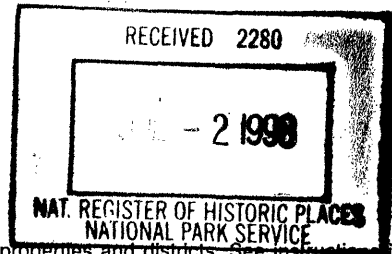


United States Department of the Interior
National Park Service

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 an 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 Dawson Springs Historic District (Boundary increase)

other names/site number Dawson Springs Historic District

2. Location

Roughly bounded on the north by Keigan St., on the south by Water St. and street & number Arcadia Ave., the east by Hunter St., and west by Sycamore St. not for publication N/A

city or town Dawson Springs ☐ vicinity N/A

state Kentucky code KY county Hopkins code 107 zip code 42408

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

David L. Morgan, SPO and
Executive Director, KHC 6-3-98
Signature of certifying official/Title Date
Kentucky Heritage Council/State Historic Preservation Office
State of 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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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:)

Signature of the Keeper

Date of Action

Kathie Andrus

8/14/98

Dawson Springs Historic District
Name of Property

Hopkins County, Kentucky
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
☒ public-local
☒ public-State
☐ public-Federal

Category of Property
(Check only one box)

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
10	2	buildings
1		sites
	1	structures
		objects
11	3	Total

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

Hopkins County Multiple Property Listing

**Number of contributing resources previously listed
in the National Register**

9 (8 buildings, 1 site)

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE/specialty store
COMMERCE/TRADE/warehouse
COMMERCE/TRADE/financial institution
COMMERCE/TRADE/department store
GOVERNMENT/post office
LANDSCAPE/park
TRANSPORTATION/road-related
TRANSPORTATION/rail-related

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE/business
COMMERCE/TRADE/specialty store
COMMERCE/TRADE/warehouse
COMMERCE/TRADE/restaurant
LANDSCAPE/park
VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian/Italianate
Late 19th and Early 20th Century American
Movements/Commercial Style

Materials

(Enter categories from instructions)

foundation BRICK
walls BRICK
roof ASPHALT
other STONE, STEEL, TERRA COTTA,
CAST IRON

Narrative Description

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

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.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or 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.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(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 # _____

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Period of Significance

1890-1930

Significant Dates

1890

1893

1898

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Kentucky Heritage Council
300 Washington Street
Frankfort, KY 40601

Dawson Springs Historic District
Name of Property

Hopkins County, Kentucky
County and State

10. Geographical Data

Acreage of Property 2.55 acres

UTM References

(Place additional UTM references on a continuation sheet.)

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See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Donna G. Logsdon/Historic Preservation Consultant

organization Logsdon & Logsdon Architects date 2/21/98

street & number P.O. Box 177 telephone (502) 528-4698

city or town Hardyville, state KY zip code 42746-0177

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Dawson Springs Historic District

Hopkins County, Kentucky

7. Narrative Description

Dawson Springs Historic District Boundary Expansion

The Dawson Springs Historic District, located in Hopkins County, Kentucky, was listed on the National Register of Historic Places in 1988. This two-block long district on South Main Street, is comprised of nine properties consisting of eight commercial buildings and one site dating between 1887 and 1922. This form documents the physical character and justifies the historic significance of an additional six-block area roughly bounded by Keigan Street on the north, Hunter Street on the east, Sycamore Street on the west, with Water Street and Arcadia Avenue on the south. The newly expanded district covers 2.55 acres.

These properties are comprised of twelve buildings, one structure and one site; all but two buildings and one structure contribute to the district's sense of place and time. Historically the town developed around the railroad depot, constructed in 1872 between Railroad and Arcadia Avenues; as well as North and South Main Streets and Water Street. The revised district boundaries incorporate the remaining cohesive group of commercial buildings that were constructed adjacent to the railroad that are significant to the historical development of this "Health Resort of the South."

The majority of buildings are located on the north side of Railroad Avenue, with three buildings facing Arcadia Avenue, which served as the railroad bed and is now known as major transportation route U.S. Route 62/State Route 109. The district is primarily comprised of two-story brick commercial buildings with parapet walls, decorative cornices, and flat roofs, situated on narrow lots representing a period of significance spanning between 1890 and 1930.

The overall historic character of the district is strong despite the two commercial buildings and one structure that do not contribute. Buildings designated as non-contributing have been altered to the extent that their historic fabric is no longer visible. The non-contributing structure was built in the 1980s, after the period of significance. Except for the two buildings and one structure that are non-contributing, the district still has much of the same appearance as it did at the end of the period of significance, in 1930.

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Dawson Springs Historic District

Hopkins County, Kentucky

Building Characteristics

The **Dawson Springs Historic District** is the most cohesive group of early commercial buildings that forms the only mineral water town that survives today in Hopkins County and continues to thrive. Of the ten contributing buildings in the district, 3 or 27% were constructed prior to 1900 and seven or 73 % were constructed between 1901 and 1930, the end of the period of significance. Most of the contributing buildings are two-story brick commercial buildings with low sloping or flat roofs behind parapet walls on long narrow lots facing Railroad Avenue.

The majority of these buildings have remained intact for over 80 years and display various stylistic elements of commercial architecture. The most common elements found throughout this historic district include large storefront windows, stone lintels and sills accentuating the second floor windows, and canopies overhanging the sidewalks sheltering the pedestrians from the elements. Parapet walls are enhanced by brick corbelling, an ornate frieze and cornice, or steel I-beams with rosettes.

There are two buildings and one structure that do not contribute. The two buildings, constructed during the period of significance, have been altered to the extent their original materials and character-defining features are no longer visible, thus rendering them non-contributing. A gazebo, built in the 1980s, is the one structure that was built after the period of significance and while compatible with, does not contribute to the historic identity of the district.

The majority of these buildings still remain intact within this two block area that faces Railroad Avenue. Two buildings on the west end of the west block have been torn down in the last 25 years and a total of five buildings, situated on both the east and west ends of the newly expanded historic district, have been altered to the extent that they are considered non-contributing and therefore have been excluded from the historic district. As of 1995, the current zoning map shows the area in the existing and newly expanded historic district still within zone C-3, the downtown commercial district.

This district is distinguished from other mineral water towns in Kentucky by the high density of closely related commercial buildings and their close proximity to two major transportation routes, U.S. Route 62/State Route 109; materials such as brick and stone; workmanship displayed in the details including brick corbelling, decorative metal cornice and frieze, stone lintels and sills; their association to each other; and the feeling they convey as a cohesive unit representing the period of significance from 1890 to 1930.

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Continuation SheetSection number 7 Page 3**Dawson Springs Historic District****Hopkins County, Kentucky**

In conclusion, downtown Dawson Springs currently reflects the growth and development of a mineral water town that began as a small 19th century railroad village, as evidenced by the major transportation route that once served as the railroad bed, that grew into a mineral water town. Vacant lots slowly diminished through the 1940s as buildings eventually lined Railroad and Arcadia Avenues, as well as North and South Main Streets. This cohesive group of historic resources continues to thrive today despite the relocation of the railroad tracks south of town, the transformation of the historic railroad bed into a major transportation route for vehicles, the destruction of the historic railroad depot by fire giving way to the development of a park, and the loss of a few buildings. The majority of these buildings have remained relatively intact reflecting the historic streetscape appearance of this mineral water town during the period of significance spanning between the 1890 and 1930.

Integrity

The **Dawson Springs Historic District** meets Criterion A in the area of community planning and development and for its association with the early 20th century health resort complex at Dawson Springs. The district has been identified as an area that conveys a strong sense of its historic environment through its historic buildings, structures, and sites. It reveals much information about the development of the town from its earliest days to 1930 when the last historic building in this district was constructed. It has been determined that the integrity of location, setting, design, materials, feeling, and association are the most important aspects of integrity necessary to convey the historic significance of this district.

The integrity of the expanded portion of the district, which includes twelve properties, is fairly high, as determined by the following considerations. Of the twelve properties, ten, or eighty-three percent, are considered contributing. The two non-contributing properties are historic, however, they have been altered to the extent that the original building materials and fenestration are no longer visible. One contributing site is the historic location of the Elizabethtown & Paducah Railroad Depot that burned in 1925 and has been a city park for over 73 years.

All of the historic buildings in the district have integrity of location and setting. Their setting provides an accurate picture of the historic character of the town with streets lined with rows of brick buildings fronted with concrete sidewalks and on-street parking.

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Integrity of design in this district is extremely high considering the relationship of the buildings to each other and the streetscape, as well as their scale, massing and materials that have been retained. Integrity of design will exist for a building when it has retained its original scale, materials, patterns of fenestration and proportion. Additions that use similar materials, are in scale with the original structure, and are compatible in design and character with the original building form, also allow a building to retain its contributing status. Integrity of materials is achieved when a building exterior has retained the majority of its building materials reflecting the period of historic significance. The appearance of the **Dawson Springs Historic District** today conveys the feeling of what it was like to live during a boom period of growth and activity at the turn-of-the-century in association with the historical events that took place in this mineral water town.

All twelve principal historic commercial buildings, one structure and one site in the district expansion area have been reviewed using the criteria outlined below for evaluating registration requirements.

Alterations

Common alterations to historic buildings generally fall into four categories:

- 1) Alterations to the exterior fabric including original facade material covered with stucco, permastone, plywood, fiberglass panels, glass, or other non-historic materials.
- 2) Alterations to original window and/or door openings including the installation of new windows, infilling existing openings, or making new openings in exterior walls.
- 3) Alterations or additions to a canopy, awning, or balcony including replacement of original elements such as support columns or railing, as well as the complete removal of the feature.
- 4) Additions to the building keeping in scale and using similar materials as the principal building.

In Dawson Springs, for buildings significant in terms of Criterion A, it has been determined that changes can generally exist in two or possibly even three of the four categories outlined above without compromising the overall integrity of design for the building. Many combinations exist based on the four typical alterations listed above. Once the nature and extent of alteration is determined, it is then analyzed and evaluated based

**United States Department of the Interior
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on whether the alteration can be easily removed, reversed, or should be considered a part of the history of the building. Alterations reflecting popular building trends or building code requirements as well as the number of buildings that have similar alterations is taken into consideration and the impact on the overall character of the district is analyzed. Attempts to modernize building exteriors commonly took place in the United States between the 1950s and 1970s including replacing historic storefronts with new metal frame and large paned glass windows and covering the exterior with non-historic materials. In some cases, these materials can be removed without damaging the original building fabric, thus, returning them to their historic appearance. Examples of individual buildings displaying changed within the four categories as outlined above are discussed below.

