

National Register of Historic Places Registration Form



1. Name of Property

Historic name: Pettit Building

Other names/site number: MCNP-126

Name of related multiple property listing:
N/A

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

2. Location

Street & number: 1135 Park Avenue

City or town: Paducah State: KY County: McCracken

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x 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 x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local
Applicable National Register Criteria:

 A B x C D

<u><i>[Signature]</i></u> / SRPO	<u>3-8-19</u>
Signature of certifying official/Title:	Date
<u>Kentucky Heritage Council (SRPO)</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <u>x</u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

Pettit Building

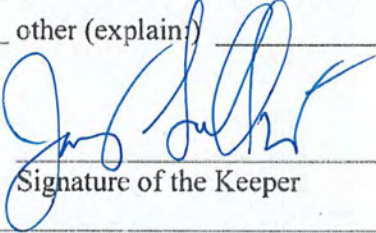
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain) _____



Signature of the Keeper

4.25.2019

Date of Action

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

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Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions

COMMERCE/TRADE: BUSINESS

Current Functions

VACANT/NOT IN USE

7. Description

Architectural Classification

LATE 19TH/EARLY 20TH CENTURY AMERICAN MOVEMENTS: COMMERCIAL
STYLE

Materials:

Principal exterior materials of the property: Stone, brick, built-up tar

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Narrative Description

Summary Paragraph

The Pettit Building is located at the northeast corner of Park Avenue and 12th Street on the north side of Paducah, Kentucky. The area proposed for listing includes the subject parcel.

Character of the Pettit Building and Changes over Time

The Pettit Building is instantly recognizable as a corner commercial building, an anchor in an otherwise residential neighborhood of mostly frame, one-story homes. The two-story brick building has no setback from the street, and its diagonal entrance addresses both Park Avenue and 12th Street. But the Pettit Building was never designed as a purely commercial enterprise – living quarters were included in the construction of the building, and that portion of the building (the east side of the first floor, and the entire second story), still reads as a separate, though harmonious entity, with a pronounced setback that allows for a small front yard.

The building has not been used for commercial purposes for approximately 30 years; its most recent function was to store the previous owner's boat. The new owners plan on renovating the building and restoring its commercial and residential uses.

Material changes to the building are reversible – resized (with plywood) window opening and replacement doors are the most visible changes – but do not detract from the identity or integrity of the building.

Narrative Description

Exterior Description

The two-story brick building faces south, oriented toward 12th Street and Park Avenue, with its west wall aligned with 12th Street, and the storefront diagonally constructed to address both streets (Photo 1). While the commercial side of the building extends to the sidewalk, with no setback, the attached residential living quarters, on the east side, are set back approximately 35 feet from the street.

The three bay wide facade of the storefront is composed of a recessed, double door entry and two large fixed glass display windows. The “porch” formed by the recessed entryway is supported by one cast iron column that rises to the transom level above the doors and display windows. The floor of the porch retains the original multi-colored tiles with a red cross at the center (Photo 7).

This transom area now features five fixed light windows, but a mid-20th-century photograph shows this area used as additional space for advertisements. According to a local source, the

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building was hit by a car in the second half of the 20th century, and the storefront was rebuilt. No sources could be located to confirm this account.

The second story above the storefront is pierced by three windows, originally containing one-over-one double-hung sash wooden windows with stone lintels and sills. The central window is slightly wider than the flanking windows. The upper sash of the central window is original, but the window openings on the east and west have been shortened with plywood and fitted with replacement double-hung vinyl sash windows. The lintels and sills are intact. A brick belt course runs between the sills and continues around the west and east elevations of the building.

Above the windows, set between two narrow courses of brick corbelling is a stone nameplate, with "Pettit" in raised letters (Photo 6). The parapet wall along the façade and the west elevation is topped with a stone coping.

The west elevation traditionally served as a billboard for the building, and as such, the windows on the ground floor are limited to three high windows, set some distance apart (Photo 2). No original window sash remains in the openings; one of which has been boarded over, while the other two windows contain window air-conditioning units. An entry door, with a stone lintel and large transom, is located at the far north corner of the west elevation. The transom has been boarded over, and the door is a modern full leaf replacement, with a modern metal storm door.

