawson City contained several stores and residences with a population of 130. In the late 1880s and early 1890s, brick commercial buildings were erected along the railroad and a hotel was built on S. Main Street by Washington Hamby to take advantage of the increasing railroad traffic.

In 1893, Hamby drilled wells for his hotel and came upon a large spring of mineral water. Realizing the commercial importance of these healing springs, Hamby advertised extensively and by the late 1890s the community was a booming resort town renamed Dawson Springs. Thousands flocked to the springs and dozens of new hotels and boarding houses were constructed to take advantage of the large tourist trade. The population of the town increased to almost 1,000 by 1900 and in that year 51,000 visitors were recorded.

The area along South Main Street was the center of the town's resort operations for many years. Extending south from the railroad tracks on the west side of the street was a solid row of two-story brick commercial buildings. Constructed as grocery and general merchandise stores and restaurants for the many residents and visitors to the community. At the south end of this block stood the Hamby Well Building which displayed a recessed storefront. Within the recess was a pump which produced the famous water of the springs and a large painted sign which described the water's mineral content.

See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS): NA
 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 # _____

See continuation sheet

Primary location of additional data:
 State historic preservation office
 Other State agency
 Federal agency
 Local government
 University
 Other
Specify repository: _____

10. Geographical Data

Acreege of property 3.2 acres

UTM References

A | 116 | 43184510 | 4111341810 |
Zone Easting Northing
C | 116 | 43185140 | 4111351510 |

B | 116 | 4385000 | 4111341410 |
Zone Easting Northing
D | 116 | 4386000 | 4111351010 |

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Philip Thomason date 7/28/88
organization Thomason and Assoc. telephone 615-383-0227
street & number P.O. Box 121225 state TN zip code 37212
city or town Nashville

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Among the three contributing buildings on the east side of the district two are especially notable significant. The Commercial Bank constructed in 1907 with Neo-Classical detailing features large arched openings with keystones and a sheet metal cornice with dentils and egg and dart molding. The two-story brick Merit Sanatorium was built in 1913 with rectangular windows and an iron balcony across the second story. Much of its original storefront with tall multi-paned transoms also remains.

Adjacent to these structures on S. Main Street were buildings such as the new Century Hotel, Hamby Hotel and other hotels and bathhouses. All of these buildings on S. Main Street have been razed or burned in recent years. South Main Street continues to be an important thoroughfare in the community. This one block section contains the best remaining collection of late 19th and early 20th century commercial architecture in Dawson Springs.

Dawson Springs Historic District - Individual Property Descriptions:

1. 102 South Main Street: Two-story brick, commercial structure built in 1887. It has a ca. 1920 storefront with copper framing, large single-light windows, and a recessed entrance with a ca. 1970 door. The transom across the storefront is enclosed. The windows are 2/2 sash set into segmental arches with stone lintels. Although the brick wall has been stuccoed, the simple decorative brick cornice remains visible. The original interior is intact with open floor space, a pressed metal ceiling, original wainscoting and built-in cabinets. (C)

2. 112 South Main Street: Two-story brick, commercial structure built ca. 1895. The storefront was remodeled ca. 1940 with a Carrara glass bulkhead and glass and metal display windows. The door is ca. 1970 metal with an enclosed five-light transom. The door leading to the second floor is original frame and glass with a single-light transom. The second story windows are 1/1 sash with a double row of continuous brick relief arching. Above is a row of corbelled brick pendants. The tall cornice consists of more heavily corbelled pendants extending from round arches. The interior was altered ca. 1975. (C)

3. 114 South Main Street: Two-story brick, commercial building constructed ca. 1895. The storefront was remodeled ca. 1950 with a metal and glass display window, tile and glass bulkhead and enclosed transom. The second story windows are 1/1 sash in segmental arches set in recessed brick panels defined by corbelled pendants at the top. At the roofline is a simple corbelled brick cornice. The interior has been altered. (C)

4. 108 South Main Street: Two-story brick, commercial building constructed ca. 1900. The storefront was altered ca. 1950 with modern materials. The upper

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facade is of original hollow core concrete block with a rusticated surface. The upper story has three 1/1 sash windows. At the roofline is a cinder block parapet. The interior has been altered. (C)

5. 118 South Main Street: Two-story brick, commercial building constructed ca. 1890 and built identical in design to 114 S. Main Street. The storefront was altered ca. 1950 with aluminum and plate glass windows and plywood siding that obscures any original details. The three windows on the upper facade are 1/1 sash in segmental arches with brick jack arching. The windows are set in three recessed rectangular panels which have corbelled pendants across the tops. Above the panels is a brick stringcourse and a corbelled brick cornice. The interior has been altered. (C)