Commercial Buildings

Of the ten contributing buildings in the expanded district, four or 40 percent, have little or no changes; three or 30 percent, have changes in two categories; and three or 30 percent have changes in three categories while still contributing to the district. The following examples of buildings display each of the four categories.

Two buildings retaining the highest degree of integrity in the new district are the Hayes Hardware Warehouse (HKD-14) # 16 and the Hayes Hardware Building (HKD-16) # 15. Except for the installation of new sliding wood central entry doors within the original opening in the 1960s, the two-story brick Hayes Hardware Warehouse is an excellent example of a commercial building that has retained its original character-defining features, such as door and window openings, stone lintels and sills, rectangular vents with metal grilles, steel lintel dotted with rosettes, and corbelled brick cornice.

The Hayes Hardware Building (HKD-16) #15 is one of the most highly ornate buildings in the commercial district with all of its original features remaining intact except for the storefront entry. Green fiberglass panels surround the new glass and metal framed windows in this storefront entry in an attempt to update building in the 1960s. Typically, many buildings in downtown commercial districts throughout the United States were modernized with new materials between the 1950s and 1970s.

An example of a building with two changes is seen in the two-story red brick Clark, Beshear & Clark Furniture and Undertakers Building (HKD-17) # 12. Retaining the two groups of four windows with rusticated stone lintels and smooth stone sills, decorative brickwork in the upper portion of the building, and a four-row brick stringcourse above

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Dawson Springs Historic District**Hopkins County, Kentucky**

the second floor windows, only the brick framework that surrounds the ground floor front facade remains intact. Storefront alterations in the 1960s covered the transom windows with paint on one half of the building and fiberglass panels on the other half while the base was replaced with black Carrara Glass. A continuous metal balcony supported by square metal pipe columns was also added.

The two-story brick Harned Insurance & Finance Building (HKD-24) #10 that provides the link to the existing historic district, displays changes in three categories while retaining a high degree of integrity in terms of setting, location, and design. Integrity of design has been maintained since the original building scale, patterns of fenestration and proportion are still visible. Also, the majority of its building materials that reflect the period of significance are intact.

Situated on a prominent corner in the district, three facades are highly visible. The rear of the building today was once the front facade that faced a main artery in town, Water Street. A steel I-beam with rosettes spans this facade above a glass and metal framed storefront entry with original brick base. The stone and mortar foundation is exposed on the side of the brick building and three original cast iron pilasters which frame the front facade remain intact. Between 1949 and 1951, permastone was applied over the upper portion of the front brick parapet wall above the transom, a new horizontal metal awning which can be removed, and new windows were installed within the original storefront openings. These alterations reflect the popular changes in exterior appearances that were taking place on buildings throughout the United States during this time period. While the Arcadia Avenue facade has been somewhat altered, the majority of the building exterior has remained intact, conveying the appearance of the districts sense of place and time.

Only two buildings built during the period of significance were considered non-contributing due to changes altering the exterior of the buildings to the extent that the original materials, fenestration and character defining features are no longer visible. One example is Family Drugs (HKD-46) # 13. The front facade of this two-story brick building was completely covered with a new brick in the 1970s. Although the location of three original second floor openings have been enclosed and outlined with recessed brick, the ground floor entry was modified by the installation of a new central entry flanked by sidelights and large pane glass and metal frame storefront windows. A metal awning supported by square pipe columns, was also added. Historically, the upper portion of the front facade looked similar to the Hayes Hardware Building (HKD-16) with an ornamental frieze and cornice. Family Drugs has been altered to the extent that the original building materials, fenestration and character-defining features are no longer

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visible, thus rendering it non-contributing.

List of Resources

The following resources are described as follows: Building/Site Number - as noted on the Proposed Historic District Map; a Resource Number - noted on each Individual Inventory form; the Historic Name of the Resource; the Address; a Physical Description; and designation (CB) for Contributing Building; (CS) for Contributing Site; (NCB) for Non-Contributing Building; (NCS) for Non-Contributing Site; and (NCST) for Non-Contributing Structure.

1. HKD-24, Hamed Insurance & Finance Building, 101 W. Arcadia Avenue: Built circa 1890, it is the oldest building in the newly expanded district. It also serves as the link between the existing and new district and has been occupied by a saloon, cafe, bank, jewelers and insurance company over the years, according to Fire Insurance Sanborn Maps. In 1925 it was occupied by a bank, probably the First National Bank as seen in historic photographs dated 1931. Bank vaults were located on both the basement and ground floor levels of the building. Occupied at one time by the Bailey & Will Rice Drug Store, it was also the Cedar Bar and Lee's Cafe in the 1950s. Situated on a corner, three facades have been highly visible for over 100 years with both the north and south facades servings as front entries. The sloping east elevation, that faces South Main Street, reveals a stone and mortar foundation. Access to the basement level is from the rear of the building and the first floor is accessed from the front facade on Arcadia Avenue. A steel I-beam with rosettes spans the rear facade above a new glass and metal storefront. Three original cast iron pilasters that frame the two-bay-wide front facade remain intact. Between 1949 and 1951, the front facade was altered in an attempt to update the exterior appearance. New glass and metal framed storefronts were installed at the ground level. An awning was added below the transom with permastone above. (CB)

2. HKD-15, DX Station, 100 W. Arcadia Avenue: Originally constructed circa 1930 as a service station with gas pumps, this one-story buff colored brick building has a projecting red tile shed roof and square corner pylons that extend above the roof line topped with red tile caps. Large storefront windows, situated on either side of the central entry door, are accented by a soldier course above the lintels. Large overhead garage doors have been infilled on the east and west facades and the central entry door has been replaced with a new glass and metal door in the 1970s when the station was renovated. (CB)

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Dawson Springs Historic District

Hopkins County, Kentucky

A wooden gazebo, built on this site in the 1980s, is considered a non-contributing structure due to its date of construction (NCST)

3. HKD-17, Clark, Beshear & Clark Furniture and Undertakers Building, 106-108 W. Railroad Avenue: Built in 1913, 106 was T.R Franklin's grocery store prior to 1937, then Purdy Brothers Grocery and later a Ben Franklin (five and dime) Store. Until 1953, the second floor of 108 housed the undertaking business when it moved to North Main Street. The first floor of 108 was always a furniture store, that had its beginnings in 1909 on Hunter Street. This two-story red brick building is highlighted by four 4/4 wood windows on 108 and four 1/1 sash on 106, both with rusticated stone lintels and smooth stone sills. Decorative brickwork and a four-course brick stringcourse above the second floor windows spans across the front facade. The ground floor front facade still retains the brick framework although alterations in the 1960s include: beige colored fiberglass covering the transom windows on 108; painting the transom windows on 106; and a new glass and metal storefront entry with a black Carrara Glass base. A continuous metal balcony supported by square metal pipe columns has building.

4. HKD-46, Family Drugs, 104 W. Railroad Avenue: Built in 1893, this narrow two-story brick building has been completely covered with a new brick front facade in the 1970s infilling three original second floor openings with recessed brick. The ground floor entry has been modified with a new central entry flanked by sidelights and large pane glass and metal storefront windows. A recent continuous metal awning is supported by square pipe columns that replaces the historic canopy. Originally, the upper portion of the front facade looked similar to Hayes Hardware Building (HKD-16) with an ornamental frieze and cornice (NCB)

5. HKD-47, Britts Chiropractic Center, 102 W. Railroad Avenue: Built in 1893, this two-story brick building was altered in the 1970s with new brick completely covering the entire front facade, reducing the size of the three second floor windows and installing new metal windows, and two new glass and metal ground floor entry doors with a paired storefront window. The metal awning, supported by pipe columns, added in the 1960s, connects a series of buildings in this block and terminates at the edge of this building, replacing the historic canopy. Originally, the upper portion of the front facade looked similar to Hayes Hardware Building (HKD-16) with an ornamental frieze and cornice. (NCB)

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Dawson Springs Historic District

Hopkins County, Kentucky

6. HKD-16, Hayes Hardware Building, 100 W. Railroad Avenue: Built in 1893 by Lynch, and sold to J.E. Hayes in 1900, the Bishop & Hayes Hardware, as noted in paint on the side of the building, occupied this two-story Victorian Italianate commercial building that has corbelled brickwork and a terra-cotta frieze. The highly ornate cornice has a pedimented central section decorated with a finial and corbelled brick brackets that accent the parapet wall. A band of rosettes span in between the cornice and the second floor windows that are surrounded by stone hood molds embellished with flowers. Alterations on the first floor, circa 1960, include the addition of green fiberglass panels surrounding the new glass and metal framed storefront entry. (CB)

7. HKD-14, Hayes Hardware Warehouse, 103-105 N. Main Street:

Situated to the rear of the Hayes Hardware Building (HKD-16), this two-story brick warehouse was built after 1909 and before 1925 [for furniture and hardware storage]. Divided into three bays, the central bay has sliding wood doors providing access for pickup and deliveries of items stored in the warehouse. In the 1960s, new sliding doors were added to fit the original opening. Flanked on either side by wood frame and glass windows with transoms and a wood base, two windows appear above each of the three bays on the second floor. Rectangular vents with metal grilles and stone lintels appear above each of the windows on the second floor that are supported by stone lintels and sills. Between the first and second floor is a metal lintel dotted with rosettes. At the roofline is a corbelled brick cornice. (CB)

8. HKD-13, Wilburn Building, 106 N. Main Street: Built circa 1918 by J.B. Wilburn for his general merchandise store and Mrs. Wilburns millinery shop, there is a painted advertisement on the side of the building. Between 1922 and the early-1960s, G. Baxter Ramsey operated a dry cleaning and laundry store in this building. Later, Kathy's Florist occupied the building. In recent years, it has been vacant. This tall, narrow, two-story brick building has a recessed central entry with large paned glass storefront windows. A steel I-beam with rosettes stretches across the front facade above the glass block transom that is pierced by two rectangular clear glass windows. Two slightly arched 1/1 light windows appear on the second floor front facade with two rectangular vent openings above in the corbeled brick parapet wall. In the 1960s, the ground floor front facade was altered to include a new metal frame and glass door, brick base, and large pane storefront windows. (CB)