The rear elevation of the building failed at some point during the previous owner's tenure; moisture compromised the bricks and the entire wall was rebuilt with concrete blocks, and a modern sliding metal garage door was set into the wall (Photo 5). The original fenestration of the rear elevation is not known.

The parapet on the east wall of the commercial side of the building and the facade of the living quarters has a flat stone coping, but the east wall of the living quarter's features metal coping. Two small metal attic vents are located on the east wall of the commercial block of the building, and on the second story, there is one (resized) window with replacement vinyl sash (Photo 5).

The east wall of the commercial side of the building cants diagonally from the squared off storefront, and this shift in the wall allows for a division between the commercial and residential sides of the building (Photo 5).

The facade of the living quarters is two bays wide, with a door/window fenestration pattern (Photo 5). The door has a single light transom, and retains its original full-light wood door, although the glass has been removed. The window opening, like the others in the building, has been resized with a smaller vinyl double-hung window, as have the windows on the second story of the facade. All retain stone sills and lintels.

A full-length front porch once stretched across the facade, further emphasizing the difference in function between the two sides of the building. Although that porch has been removed,

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ghostlines and pockets in the brick display its location and the outline of Tuscan porch columns. A shed roof hood now shelters the entry door (Photo 8).

The east wall of the living quarters has one resized window on the first floor and two on the second. The rear (north) wall of the living quarters has a window/door fenestration pattern on the first floor, and one resized window on the second story (Photo 4). The door is a $\frac{3}{4}$ glass and panel door, with metal rods over the glass on the exterior.

Interior Description

The interior of the commercial side of the Pettit Building is comprised of one large space, now separated by a balloon-frame partition wall that is around six feet high (Photo 10). The tile floor is mostly intact, as is the pressed tin ceiling. Water damage has caused some deterioration to the ceiling in several places, especially at the rear of the building. This same water damage – and decades of neglect – has removed most of the plaster from walls in the first-floor commercial space.

No display cases remain inside the building, and the bare concrete floor where they once stood is a contrast against the tile floor (Photo 11).

There is a door opening just north of the partition wall in the commercial area that leads into the back room of the first floor living quarters. This area has suffered a great deal of damage from water infiltration and neglect. Its original function is unknown, but it has its own exterior door and access to the commercial side of the building, so it is possible that it served as some type of storage space for the business, or like many commercial buildings of the time, it could have been the family's kitchen. Two steps lead up into the front first-floor room of the living quarters, where much of the original finish is intact.

The front room, with its dark woodwork and wallpaper, and corner staircase, looks like many early 20th century dwellings. It would have served as not only the entry hall to the home but a well-defined transition between commercial and residential space. The staircase has eight steps leading to a landing, and then the steps turn to lead to the second story hallway (Photo 12).

The second story of the living quarters is deceptively spacious, with a number of rooms. Due to the condition of the rear rooms on the second story, an in-depth documentation was not possible, so it is not known whether these room divisions are original, but it appears that could be the case.

The stairway leads onto a small landing, with a long hallway extending to the south, providing access to three rooms (Photo 13). The largest and likely the most ornate of the rooms is on the front of the building, with the three windows on the facade of the second story storefront (Photo 14). The mantel, with a tile surround and hearth, and overmantel with an oval mirror, is located on the west wall (Photo 15). Although the window surround woodwork has been removed, it remains in the room. The woodwork is simple and classical in nature, entirely in keeping with the first decade of the 20th century.

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The room behind (to the north) of the front room has two windows overlooking 12th Street. Layers and layers of wallpaper hang in pieces from the plaster. There are three more rooms extending out behind this room.

There are two small rooms on the opposite side of the hall, on either side of the stairwell.

Changes to the Property since the Period of Significance

There have been several material changes since the time of construction, the most obvious being the shortening of window openings and the replacement of window sash and doors. Fortunately, the window openings were simply shortened by using plywood, and the masonry was not altered. The sills and lintels are also intact. Oral history maintains that the storefront was hit by a car in the late 20th century, although no details on that rumored incident were on file with any city departments that oversee building permits and code violations.