6. 120 South Main Street: Hamby Well Building site. The Hamby Well building was constructed ca. 1895 and stood until 1985. The site consists of the original concrete block and brick foundations of the building and bottling works, the original pump adjacent to the sidewalk and a painted sign on the south facade wall of 118 S. Main Street which describes the mineral content of the water. (C)

7. 127 South Main Street, Commercial Bank of Dawson Springs: Two-story brick, Neo-Classical revival style building constructed in 1907. The storefront is two bays wide with each bay divided by stone pilasters. The storefront was altered ca. 1940 with added structural blocks and display windows. Also on the storefront are two original single light glass and wood doors and above the storefronts are enclosed arched transoms. Above the storefronts are stone arches with radiating voussoirs. The keystones of the arches support the stone sills of the second story 1/1 sash windows. Above the windows is a full entablature with a plain frieze reading "19 Commercial Bank 07". On the north facade the second story has five pairs of 1/1 sash windows with a double row of brick relief arching beneath which are porthole windows. The interior has been altered and is presently used as a museum and arts center for the community. (C)

8. 129 South Main Street, McDonald Building: Two-story brick commercial building erected in 1922. This building displays storefronts remodeled ca. 1970. In the central bay is an entrance opening onto stairs leading to the second story. Above this door is an original single light transom. Second story windows are one-over-one sash with sailor course lintels and concrete corner blocks. The interior has been remodeled. (C)

9. 131-133 South Main Street, Merit Sanatorium: Two-story brick building constructed in 1913. The building is divided into two storefronts with the north storefront of original frame bulkheads and display window frames. The south storefront has ca. 1940 Carrara glass bulkheads and replacement metal and glass display windows. Both retain the original multi-light transoms. Between the two

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storefronts is an entrance to the second floor with an original single light glass and frame door and above the door is a single-light transom. The second floor has an original decorative wrought iron balcony across the entire facade. Leading to the balcony are four pairs of multi-light double doors with multi-light transoms and rusticated stone lintels. Above each door are added ca. 1950 metal awnings. Above the doors are rectangular brick panels of glazed brick containing painted signage for the sanatorium. At the roofline is a corbelled glazed brick cornice. On the first story of the south facade are porthole windows. The second story has paired 1/1 sash windows with rusticated stone lintels and smooth stone sills. Also on this facade are two small stained glass windows in the west bays of the second story. The building has a flat roof with stepped parapets on the side elevations. The interior configuration is unknown. (C)

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In the early 1900s the three-story New Century Hotel was constructed along with many other hotels. The growing prosperity of the town resulted in the formation and construction of the Commercial Bank of Dawson Springs in 1907. Other commercial buildings were erected on other streets in the downtown area. Bathhouses were erected around the springs site near the Hamby Well complex.

Dawson Springs remained one of the best known springs resorts in Kentucky for much of the early 20th century. By 1915, the town contained 1,500 residents and forty hotels, numerous boarding houses and bathhouses. Thousands of visitors came to the springs each year to drink and bathe in the waters touted for their medicinal value and to enjoy the elegance of the town's hotels. The popularity of the resort continued on into the 1920s and in 1925 the population peaked around 1,900 residents.

With the coming of the Depression and advances in medical technology, the Dawson Springs resort complex gradually declined in popularity. Many of the hotels were razed and the population of the community slowly declined. Although visitors continued to come to the town, the commercial activity of the hotels and businesses continued to dwindle. In 1960, a symbol of the town's original prosperity was destroyed when the New Century Hotel burned. Since then all of the major hotels and boarding houses of the resort period have been razed or burned and only a small number of buildings associated with the early historical development of the community remain.

The Dawson Springs Historic District contains the most intact grouping of those remaining buildings. The row of brick commercial buildings and the Commercial Bank are important reminders of the town's early 20th century prosperity. The Hamby Well site and Merit Sanatorium are the most important properties which remain from the springs complex on Main Street. This concentration of properties is an important architectural and historical legacy of the Dawson Springs resort era.