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9. HKD-12, Day Brothers Building, 101-103 E. Railroad Avenue: This two-story brick commercial building with a pressed brick front facade was constructed in 1898 by owner I.N. Day, Manager of Day Bros., General Merchants, dealing in hard wood lumber, cross ties and timber. The building's date of construction is identified on the cast iron threshold which reads "Day Bros., 1898." In later years, the building was occupied by a pharmacy manufacturing plant, hardware store, drygoods store, department store and professional offices. The ornamental cornice has volute brackets and dentil work with a frieze accented with alternating garlands and swags. Brick pilasters with stone Doric capitols spring into three rows of corbelled brick arches with stone keystones. White brick crosses highlight the second floor 1/1 sash windows on the front facade which is divided into three bays. In the 1960s, the ground floor storefront was altered with the installation of glass and metal framed windows. In the 1980s, a flat metal awning supported by pipe columns was added along the front facade. (CB)

10. HKD-11, Dawson Springs Post Office, 105 E. Railroad Avenue: Built prior to 1903 by I.N. and James E. Day, this 24' x 70' two-story brick building was added to the south side Day Brothers Building (HKD-12) and was occupied by the Dawson Springs Post Office from 1903 until 1961. A fireproof vault was constructed inside on the ground floor for postal storage. Alterations include a continuous second floor balcony with wrought iron railing supported by metal pipe columns in the 1930s; new glass and metal storefront windows added in the 1970s; as well as reducing the size of the existing second floor window openings with stucco and smaller new metal windows; and metal awnings. Original rusticated stone lintels and sills remain at each second floor window opening. Between the windows and roofline is a beltcourse of corbelled brick with rectangular vents with metal grilles. Corbelled brick laid in a modillion block motif accents the parapet. (CB)

11. HKD-10, Home TV and Appliance, 107 E. Railroad Avenue: Built between 1910 and 1925, this two-story buff colored brick building is similar in height and width as the Dawson Springs Post Office (HKD-11) next door. Occupied by stores and offices, the continuous second floor balcony with wrought iron railing, added circa 1930, terminates at the east end of the building. Three brick rectangular panels, one over each opening on the second floor, and a corbelled brick parapet remain intact, however, two second floor windows, with rusticated lintels, have been reduced in size and a new door, on the west bay, opens onto the balcony. Metal awnings shade the three openings. On the ground floor, wood panels infill the transom, however, the original storefront windows with wood base and trim remain intact. (CB)

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12. HKD-18, Standard Oil Service Station, 111 E. Arcadia Avenue: Built in 1923 by the Standard Oil Company, it was known as Redden's Standard Station for owner Joe Redden. This one-story brick building had square metal panels covering the exterior. Expanded in 1947, and again in the 1960s with a concrete block addition on the east end. Gray square metal panels cover three sides of the building. Gas pumps, situated to the south and west, multilight metal casement windows with transoms, overhead garage doors, and hipped roof have been retained as part of this continuously operating service station. (CB)

13. HKD-53, Elizabethtown & Paducah Railroad Depot Site, Railroad and Arcadia Avenues: Once the site of the 1872 Dawson Springs Railroad Depot, originally known as Tradewater Station, the train depot was eventually used for meeting space after a new depot was constructed south of town between 1917 and 1919. After the building burned in 1925, the grassy area became an open park. In 1931, the park was lengthened toward the Standard Oil Service Station (HKD-18) # 22, doubling its size. In the early-1930s, a low undulating rock and mortar wall was constructed around the park by the Works Progress Administration. On December 28, 1988, the park was dedicated as the Veterans Park and has a flower bed, trees, a memorial stone, and flag. (CS)

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8. Statement of Significance

The **Dawson Springs Historic District** meets National Register Criterion A for its association with the early 20th century health resort complex at Dawson Springs and is significant in the area of Community Planning and Development because it reveals the gradual trends of changes in patterns of siting, building types and styles, around one of the only surviving mineral water towns in western Kentucky. A number of key events affected the town's history including the formation of the county in 1806; the establishment of Dawson Springs as a post office in 1864; the donation of land by Bryant Dawson for the railroad depot known as Tradewater Station, the town laid out, and the construction of the railroad in 1872; the earliest detailed map of Dawson Springs dated 1898; and the growth and development of the commercial district as seen through 1909, 1925, and 1934 updated to 1949, Fire Insurance Sanborn Maps. These key events will be discussed as part of the historic context "The Planning and Development of Dawson Springs, A Mineral Water Town: 1890-1930."

This district was evaluated within four sub-themes: Transportation; Commerce, Industry, and Domestic Architecture. These sub-themes were developed as part of a survey project of the commercial district completed in 1998. They are included in the "Dawson Springs Historic Resources Survey and National Register Nomination Final Survey Summary Report" on file at the Kentucky Heritage Council in Frankfort, Kentucky.

The **Dawson Springs Historic District** is an expansion of the existing historic district. The original nomination, prepared in 1988, met eligibility Criteria A and C and was significant in the areas of Architecture and Commerce as opposed to this new district which meets Criterion A only and is significant in the area of Community Planning and Development. The periods of significance differ by only a few years, dating between 1887 and 1922 for the original district and 1890 through 1930 for the newly expanded district. The existing district boundaries about the boundaries of the area proposed to expand the district. The expansion area buildings echo similar themes and retain enough of their historic architectural integrity that they are considered sufficiently compatible for an extension of the existing historic district.

The original nomination expressed the significance of the **Dawson Springs Historic District** in terms of commercial development around the famous 1881 and 1893 mineral water wells discovered by W.I Hamby on South Main Street. Focusing directly on this group of commercial buildings located south of the railroad, surrounded by hotels, boarding and bath houses that catered to the visitors partaking of the baths, it did not take

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into account the cohesive group of commercial buildings that were constructed north of the railroad track as part of the district. Therefore, the focus of this nomination is based on the Community Planning and Development of an early 20th century resort complex at Dawson Springs.

The proposed expansion to the existing historic district encompasses a six-block area of late-nineteenth and early-twentieth-century buildings that were constructed as a direct result of the rail line that promoted hotel development as well as visitation of this "Health Resort of the Upper South." Architecturally, the district's distinctive character is defined by the majority of two-story brick commercial buildings with brick and stone details that remain intact. These buildings, together with the matrix of streets and lots on which they are located, provide an excellent picture of the development of Dawson Springs from 1898 to 1930, when the last historic building in the district was constructed. In terms of Criterion A, it is significant in the area of Community Planning and Development for the excellent way the streets, lots, and buildings in the district provide evidence of how Dawson Springs grew from a tiny 19th century settlement around a railroad into a 20th century mineral water town that continues to thrive.

The building, sites, and structure in this setting are extremely significant in the history and development of Dawson Springs and Hopkins County. They also provide excellent documentation and a valuable comparison to the one other mineral water town in the county during the same time period, and to several others in western Kentucky. Common elements for the establishment of a mineral water town include: mineral water wells; hotels and/or boarding houses for annual visitors; the development of a town plan in relationship to a major transportation route; and the construction of a residential neighborhood surrounding the commercial district.

The following elements were used to compare Dawson Springs with other mineral water towns that developed during the same time period in western Kentucky: the development of the town plan based on a major transportation route; a cohesive group of commercial and residential buildings; visual evidence of mineral water wells; and the continued viability of the town despite adverse conditions such as fires and floods.

The Planning and Development of Dawson Springs from 1890 through 1930 is the best framework for discussing the significance of Dawson Springs' cohesive group of commercial resources in relationship to the mineral water wells, railroad, streets, and lots on which they are located. The juxtaposition of these buildings, sites, and structures in this setting and their close proximity to the railroad are extremely significant in the

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history and development of Dawson Springs and Hopkins County. The history of Late-19th and Early-20th Century Mineral Water Towns in Western Kentucky will discuss the development of health resorts that grew around mineral water wells or springs and compare several mineral water towns in western Kentucky to Dawson Springs.

Late-19th and Early-20th Century Mineral Water Towns in Western Kentucky

Mineral water towns first began as watering places known as "licks" where pre-historic animals grazed and licked the salt-encrusted earth. Early pioneers realized the medicinal qualities of these springs and came to use them (Coleman, 11). With more opportunities for relaxation in the early-nineteenth century, Kentuckians desired to mix and mingle with well-to-do families of the State which led to a number of health resorts being established near watering places and mineral springs that were modeled after those in Europe and the "Springs" of Old Virginia (Coleman, 12).

In the early-1800s, interest in partaking mineral water for its medicinal value led to the development of resorts. Access to the springs often required long distance travel by riverboats and stage coaches approaching the resort through a main entrance from a road. At least one building, a hotel or boarding house, was constructed usually shaded by lofty trees on a grassy lawn. Resort owners eventually built smaller private cabins or cottages that were rented by families for the summer (Coleman, 22). Bath-houses often bordered the main creek near the springs similar to those at Big Bone Lick in the early-1800s (Coleman, 63). At Greenville Springs, a series of buildings including a dining-room, hotel, ballroom, bowling saloon, stables, ice-house (Coleman 68-74) were constructed in response to the demand of accommodating numerous visitors.

One of the reasons health resorts flourished was because mineral water was believed to cure a wide range of illnesses, including cholera, which reached epidemic proportions in Kentucky in 1833 and 1849 (Kleber, 840). Also, physicians specialized in the practice of hydropathy prescribed mineral water as a cure and sent their patients to a resort to recuperate and get well (Coleman, 13). These resorts catered not only to sick individuals but planters and prosperous businessmen of Louisiana, Mississippi, Alabama, the Carolinas, Tennessee, and Arkansas. People came north with their families for social reasons as well as relief and safety from the malarial months of the years, from late-May through early-September (Coleman, 35), and to escape the heat and grime of the cities. Riding stables, bowling alleys, dance halls, game rooms, fishing, hunting, dancing, music, and socializing (Kleber, 840) enticed people to leave the drudgery of work, forget their troubles, and enjoy themselves. The popularity of spas peaked in the 1840s and began to

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decline in the 1850s with many closing during the Civil War (Coleman, 67).