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8. Statement of Significance

Applicable National Register Criteria

- 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

- 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 old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1908-1910

Significant Dates

1908-1910

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Statement of Significance Summary Paragraph

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The Pettit Building (MCNP-126) is a brick corner commercial/residential building that meets the first term of National Register Criterion C, embodying the distinctive characteristics of a type of construction.

The building was built for Edward Jerome Pettit, a local pharmacist, between the years 1908-1910. Once part of a trio of corner commercial buildings on this pass-through between North and South Paducah, this resource is the only building still extant. The Pettit Building is locally significant as a corner commercial building with an attached residential quarter. The property is examined within the context **Historic Corner Commercial Buildings in Paducah, 1880-1930**, which covers architecture, and the growth and development of Paducah's Northside.

Narrative Statement of Significance

Historic Context: Historic Corner Commercial Buildings in Paducah, 1880-1930

Research Design

The location of the Pettit Building is between two NRHP-listed districts: the Jefferson Street-Fountain Avenue Residential District (NRIS #82002735 and 12000451) and the Lower Town Neighborhood District (NRIS # 82002736).¹ Lower Town, as befits its location close to the river and near the commercial district, developed before and after the Civil War, while streetcar lines in the late 19th century spurred the development of the Jefferson-Street-Fountain Avenue neighborhood.

The location of the Pettit Building doesn't appear on the Sanborn Fire Insurance Maps until 1906. Pettit was already in business in the neighborhood, and two other corner commercial stores stood to the south and west of the yet-to-be-built Pettit Building. In order to gain a sense of the distribution, prevalence, and distinctions of the corner commercial building, the 1906 Sanborn was reviewed in its entirety (60 pages) to chart the locations, materials, and other discernible characteristics of corner commercial buildings in Paducah at that time. In addition, the Sanborn map was cross-referenced with the 1906 city directory and the survey files of the Kentucky Heritage Council. Additionally, a study carried out by Louisville Metro in 2012, *Corner Commercial Stores in the Portland Neighborhood of Louisville, Kentucky, 1860-1930*, was consulted, as no similar work has been carried out in Paducah.

The downtown commercial area was not included in this review, as that type of commercial building differs greatly from the neighborhood commercial store. There were 115 corner commercial buildings in Paducah in 1906 – these buildings were further delineated by height, material, function, and finally, proximity to the Pettit Building, in order to develop the context

¹ The Jefferson Street-Fountain Avenue District was enlarged with a boundary increase in 2012.

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and understand the value of the historic corner store to an urban neighborhood. The results of this survey are elaborated upon in the context.

Historic Background of Paducah, McCracken County, Kentucky

McCracken County, formed in 1825 as the 78th county in the Commonwealth, is located in the Jackson Purchase region of Kentucky. The Ohio and Tennessee Rivers are located on the north side of the county, while the other borders are formed by Livingston, Ballard, Graves, and Marshall Counties. The county encompasses some 251 square miles.²

The original plat of Paducah consisted of twelve blocks with twelve lots in each block. The frontage of each block was 57t ½ feet and the depth was 173, exclusive of a twelve-foot alley. This area was known as “Old Town.”³

Paducah, the county seat, did not receive that designation until 1831, bucking the trend of locating the government toward the geographical center of a county. But Paducah’s location at the confluence of the Ohio and Tennessee Rivers meant that trade and commerce flourished.

Lower Town was annexed into the city of Paducah in 1836. At that time, the approximate boundaries of the neighborhood were the Ohio River, Ninth Street on the west, Clay Street (now Martin Luther King, Jr Drive west of 19th Street) on the north and Jefferson Street to the south.⁴ The city became a third-class city in 1856.

In 1859, a large addition to the city of Paducah, the Harris, Flournoy, Trimble and Norton Addition, was platted. This area generally ran from Sixth Street west to 14th Street and from Clay (or Harrison) Street north to Terrell Street. This plat was not recorded until 1863, and much of this area remained outside the city limits in 1906. The Pettit Building was Lot 1, Block 25, of the Harris, Flournoy, Trimble and Norton Addition.