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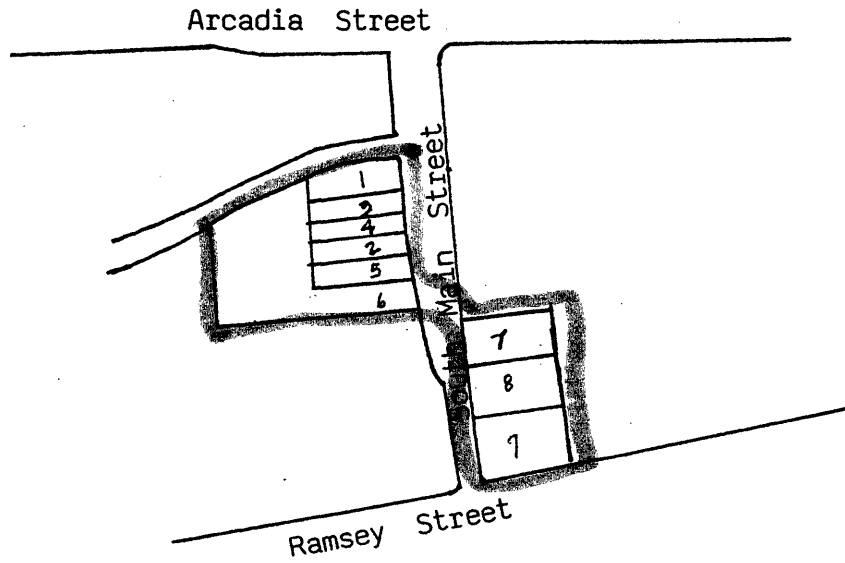
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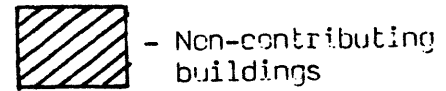
Verbal Boundary Description: The boundary for the Dawson Springs Historic District is illustrated on accompanying Hopkins County map 172 and 176 and sketch map. Included in the district are lots 4-6 in block 7, map 176 and blocks 4-9 of block 17, map 172.

Verbal Boundary Justification: The district boundary includes all non-altered structures along the 100 block of Main Street and is drawn to exclude adjacent modern structures and vacant lots.



Dawson Springs Historic District

Scale: 1"=200'