During the Civil War, some deserted resorts were used as encampments and recruiting stations such as Estill Springs in Estill County. Others were the site of skirmishes between Federal and Confederate troops, as in Allen Springs in Allen County in August of 1862 and at Olympian Springs in Bath County in October 1864 (Coleman, 81). After the Civil War, Graham Springs remained dormant since the main building and cottages were burned and the ground was turned over to pasturage (Coleman, 85).

After the war, there was a resurgence of watering places and a number of new resorts came into existence. Spa revival was tied in part to the expansion of the rail systems throughout the state. Resort towns located on or close to railroad stops prospered from the ticket sales the railroad promoted. The railroad also prospered because they owned hotels in at least one health resort town, Dawson Springs (Coleman a, 67).

Although the land at Graham Springs was eventually subdivided and a portion was sold as an addition to the town in 1887 (Coleman, 85), towns did not develop as the direct result of a mineral water resort. At least 55 mineral water towns in Kentucky were operational during the same time period as Dawson Springs in Hopkins County, between 1890 and 1930. Of these 55, there were twenty-four in western Kentucky and thirty-one in eastern Kentucky. See Figures 5 & 6 for their location. In western Kentucky, only five of the twenty-four towns have any documentation about their history that can be compared with Dawson Springs: Grayson Springs in Grayson County; Diamond Springs in Logan County; Chalybeate Springs in Edmonson County; Kirkwood Springs in Hopkins County; and Sulphur Well in Metcalfe County.

In general, all of these towns began around the discovery of a mineral water spring or well. Interest in this free-flowing mineral water enticed people from all over the Kentucky and neighboring states to travel long distances just to partake of the liquid gold. To accommodate the throngs of visitors, local inhabitants developed an enclave of buildings that addressed the guests' desires of rest and relaxation. The survival of the mineral water resort depended on its location, near a major transportation route, and the growth and development of the surrounding community or town. The following information on five springs in western Kentucky describes the growth and development of each mineral water resort and will be used in comparison with Dawson Springs.

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Grayson Springs was one of the largest and best-known watering places in the 1850s in Kentucky (Coleman b, 67-68) with approximately 100 white sulphur springs located on a quarter acre parcel of land (Collins, 293). Originally known to white settlers as Sulphur Springs (Rennick, 124), a small two-story hotel was built prior to 1836 (Coleman b, 67-68) and was owned and operated by Manoah P. Clarkson. Dr. William Barret, a hydropathic physician, offered visitors his services on site (Coleman b, 59). Although the springs closed during the Civil War, it later re-opened and expanded under new ownership in 1868. In 1872, the Elizabethtown and Paducah Railroad replaced stage coach lines and by 1900 the resort boomed with increased patronage. A new swimming pool with mineral water, golf course, electric lights, telegraph and long distance telephone service were installed (National Register Nomination, 1976). When the resort was sold at the height of its popularity in 1900 to the Mercke Brothers of Louisville, it consisted of a four large wood-frame buildings known as the "New Orleans Block," the "Louisville Block," the Main Building, and "Morality Hall" which contained the pool and billiard tables as well as private gambling rooms (Coleman b, 94). A separate bowling alley and numerous cabins for the servants were located on the site with a natural amphitheater that contained the springs in a carefully landscaped setting within a maze of well-kept paths (Boisvert, 68).

The spa flourished until 1909 when fire destroyed the four main structures. The land was sold and a small two-story hotel was built. The resort continued on a reduced scale until 1930 when the hotel burned down, bringing the resort era of Grayson Springs to a close. As of 1984, visitors came to drink the water from about twenty springs which still flowed (Boisvert, 68). Today, all that remains is the smell of sulphur water and one old hotel structure in deteriorated condition (L. Foster interview).

Diamond Springs, located four miles north of Lewisburg just two miles east of U.S. Highway 431, was developed in an isolated picturesque timbered area fed by springs of "iron water" (Rennick, 82). In 1892, James C. Sneed bought the land and developed the resort in 1893 by constructing an entrance road (Coffman, 277), a 33 room hotel, and large dining hall that was owned and operated by the Sneed family until 1946. Four permanently flowing springs, connected by gravel walks, were situated in the adjacent wooded area. The resort was served by the Louisville and Nashville Railroad which had a depot two miles from the hotel. Diamond Springs was the most popular in a series of small resorts in the area and its attraction was due to its rail accessibility, its comparatively modern facilities, and its location in a cool secluded environment. After the hotel closed in 1962, it began to deteriorate and half of it was dismantled in 1972 when the springs closed (Boisvert, 73).

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Chalybeate Springs is a hamlet that lies at the junction of KY 101 and 1659, four miles south-southeast of Brownsville. This late-nineteenth century health resort consisted of a hotel, mineral water baths, a race track, bowling alley, and dance hall. The chalybeate water, made up of nine different minerals, was shipped to other states (McCombs interview). The Chalybeate Springs post office, established in 1888, dropped the name Springs in 1895 and was discontinued in 1931 (Rennick, 56). Likewise, in the early 1930s, the hotel closed and a residential neighborhood with grocery stores gradually developed on the site. In recent years, the restaurant closed (Pat McCombs interview).

Kirkwood Springs, located between KY 70 and 1220, northwest of Dawson Springs, was named for James L. Kirkwood, who developed this late-19th century health resort around a flowing spring which had a reputed medicinal value. By the early-1900s, there were two hotels, three stores, twenty houses, a church, and school at the site. With the passing of the resort era in the 1920s and 1930s, the community declined and virtually no buildings or other significant structures remain intact (Rennick, 161).

Sulphur Well is divided by KY 70 and the South Fork of the Little Barren River, 7.5 miles north of Edmonton, the county seat. This mineral water town was developed around an artesian well of sulphur water that was discovered by Ezekial Neal who was drilling for salt water in 1845. Its high mineral content revealed its medicinal value which soon led to a watering place. Neil enlarged his home to accommodate sight seers and eventually a small village grew up around boarding houses and a post office that was established in 1879 (Rennick, 287).

In response to the overwhelming number of mineral water visitors, Cattlet W. Thompson built the two-story Beula Villa Hotel to accommodate guests in 1903 across from Neal's sulphur well. While the hotel contained an office, dining room and guest rooms, behind the hotel was an ice house and livery stable for visitors that arrived on horseback or rubber tired buggy. Thompson then built a cottage adjacent to the hotel with twelve guest rooms and four cabins behind the cottage, two for storage and two to house hotel employees (Sulphur, 18). A foot-bridge was constructed, supported by two concrete pylons, that connected the hotel to the annex which contained more guest rooms. In the 1920s, a second floor and porches were added to the annex as well as a vertical log pole and wood-frame dance hall with pool rooms and a bowling alley.

While many of the other mineral water towns in Kentucky experienced a decline in popularity by the 1940s, the Beula Villa Hotel remained open until 1968 when it finally closed due to the failing health of the owner (Sulphur, 20). Although the ice house, livery

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stable and four cabins are gone and the hotel, dance hall, annex, and cottage remain intact but in deteriorated condition today, the surrounding Sulphur Well community still thrives. The post office, grocery store, several homes, two churches, cemeteries, and farm complexes, dating between 1860 and 1949, still remain intact and are evidence of one of the few surviving mineral water towns in Kentucky where sulphur water continues to flow from a well in the public park adjacent to the grove where annual gatherings take place.

In conclusion, similarities that exist in all of these mineral water resorts are: development occurred around mineral water springs or wells; their location near major transportation routes; and a series of buildings were constructed on the site to accommodate visitors. In terms of their decline in accommodating visitors, three resorts, Chalybeate Springs, Kirkwood Springs, and Grayson Springs, closed during the 1930s while only two resorts, Sulphur Well and Diamond Springs, continued to receive visitors until the 1960s.

As far as town development is concerned, although there were many substantial buildings at Grayson Springs during its peak, in 1900, after the fires in 1909 and 1930, it closed with no other commercial or residential development surrounding the site. Likewise, after the hotels closed, in 1930 at Chalybeate Springs and in 1962 at Diamond Springs, no physical development of a town is visible today. Although a small community developed around Kirkwood Springs during its heyday, after the resort declined in the 1930s, the town slowly vanished. Sulphur Well has, however, continued to grow and develop since 1845, despite floods and the decline of the resort in the late-1960s. Today, a series of commercial and residential buildings surround the continuously flowing mineral water.

Comparatively, of the five mineral water resorts in western Kentucky, only Sulphur Well compares with Dawson Springs, although at a smaller scale. Similarities between the two resorts exist in that the towns were bisected by a major transportation corridor; there were numerous accommodations for visitors in boarding houses or hotels; a commercial area developed along the transportation route; a residential neighborhood surrounded the resort; and despite floods and fires, they have both continued to grow and thrive.

In retrospect, Dawson Springs developed along a major transportation route, the Elizabethtown and Paducah Railroad which bisected the town in 1872. Unlike the other five mineral water towns that developed near a highway, the railroad provided the economic boost Dawson Springs needed to grow and prosper by promoting visitation since the railroad owned several hotels. Although the railroad tracks moved south of town and the original railroad bed became a major transportation highway, U.S. Route 62/State Route 109 in 1919, commercial development sprang up along the railroad tracks in

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Dawson Springs and vacant lots were slowly filled with buildings through the 1940s, supporting its continued viability as a thriving town. Residential buildings were also constructed adjacent to and branching out from the commercial core and included more than 40 hotels and boarding houses by early-1920s to accommodate the annual visitors, as compared to one hotel or a small complex of buildings in other towns with no visible residential development. Dawson Springs' last boarding house, the Darby House (HKD-32), closed in 1992 well past the water boarder era that ended in the 1930s. This boarding house was listed in the National Register of Historic Places in 1997 and is located just outside the proposed expanded historic district boundaries.

Another aspect of the discovery of mineral water was the ability to process and bottle it for consumption. Of the five mineral water towns in western Kentucky, only Dawson Springs processed and bottled their mineral water for shipment across the United States in the early-1900s. Although there were several processing and bottling plants in town, only one building remains intact today. In terms of town development, Dawson Springs is the only town of the five that has city limits, established by 1898, and a core group of historic buildings that were listed in the National Register of Historic Places after a county wide survey in 1988. Therefore, Dawson Springs is an excellent example of the only thriving mineral water health resort town in Hopkins County as well as Western Kentucky today.