Although little of Paducah’s antebellum architecture survived the Civil War, a campaign for “resumption and industrial growth” in the city, supported by local businessman and city officials, kicked off in the late 1860s.⁵ Transportation improvements, including the city’s first mule-drawn trolley cars in 1872, and expansion of the city limits, encouraged investment and construction.

² John E.L. Robertson, “Paducah,” in *The Encyclopedia of Kentucky*, ed. John Kleber. (Lexington: University Press of Kentucky, 1992), 705.

³ John E.L. Robertson, “Paducah: Origins to Second Class,” in *The Register of the Kentucky Historical Society*, volume 6, number 2 (April 1968), 115.

⁴ Richard Holland. “Lower Town Neighborhood District.” *Nomination to the National Register of Historic Places*. Copy on file at the Kentucky Heritage Council. Section 7, page 1. Listed 1982.

⁵ Melinda Winchester. “Jefferson Street-Fountain Avenue Residential District (Boundary Increase).” *Nomination to the National Register of Historic Places*. Copy on file at the Kentucky Heritage Council. Section 8, page 28. Listed 2012.

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The thriving economy attracted new residents to Paducah – investors and workers, including many German immigrants. The newcomers to the city needed a place to live, and those neighborhoods, further and further away from the central business district, needed their own commercial enterprises, close to home. Construction of corner commercial buildings in Paducah shot up during the 1880-1910 period.

The area between 9th and 15th Street, where Edward Pettit set up his business and lived, was annexed into Paducah in 1871. The Jefferson Street-Fountain Avenue neighborhood, incorporated into the city of Paducah in 1884, and west of the Pettit Building, was platted by the West End Improvement Company in 1891. Some 400 lots were created on 116 acres, and the area was poised for immediate growth, given Paducah's push to expand westward from the river. Transportation also played a role in developing this section of Paducah; electric streetcars debuted in the city in 1889, making it possible for "peripheral residential neighborhoods" become desirable locations to live.

Paducah was the second largest manufacturing and distributing center in Kentucky by the turn of the 20th century.⁶ Its population growth warranted a new designation as a second-class city, and a new city charter went into effect in 1902.

Local construction firms and two local foundries provided materials and skills for a building boom in Paducah. Iron front facades for commercial buildings were widely advertised and highly stylish; the cast iron storefronts were known by their manufacturer's names, either a Jackson or a Johnson front. The buildings in the downtown business district boasted metal storefronts, but so did the corner commercial buildings scattered around Paducah's residential neighborhoods.

The franchise for the Broadway-Third Street electric streetcar line was awarded on July 3, 1902. The line ran down Broadway from First Street to Fountain Avenue, down Fountain Avenue to Park Avenue (Trimble at the time), and then up Park Avenue to Sixth Street.⁷ The location of the scheduled trolley stops along this line is not known.

The Architecture of the Corner Store

The architecture of the corner store is at once simple and recognizable, but also thoughtfully designed. The corner lot was a prime location, maximizing the visibility of the building. Corner stores could be frame or masonry, one or two stories – but all share some common characteristics.

Corner stores are typically set flush with the sidewalk, often with a diagonal main entranceway, protected by an awning, or in the case of the Pettit Building, recessed back from the corner. This

⁶ Camille Wells. *A History of Paducah and McCracken County*. (Paducah: Society for the Preservation of Paducah, 1981), 12.

⁷ Holland, Section 8, page 2.

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afforded patrons some protection from the weather while entering or exiting the store, and also evokes the domestic space of a porch, exuding comfort and invitation.

Proprietors did not want any confusion about where the store entrance would be, so these entries were easy to spot, either directly on the corner, or between two banks of windows.

The storefronts of corner store made ample use of glass, with both large fixed glass display windows (either displaying wares in an attractive fashion to entice the pedestrian or emblazoned with signs) and transoms.

The interior of the corner store may have differed depending on the type of business, but the front and public entrance always opened directly into the store. Interior finishes such as pressed tin ceilings, glass-fronted display cabinets, and colorful tile floors all served to enrich the shopping experience – and hopefully, encourage return visits.