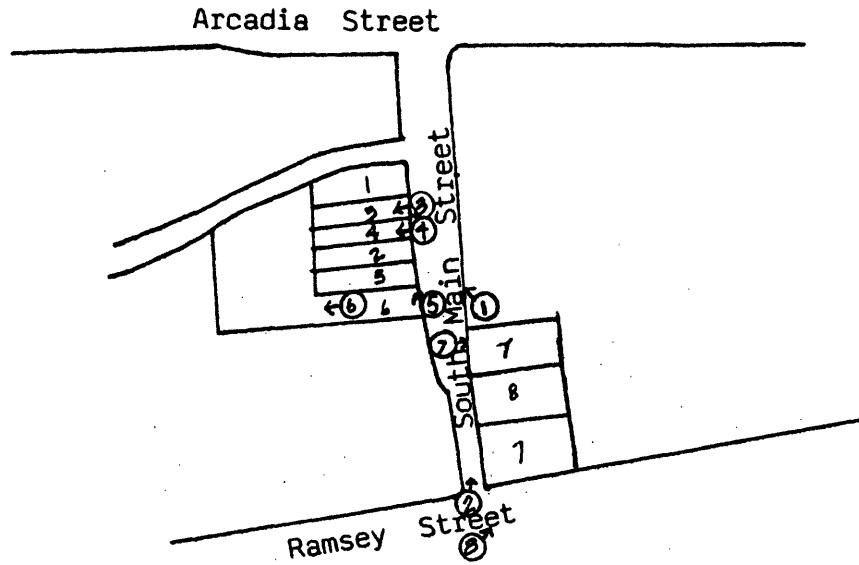
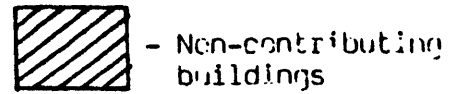
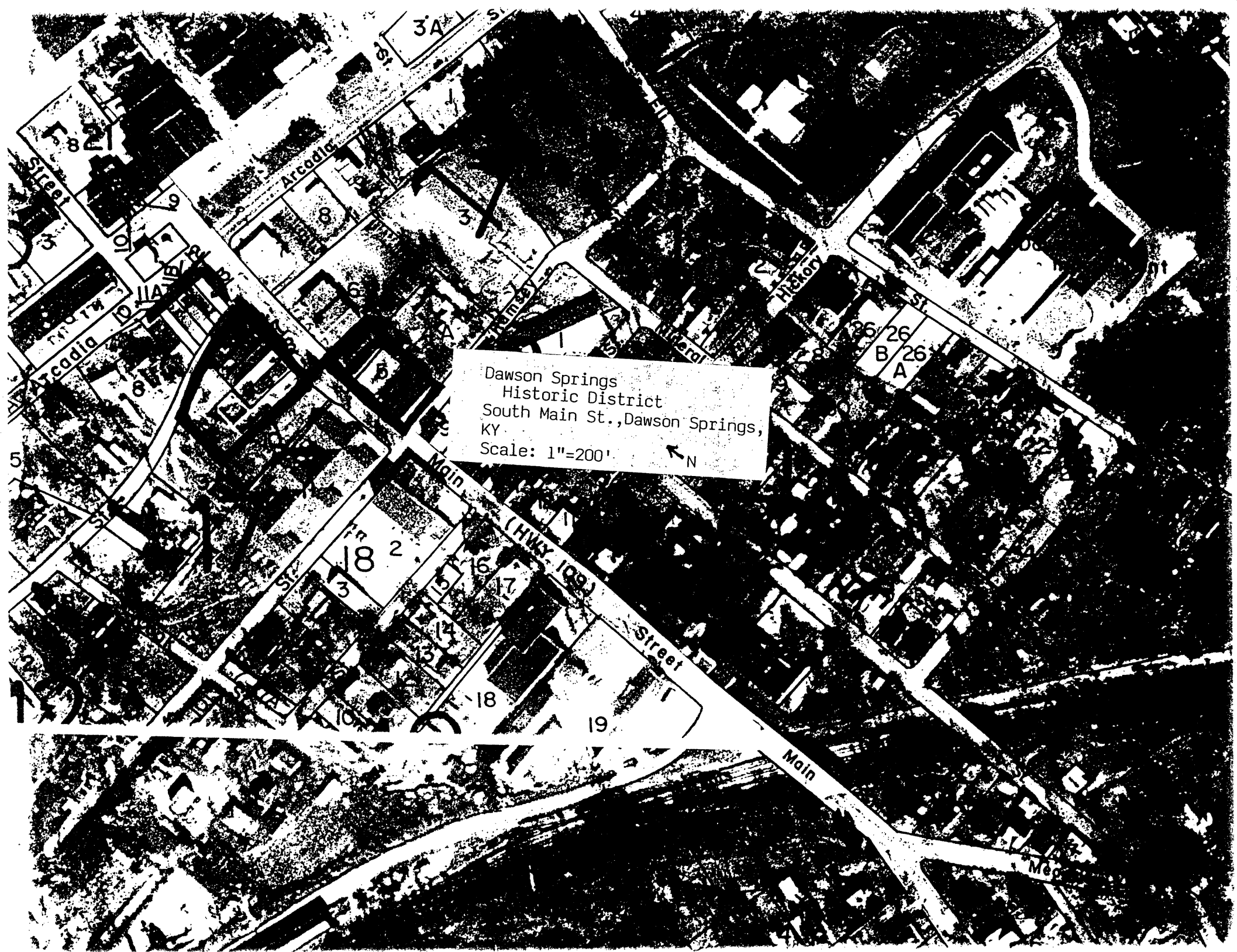


PHOTO KEY
Dawson Springs Historic District
Scale: 1"=200'





Dawson Springs
Historic District
South Main St., Dawson Springs,
KY
Scale: 1"=200' ← N

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Photo Key - Dawson Springs Historic District

1. Dawson Springs Historic District

Location: South Main St., Dawson Springs, KY.

Photos: Thomason and Associates

Neg: KY Heritage Council

Date: February 1988

View: Northwest, 100 Block of South Main St., west side.

Photo #: 1 of 8

2. View: Northeast, 100 Block of S. Main St., east side.

Photo #: 2 of 8

3. View: West, 112 South Main St., west side.

Photo #: 3 of 8

4. View: West, 114 S. Main St., west side.

Photo #: 4 of 8

5. View: Northwest, Hamby's Salts, Iron and Lithia Well, S. Main St., west side.

Photo #: 5 of 8

6. View: West, Hamby's Well Site, S. Main St., west side.

Photo #: 6 of 8.

7. View: East, Commercial Bank of Dawson, 127 S. Main St., east side.

Photo #: 7 of 8

8. View: Northeast, Merit Sanitorium, 131-133 S. Main St., east side.

Photo #: 8 of 8