The Planning and Development of Dawson Springs, A Mineral Water Town: 1890-1930

Hopkins County, located in the northwestern part of the state, was created from parts of Henderson, Christian and Caldwell counties between 1806 and 1884 (Hopkins, 16). Covering an area of 552 square miles, it is bordered by Webster, McLean, Muhlenberg, Christian, and Caldwell counties. The county was named after General Samuel Hopkins a Revolutionary War veteran and early settler of the region (Brown, 439). Hopkins was a state representative four times between 1800 and 1806, a presidential elector in 1809, state senator from 1809 to 1813, and U.S. congressman between 1813 and 1815 (Hammack, Jr., 439).

Dawson Springs growth and development is linked to its location in Hopkins County. Situated at the junction of U.S. Route 62 and State Route 109, it is bisected by the historic Elizabethtown and Paducah Railroad bed that entered Dawson Springs in 1872. It is two miles south of the Western Kentucky Parkway (Kleber, 257) and is located on the west bank of the Tradewater River where a Native American trading village once stood as evidenced by flint chips, arrow heads, pestles, mounds and forts (Business, 5).

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Madisonville, the county seat, is located eighteen miles northeast of Dawson Springs, in the central part of the county.

Early Town Development: 1872

Even though Dawson Springs was inhabited by the late-1860s (Hopkins, 20), it wasn't until just before the first train passed through Tradewater Station, now Dawson Springs, on July 14, 1872, did town development occur. The town, consisting of a train depot, Galloway Brother's commissary and saloon, a blacksmith shop and a small hotel (Village, 2), grew rapidly and by 1874 was renamed Dawson (Kleber, 258). Incorporated as Dawson City in 1882, it was renamed Dawson Springs in 1898 (Welcome, 5).

Two major factors played key roles in the growth and development of Dawson Springs during the turn-of-the-century: the discovery of mineral water and the railroad. Belief in the curative value of mineral water coupled with the fast and reliable means of transportation to partake of the waters by the railroad, resulted in promoting this town to become one of the most popular health resorts in the upper south (Kleber, 258). Early transportation avenues into Dawson Springs have remained along a similar pathway since the train came through in 1872. Today, this historic railroad bed provides the town with its major east-west transportation route, U.S. Route 62/State Route 109, also known as Arcadia Avenue. By 1873, Walnut and Franklin Streets were laid out and Gum Street was a boundary line (Welcome, 3).

Mineral water from two wells, discovered by Washington I. Hamby in 1881 and in 1893, changed the course of the city's history (Business, 7). Physicians recommended their patients to partake of the waters to cure all types of illnesses. Patients, therefore used the train to reach mineral water resort destinations. Thus, numerous buildings were constructed in Dawson Springs, between the late-1800s and 1930, to accommodate the influx of annual visitors, and eventually permanent residents. Between 1880 and 1885, the population increased from 130 to 1,000 (Kleber, 258).

The earliest detailed map of Dawson Springs from the Atlas of Hopkins County, dated 1898, provides evidence that early town development occurred along the north and south sides of the railroad tracks, known as Railroad Avenue. See Figure 1. This map shows a cohesive group of nine blocks on the north side of Railroad Avenue that were divided into smaller lots. Two of those blocks, facing Railroad Avenue, were divided into long narrow lots facing the railroad tracks as opposed to only one block similarly divided on South Main Street, located in the existing historic district.

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Between 1900 and 1920, thousands of visitors arrived annually to partake of the waters (Kleber, 258). A substantial row of one- and two-story brick and wood-frame commercial buildings consumed the southern half of the two blocks on the north side of Railroad Avenue, facing the railroad tracks by 1909. In response to the growing needs of the town, there were six grocery stores, a clothing store, bank, hardware store, a post office, hotel, dry goods, and livery with dwellings bordering the northern edge. See Figure 2.

Although the railroad tracks relocated south of town in 1917, commercial development continued to infill vacant lots on Railroad Avenue including a hardware and furniture storage building, a furniture store, laundry and garage. With the decline of the railroad and the availability and affordability of the automobile in the 1920s, a service station was constructed just east of the old railroad depot site. See Figure 3.

After the old railroad depot burned down in 1925, a filling station was constructed just west of the old railroad depot site in 1930. Between 1930 and 1949, buildings continued to infill almost every vacant lot facing Railroad Avenue, which supports the premise that Dawson Springs continued to grow despite the decline in railroad transportation and interest in mineral water resorts. See Figure 4.

Today, the entire downtown commercial district still covers part of a seven block area with buildings facing North and South Main Streets and Arcadia Avenue, otherwise known as U.S. Route 62/State Route 109. The majority of buildings within this seven block area are two-story brick and stone commercial buildings, constructed between the late-1800s and mid-1900s, offering retail stores on the ground level with residential or office space on the second floor. Most of the historic commercial buildings that face South Main Street within a two-block area were included in the National Register Historic District that was listed in 1988.

Although, many of the commercial buildings in the expanded historic district continue to express the town's historic character through the retention of original building materials and architectural details, some alterations have taken place. These modifications include: altering the ground floor entry and storefront windows as well as enclosing openings and covering the original facade with contemporary materials. "Modernizing" the exterior appearance of historic buildings was commonplace between the 1950s and 1970s in the United States.

The level of integrity of location and setting is high in relation to community planning and development because the town has continued to grow and flourish despite the decline of tourists that were once attracted to this health resort where mineral springs water flowed. Although many of the hotels and rooming houses have disappeared, the surviving

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commercial buildings continue to reflect the appearance of a town that developed between the late-1800s and early-1900s.

In conclusion, it is difficult to pin point exactly when or why the spa era ended in Dawson Springs, however, prosperity lasted through the 1920s when changing attitudes toward recreation on the part of the public, coupled with the rise in automobile usage and good roads, as the primary form of transportation, induced would-be visitors to travel other places that were inaccessible before. Also, growing doubt by doctors in the medicinal value of the waters and the loss of several famous hotels to fires or demolition probably contributed to the loss of visitors.

Despite the statewide decline in mineral water resort towns, Dawson Springs continued to grow and expand around the railroad which brought the majority of visitors and new inhabitants to town between 1872 and 1933. Evolution of the town's growth can be seen through the proliferation of buildings that continued to be constructed along Railroad Avenue from the late-1800s, through the 1940s, past the end of the period of significance, 1930.

Considering that Dawson Springs was one of two mineral water town in Hopkins County, its existence today is based on several factors. First of all, the town was bisected by a major transportation route, the Elizabethtown and Paducah Railroad. Secondly, this railroad promoted ticket sales and site visitation because it owned several hotels. Thirdly, this increase in population boosted the town's economy and greatly affected the number of buildings that were constructed along the railroad and Main Street, thus creating a substantial commercial district surrounded by a series of residential neighborhoods. Historically advertised as "The Health Resort of the Upper South," Dawson Springs is the only surviving example in western Kentucky today that reflects the growth and development of a mineral water town. Its cohesive downtown commercial district remains intact and continues to thrive despite fires and the relocation of the railroad bed. Therefore, Dawson Springs is an excellent example of a water boarder era town that has retained its historic appearance, dating between 1890 and 1930.

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Historic Preservation Program, Hotels, Boarding Houses, Baths,
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National Park Service**

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**Dawson Springs Historic District
Bibliography cont.**

Hopkins County, Kentucky

- **Volunteers**
Eddie Beshear
Virginia Beshear
John Evans
Patricia Ferrell
Lynn Foster
Claude Holeman
Fletcher Holeman
Dick Massamore
Jean Massamore
Pat McCombs
Mayor Stacia Peyton
Rita Grace Ridley
Jenny Sewell
Dwight Seymore

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

Dawson Springs Historic District

Hopkins County, Kentucky

10. Verbal Boundary Description

The existing historic district boundaries as recorded in the Hopkins County Property Valuation Office in Madisonville, Kentucky are as follows: Dawson Springs Property Identification Map # 6, block 7, lots 4, 5, 6A; block 17, lots 4-9.

The newly expanded historic district boundaries as recorded in the Hopkins County Property Valuation Office in Madisonville, Kentucky include the following: Dawson Springs Property Identification Map # 2, block 11, lot 13; block 21, lots 3-7; block 22, lots 1-3; and block 25, part of lot 6, lot 7, 7A, and 8. The new district boundaries consist of 2.55 acres.

Boundary Justification

The boundaries of this district have been expanded and enlarged from the original two block 1988 National Register District nomination through careful examination and survey of the commercial properties in the central business district. It is appropriate to include these buildings within the existing commercial district because they share many of the same architectural and historic functional and developmental characteristics of this area. The district boundaries were chosen to designate the most contiguous group of commercial buildings within the corporate city limits of Dawson Springs that display the highest degree of architectural integrity and historical significance representing the period of significance from 1890 through 1930.

The 1988 district boundaries included all of the earliest contiguous commercial properties, built prior to 1922, on South Main Street where the history of Dawson Springs began surrounding mineral water wells. District boundaries have been revised to include a contiguous group of commercial buildings located on North Main Street, Water Street, Arcadia and Railroad Avenues which constitutes the heart of the downtown commercial district and visually reflects the way the town looked by the end of the period of significance, 1930. Built between 1890 and 1930, these buildings were constructed in relationship to the railroad that passed through town in 1872. The historic Elizabethtown & Paducah railroad bed later provided the town with its major transportation thoroughfare, U.S. Route 62/State Route 109, also known as Arcadia Avenue.

The area beyond the northern boundary was not included in the district since those properties consist of primarily residential buildings intermixed with a few churches and commercial buildings, a funeral home, and community center, are considered part of the

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Dawson Springs Historic District

Hopkins County, Kentucky

West Dawson neighborhood. Adjacent to the eastern and western boundaries are several buildings, constructed between the early-1920s through the 1940s, that have been altered to the extent they are no longer contributing. The decision was made to exclude these areas to keep the edge of the commercial district strong.