The stores with residential space – either behind, above or beside the store – had entrances set along the side or the rear for the tenants. The public and private space were separate, and in the case of the Pettit Building, were interpreted in a different architectural style than the store itself.

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Property Ownership of 1135 Park Avenue

Edward Jerome Pettit, a pharmacist, was operating on Trimble Street, though not in the nominated building, by 1904. In April 1904, *The Druggists Circular and Chemical Gazette* published the following: "Dr. Edward J. Pettit will open a drug store in the new building now in course of construction at the NW corner of 12th and Trimble Streets, Paducah, Kentucky. The building will probably be ready for occupancy sometime in May."

That same month, the East Tennessee Telephone Company assigned a phone number to "Pettit, Red Cross Pharmacy, 12th and Trimble." This was, apparently, directly across 12th Street from the nominated property – a narrow, two-story brick corner commercial building with no attached living quarters other than what would have been available on the second story. Pettit apparently rented this building and continued to live at home – 502 South 6th Street – with his mother and his siblings.

That worked well until he married Edna Lillian Rush in Metropolis, Illinois, on June 6, 1905. The couple shortly moved into a rented house at 1509 Trimble, just down the street from his pharmacy. A baby girl, Helen Lucille, made her appearance in 1907, and by 1908, Pettit was ready to put down some real estate roots.

He bought a lot on October 19, 1908, from W. A. Ellis, a widower. Pettit paid \$400.00 for the parcel, and between that fall and 1910, the building at 1135 Park Avenue was constructed.⁸

By 1910, Pettit is listed in the Paducah City Directory as operating at the "NE corner of Trimble." E.C. Grouse, a dry goods merchant, had moved into Pettit's former place of business at 1201 Trimble Avenue. For the next 12 years, Pettit and his family would live in the residential quarters attached to his pharmacy.

Due to "paralysis of his left side," Pettit did not fight in World War I. He died on February 13, 1923, from "sclerosis of the brain." It could be that Pettit suffered from multiple sclerosis, which would explain the explanation on his draft card.

His death certificate also stated that Pettit was divorced. His will directed that his "brick store building at 12th and Trimble Streets...and my stock of drugs" to be left to his mother to dispose of as she wished. Mary Florence Pettit, also known as Flora, Pettit's sister, transferred ownership of the building to her niece and nephew in 1932.⁹

In 1936, Pettit's son and daughter, by then living in Michigan and Idaho, sold the building to Hopewell Pharmacy. A year later, Milton Hopewell transferred the building into his own name, and it remained in the Hopewell family until 1968.¹⁰ Following the death of Milton Hopewell,

⁸ McCracken County Deed Book 85, page 468.

⁹ McCracken County Deed Book 176, page 445.

¹⁰ McCracken County Deed Books 189, page 169 and 234, page 273.

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his wife continued running the store. The store was vacant for much of the 1970s, though by the 1980s, a florist shop opened up – the creator of the ghost signs still on the building's east and west elevations.

In the last two decades, the building has been used almost solely for storage.

Corner Stores in Paducah, Kentucky 1880-1906

Using a combination of the 1906 Sanborn map, Paducah city directories, and the survey files at the KHC, an attempt was made to identify all corner commercial buildings in Paducah, and from that number, examine more closely those built as or operated as drugstores during the period of significance. Excluded from this number were the commercial establishments operating within the downtown business district (and generally included within the Paducah Commercial District). These stores operated within a different environment than the neighborhood store – both economically, by virtue of location, and architecturally.

In the 1886-87 city directory of Paducah, there were only four corner commercial drugstores within the city. That number had increased five times by 1906 when the Northside neighborhood was first included within the coverage of the Sanborn Fire Insurance maps.

The 1906 Caron's City Directory noted 30 retail druggists in Paducah. Nine of those retail pharmacists operated stores in the downtown business district, and one was located outside of the city limits in Rowlandtown. The remainder were located on corners in residential neighborhoods.

Although the Pettit Building was not yet constructed in 1906, its lot was in a prime location. Two other commercial buildings already marked two of the corners of the unique intersection. Park Avenue, then known as Trimble, was a busy thoroughfare with a streetcar line and a great deal of pedestrian traffic.