MAP OF DAWSON SPRINGS

HOPKINS COUNTY KY
1898

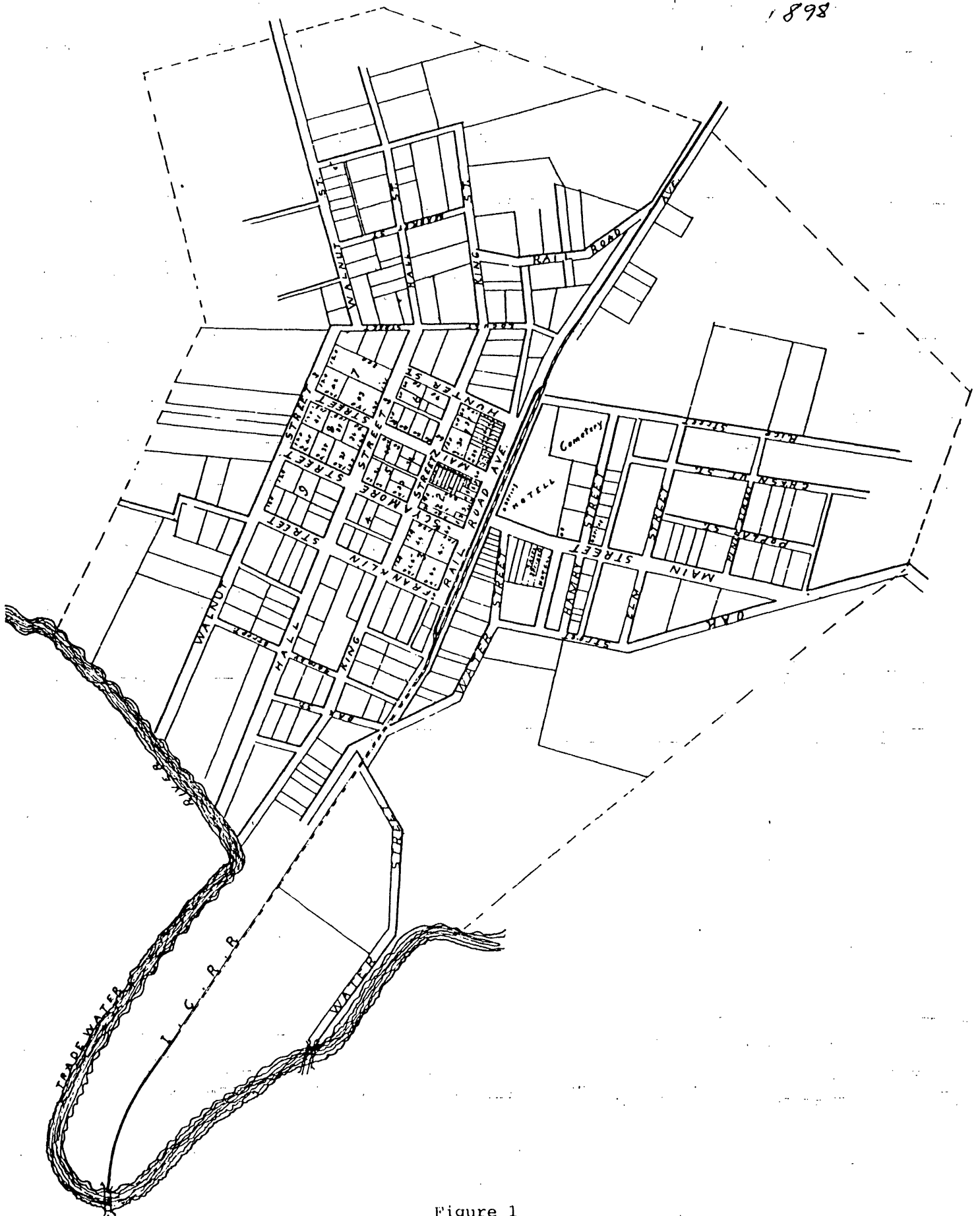


Figure 1

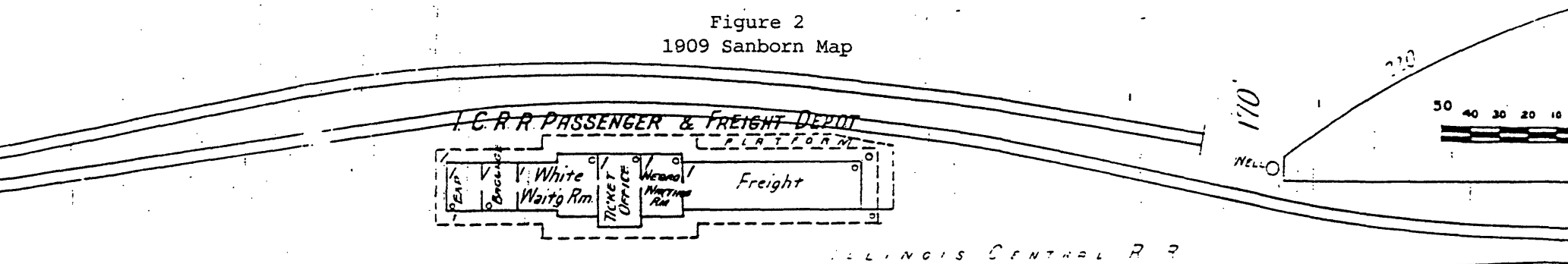
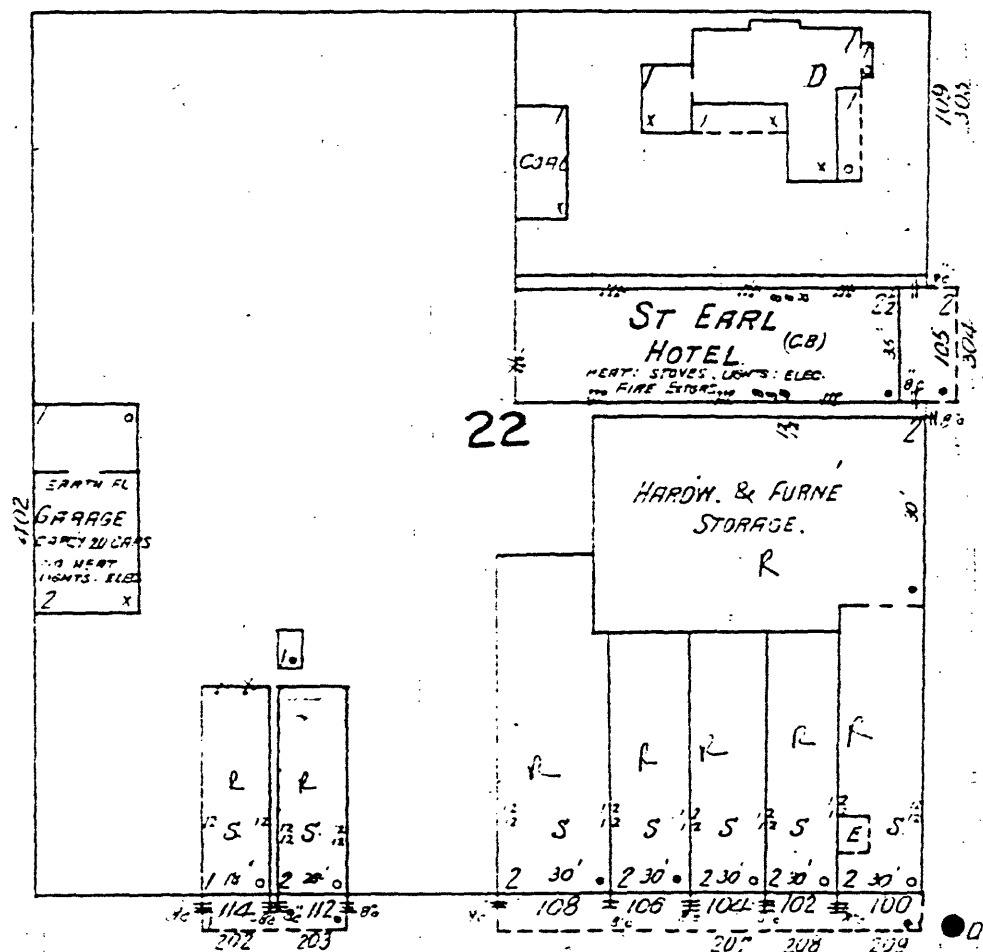
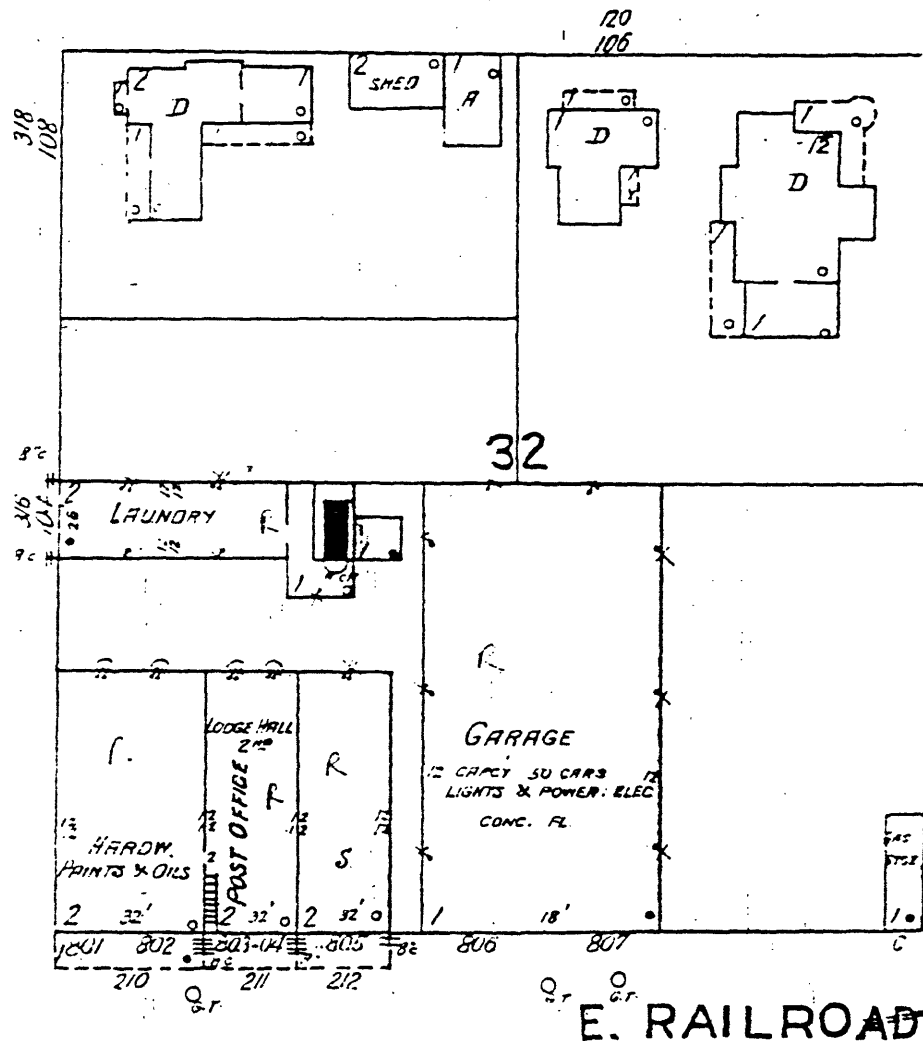


Figure 2
1909 Sanborn Map

1925
50
W. KEIGAN

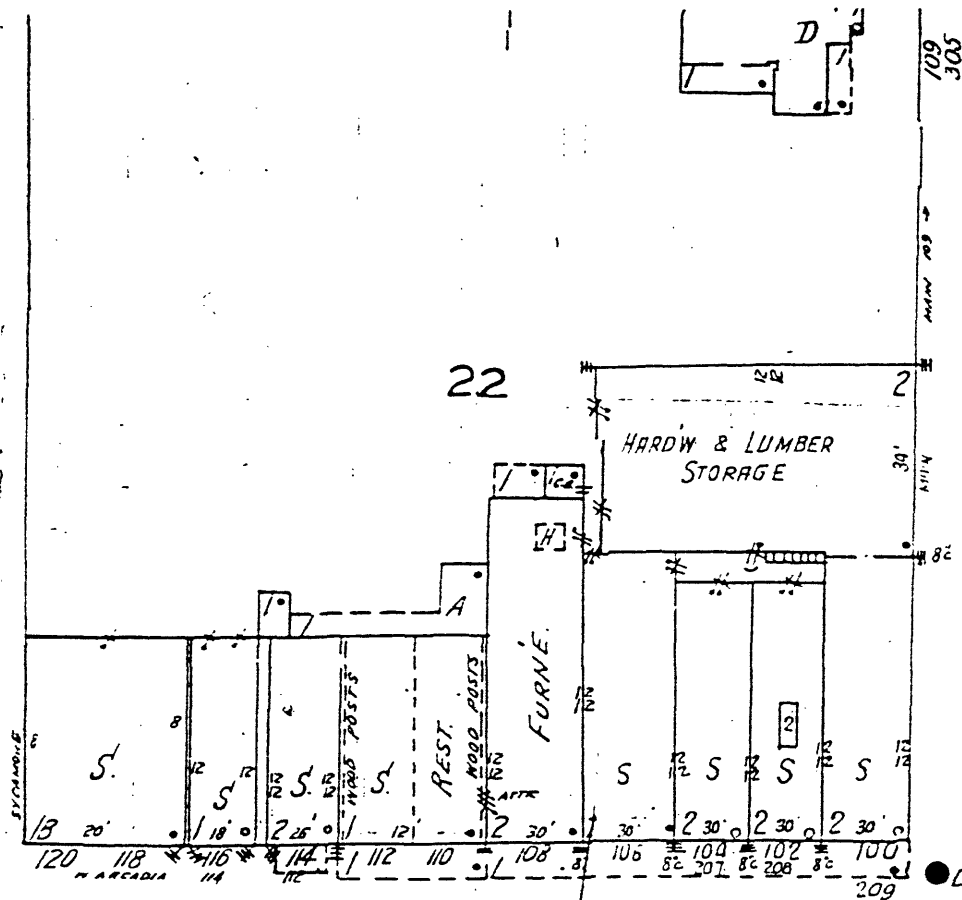


164
8" W PIPE
W. RAILROAD AV.

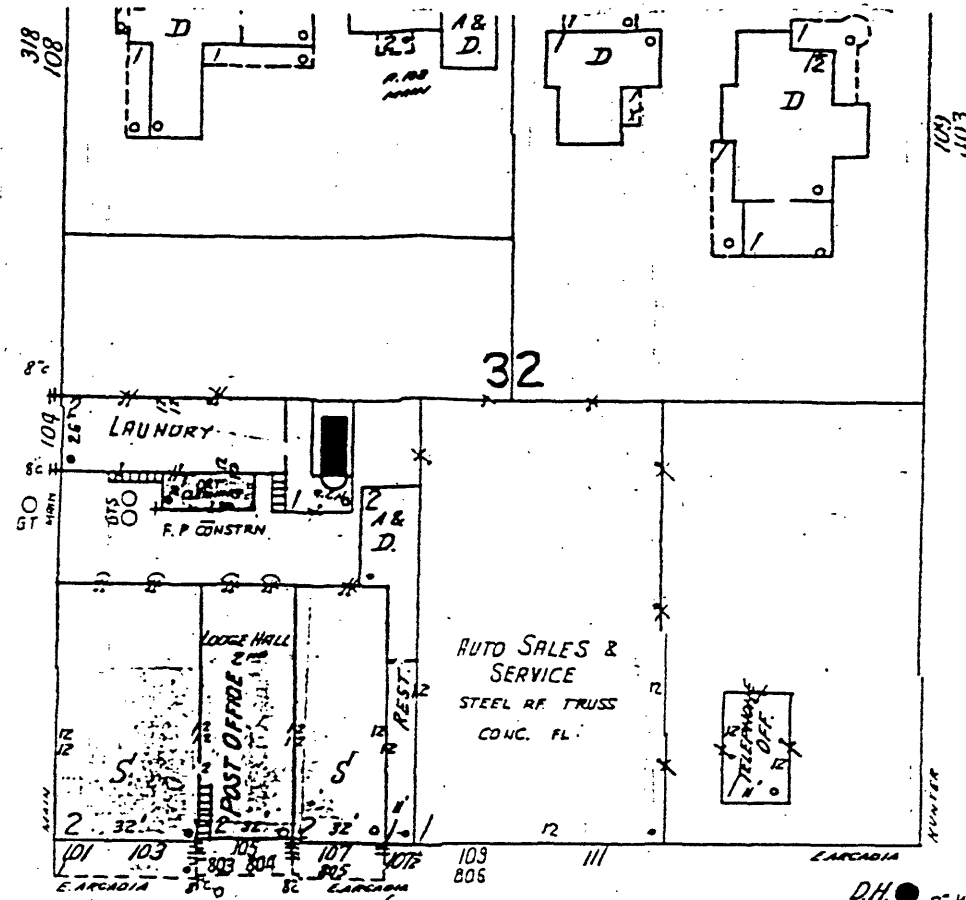


E. RAILROAD

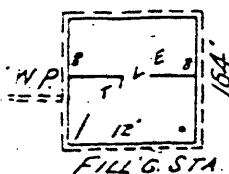
Figure 3
1925 Sanborn Map



W. ARCADIA AV. (W. RAILROAD AV.)



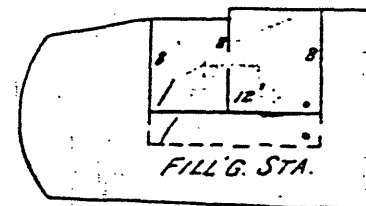
E. ARCADIA AV.



ARCADIA AV.

Figure 4
1925 Sanborn Map
Updated to 1934-1949

E. ARCADIA AV.



Scale of Feet.



Copyright 1925, by the Sanborn Map Co.

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Dawson Springs Historic District
Figure 5

Hopkins County, Kentucky

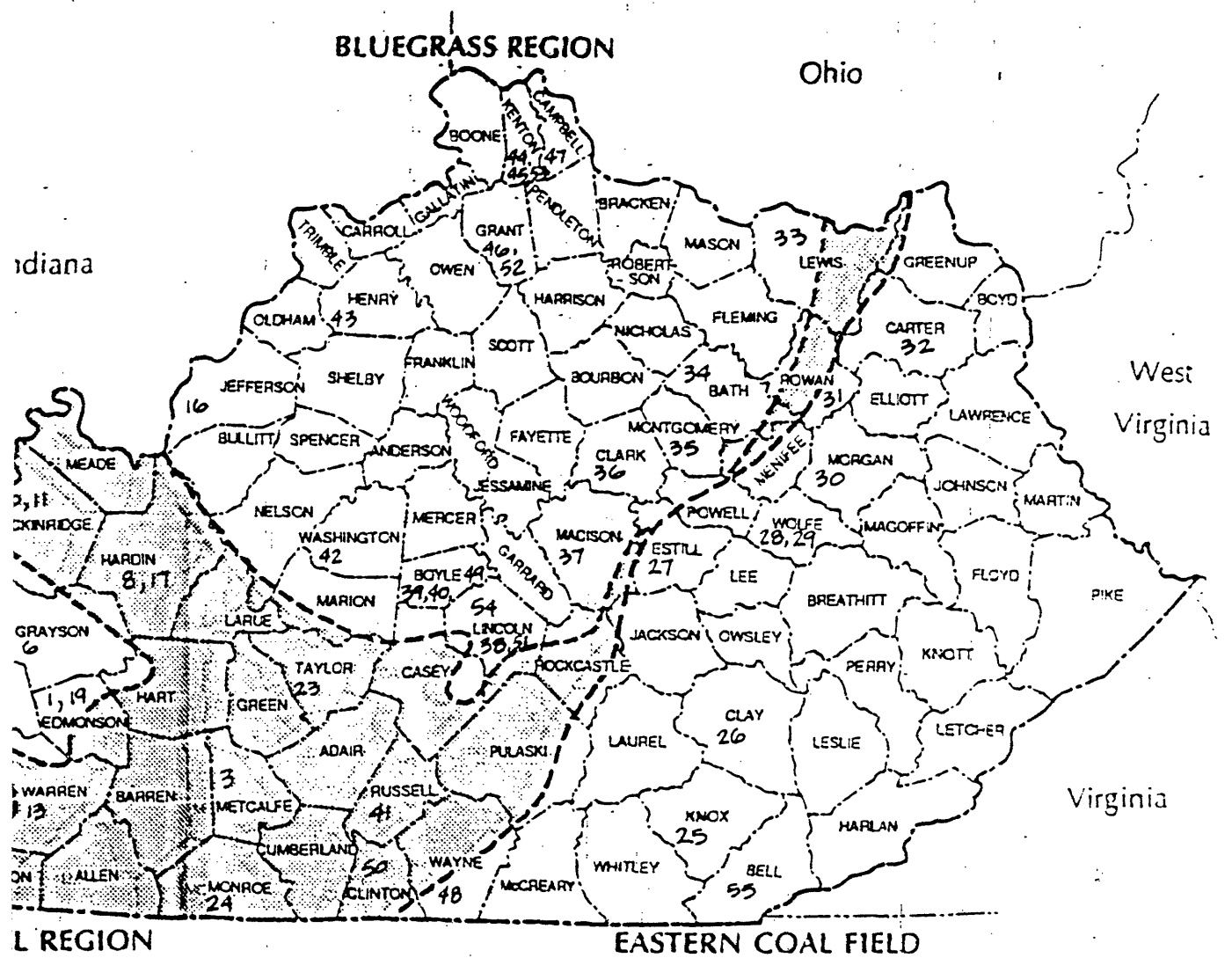
At least 55 mineral water towns in Kentucky were operational during the same time period as Dawson Springs in Hopkins County, between 1890 and 1930. Of these 55, there were twenty-four in western Kentucky and thirty-one in eastern Kentucky. See Figure 6.