In 1906, there was one grocery and one pharmacy (run by Edward Pettit) at this location. Over the years, the two other buildings shifted use, variously serving as groceries, dry goods stores, or bakeries. What was more important than the function, though, was the need and the role that the corner commercial building played. The corner store, no matter what it sold or provided, allowed residents to meet most of their needs right in their own neighborhood.

Children and the elderly could safely make their way to a corner store. The distinctive architecture of the corner commercial building is such that even those wholly unaccustomed to describing historic architecture can relate to the building and deduce its former function. The corner store was not only a place of independent storekeepers and the capitalist dream but also a place for a friendly visit and some neighborhood gossip. The corner commercial store linked the dwellings and the street and the residents together in a recognizable pattern in the days before one-way streets turned thoroughfares into speedways, and big box stores and online shopping opportunities rendered brick and mortar stores obsolete.

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The original survey form from 1978, which recorded the Pettit Building and its two companions, now sadly demolished, made several factual errors, but accurately recorded the unusual arrangement of the street network at this spot: the buildings were built... “so as to define the special complexity created by the converging roads.”¹¹ In this case, Trimble, Boyd, and North 12th.

The “odd and oblique corners” of this “arresting and pleasing intersection” resulted from the plat of the addition, which first followed the bend of the river at its east end, and then conformed to the railroad lines. The streets followed last, and the arrangement created was like a mecca for a corner retail establishment.

Unfortunately, the two other brick corner commercial buildings are no longer extant, so in this case, the irregular situation formed by the street network no longer exists. However, this change does not hamper the ability of the Pettit Building to convey its significance as a type – and a type that has been ill-treated in Paducah.

Of the 20 corner drugstores identified as standing in 1906 – only seven are still extant. The Pettit Building, of course, makes eight – and this number does not include the drugstores that operated within the downtown business district.

In 1906, the majority (16) of the drugstores were of brick construction, and all but one were two stories in height. These buildings differed little in design and materials from their grocery or other retail counterparts – the distinction of being a pharmacy just points to the neighborhood need and the dispersal of such businesses across the historic landscape.

The closest extant corner commercial store to the Pettit Building is the former Joe’s Value-Mart Food Store at 950 Park Avenue (MCNP-124). The two-story brick building predates the Pettit Building and has been converted into a private residence. The Sanborn maps first go as far west as Trimble and 10th Street in 1901, and the building was a grocery and the attached one-story side addition was a butcher. On the 1906 Sanborn map, the one-story portion of the building was labeled as a warehouse.

This corner store was built around 1898 and has a Jackson cast iron storefront. Unlike the Pettit Building, the grocery store does not have a diagonal entrance, but rather a three-bay façade, with central placed double entry doors, framed by Corinthian columns to either side. Brick pilasters separate the three windows on the second story façade, which feature stone lintels and stone sills set off by a stone belt course.

Although the original slides for the 1978 survey forms could not be located, the contact sheet prints and the Sanborn maps show that the Pettit Building’s neighbors were quite similar to

¹¹ Kentucky Historic Resource Inventory Form, MCNP-126, which records three buildings: 1136 Park Avenue, 1148 [sic] and 1201 Park. Copy on file at the Kentucky Heritage Council, 1978.

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MCNP-124. Both were two-story brick buildings. Neither appeared to address the corner, but instead, the facades consisted of the three-bay arrangement, with a central entry door (or doors) flanked by large display windows. Furthermore, each of the above three buildings differed in another way from the Pettit Building: the lack of an attached residential quarter.

Although all of the two-story buildings identified in 1906 likely had residential space on the second story, as was common, a second type within this category is, like the Pettit Building, a corner commercial building with an attached residence – that not only took advantage of the space over the store, but presented its own face to the world, often with a different architectural interpretation of styles popular at the time than the store, and further delineated by a deeper setback than the commercial side of the building.