Western Kentucky

1. Chalybeate Springs, Edmonson County
2. Kirkwood Springs in Hopkins County
3. Sulphur Well in Metcalfe County
4. Dawson Springs in Hopkins County
5. Diamond Springs in Logan County
6. Grayson Springs in Grayson County
7. Sebree Springs in Webster County
8. Hardin Springs in Hardin County
9. Kuttawa Springs in Lyon County
10. Breckinridge Tar in Breckinridge County
11. Sulphur Springs in Breckinridge County
12. Crittenden Springs in Crittenden County
13. Massey Springs in Warren County
14. Tolly Springs in Livingston County
15. Tar Springs in Hancock County
16. Rock Springs in Jefferson County
17. Rough Creek Springs in Hardin County
18. South Union Springs in Logan County
19. Chameleon Springs in Edmonson Co.
20. White Sulphur Springs in Union County
21. Salubria Springs in Christian County
22. Buena Vista Springs in Logan County
23. Griffin Springs in Taylor County
24. Sulphur Lick Springs in Monroe County

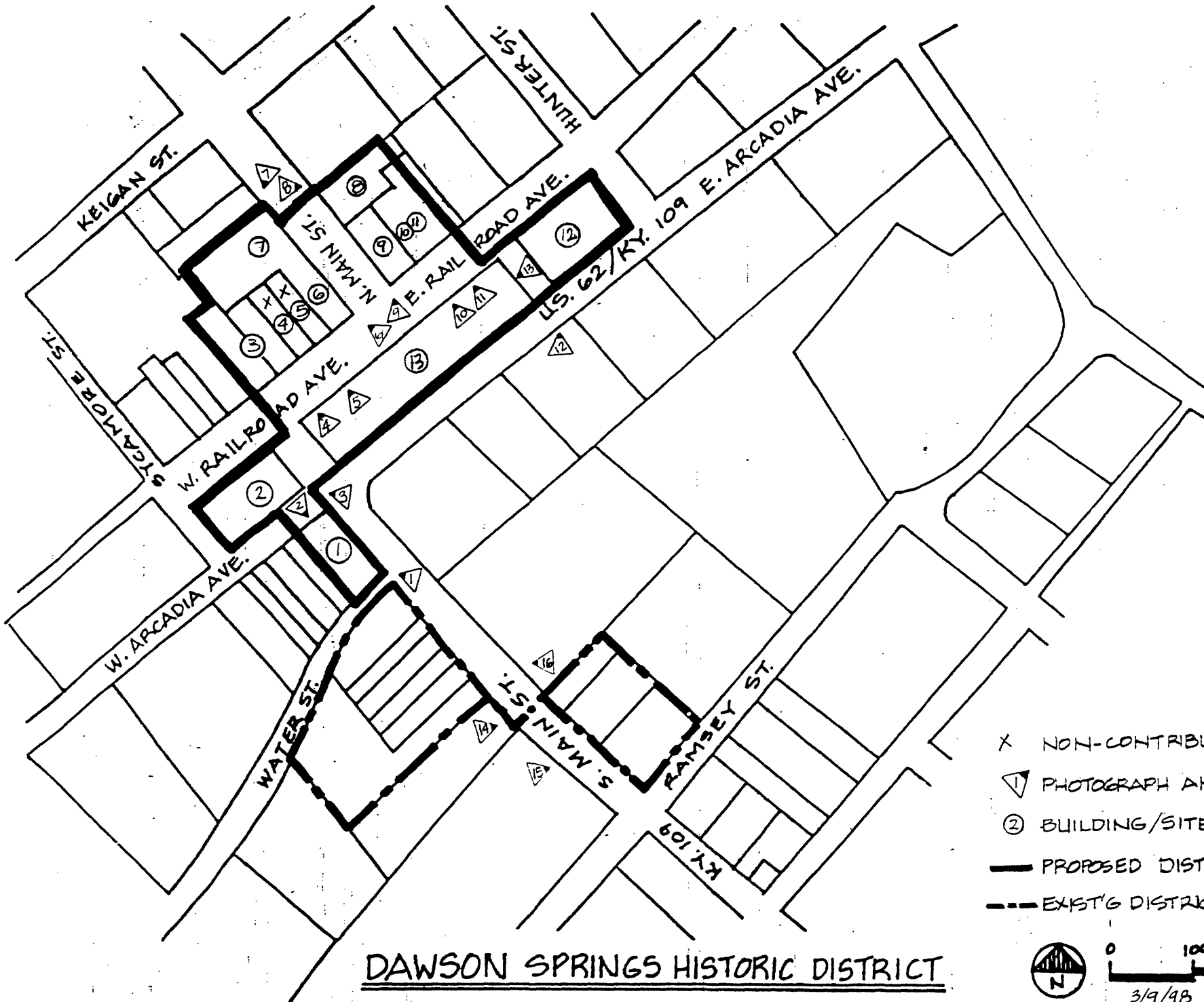
Eastern Kentucky

25. Dishman Springs in Knox County
26. Burning Springs on Clay County
27. Estill Springs in Estill County
28. Swango Springs in Wolfe County
29. Torrent Springs in Wolfe County
30. Riffe Springs in Morgan County
31. Pine Springs in Rowan County
32. Aden Springs in Carter County
33. Glen Springs in Lewis County
34. Olympian Springs in Bath County
35. Olympian Springs in Montgomery Co.
36. Oil Springs in Clark County
37. Mallory Springs in Madison County
38. Crab Orchard in Lincoln County
39. Linietta Springs in Boyle County
40. Alum Springs in Boyle County
41. Russell Springs in Russell County
42. Tatum Springs in Washington County
43. Drennon Springs in Henry County
44. Campbellsville Springs in Kenton Co.
45. Crescent Springs in Kenton County
46. Dry Ridge Springs in Grant County
47. Flagg Springs in Campbell County
48. Stallard Springs in Wayne County
49. Fishburn Springs in Boyle County
50. Reheboth Springs in Clinton County
51. Green Briar Springs in Lincoln County
52. Carlsbad Springs in Grant County
53. Lettonia Springs in Kenton County
54. Dripping Springs in Lincoln County
55. Ocoonita Springs in Bell County



ssee

Figure 6



DAWSON SPRINGS HISTORIC DISTRICT

- X NON-CONTRIBUTING
- ① PHOTOGRAPH ANGLE
- ② BUILDING/SITE CODE
- PROPOSED DISTRICT BOUNDARY
- - - EXIST'G DISTRICT BOUNDARY



0 100 200 FT.
3/9/48

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**Dawson Springs Historic District
Photographs**

Hopkins County, Kentucky

The following information is the same for all photographs.

- 3. Donna G. Logsdon
- 4. 8/97
- 5. Kentucky Heritage Council
300 Washington Street
Frankfort, Kentucky 40601

Photograph # 1

- 6. South (Rear) Facade
of Harned Insurance
& Finance Building

Photograph # 7

- 6. East (Front) facade of Hayes
Hardware Warehouse

Photograph # 2

- 6. North (Front) Facade of
Harned Insurance &
Finance Building

Photograph # 8

- 6. West (Front) Facade of
Wilburn Building

Photograph # 3

- 6. Southeast (Front) Facade of
DX Gas Station

Photograph # 9

- 6. South (Front) Facade of
Day Brothers Building

Photograph # 4

- 6. South (Front) Facade of
Clark, Beshear & Clark Furniture
& Undertakers

Photograph # 10

- 6. South (Front) Facade of
Dawson Springs Post Office

Photograph # 5

- 6. South (Front) Facades of
Family Drugs (Left) and
Britts Chiropractic Center (Right)

Photograph # 11

- 6. South (Front) Facade of
Home TV & Appliance

Photograph # 6

- 6. South (Front) Facade of Hayes
Hardware Building

Photograph # 12

- 6. Southwest (Front) Facade of
Standard Oil Service Station

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**Dawson Springs Historic District
Photographs**

Hopkins County, Kentucky

The following information is the same for all photographs.

3. Donna G. Logsdon
4. 8/97
5. Kentucky Heritage Council
300 Washington Street
Frankfort, Kentucky 40601

Photograph # 13

6. View looking west of
E & P Railroad Depot Site

Photograph # 14

6. West (Front) Facade of
Commercial Bank Building (Left),
McDonald Building (Right)

Photograph # 15

6. West (Front) Facade of
Threlkeld Building

Photograph # 16

6. East (Front) Facades of (Left to Right)
- Hamby Well,
Price & Clark Drug Store,
Unnamed Building,
Woodburn Drugs,
Fullerton Drug Store,
J.E. Hayes Department Store