It is tempting to hypothesize that Edward Pettit knew some of this second type – five in all that was standing in 1906 – and when he purchased his lot, decided to create space for his business and his family. Four of these corner stores with attached residential quarters are still standing (at least partially), and they provide a useful foil for the Pettit Building. The following list summarizes these buildings:

- 631 Washington at South 7th (MCNP-103): This two-story brick commercial building dates from around 1890. It is located across from the McCracken County Courthouse, so it occupies a much more prominent corner than most other corner commercial buildings, and the stylistic details and scale of the building reflect its prestigious site. The west side of the building was the commercial half, while the east side clearly reflects its domestic residential use. The business side has a corner entry (underneath a turret on the second story). The residential quarters is setback further from the street and is more Italianate in its architectural expressions. The drugstore was operated by Iverson & Wallace in 1906. Sheet 22 of the 1906 Sanborn.
- 232 N. 12th at Monroe: This one-story brick building had an attached one-story frame dwelling in 1906. The residential side is no longer extant. The drugstore was operated by L.F. Hugg in 1906.
- 601-603 N. 6th at Clay (MCNP-90): This two-story brick building (late 19th century) has an attached two-story brick residential quarter, labeled as a “flat” on the 1906 Sanborn. The building, a contributing resource in the Lowertown NRHP District, has a narrow, three bay storefront, with a centrally placed door topped by a transom, and flanked by display windows, with a four-light transom running the length of the storefront. The 1978 survey form states that the storefront is cast iron, but the only evidence of that is the cornice above the transom on the first floor. The central bay on the second story of the façade features an exuberant Gothic arch treatment that is almost Moorish in its inspiration. While the corbelled cornice continues over to the residential side of the building, that façade is restrained and private. The difference in appearance could be explained by the year of construction – the residential section was added between 1901 and 1906. It is set back, of course, much further from the street than the commercial side

Pettit Building

McCracken County,
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County and State

Name of Property

of the building, and is two bays wide, with a heavy arched opening leading to a recessed entry door – a tiny vestibule to mark the area between public and private. Two of the windows are of the type made popular in Chicago – the three-part “Chicago-style” window. The drugstore was operated by George Rawleigh in 1906. Sheet 13 of the 1906 Sanborn.

- 532-534 N 7th at Clay: This two-story brick building with an attached two-story brick residence, was built in the last quarter of the 19th century – it first shows up on the 1889 Sanborn map. Based on the Sanborn map representations, the storefront faced 7th Street, and the residential quarters set back from the street, with a full-width porch across the façade, and a bay window on the side elevation. Unfortunately, that side of the building has been torn down, and the commercial side lowered to one-story, with many other physical modifications. The only clue to its previous existence are the segmentally arched openings on the Clay Street elevation. A one-story concrete block dwelling is now located on the other side of the commercial building. In 1906, this was one of two drugstores run by J.D. Bacon. Sheet 13 of the 1906 Sanborn.
- 601-605 S 3rd at Jackson (MCNP-34): This two-story brick drugstore is no longer extant. It had a cast iron storefront, and an attached one-story frame dwelling. That dwelling was gone by the time the building was documented in 1978, but the contact sheet shows the ghostlines of the former addition. The drugstore was operated by George C.C. Kolb in 1906.

Edward Pettit had many buildings to use as a reference when he decided to have his own business/home constructed. He took advantage of the peculiar manmade landscape of streets to have his building address the corner of 12th and Trimble, and also decided to invest in a much larger building to house his own family. Not only does the corner entry to the drugstore reflect the interest in appealing to as many sides of the intersection as possible, but the building itself is angled to follow the lines of the parcel.

Like MCNP-103 and MCNP-90, the residential side of the Pettit Building reflects a different character than the commercial side. Although the façade reads differently due to the removal of the porch, it is easy to see the space as a domestic space, set behind a small front yard, rather than a public space, oriented to the sidewalk and the street.

Up until the decades between World War I and World War II, corner stores flourished, but a number of factors conspired to alter this neighborhood institution. Rising food costs, changes in transportation, and a growing trend toward consolidation in services all meant that the owners and operators of corner store establishments faced higher costs. Drugstores continued to thrive even during Prohibition, as they were dispensers of “medicinal alcohol.” While it could not be confirmed via primary sources, it is highly likely that Hopewell’s Pharmacy dispensed alcohol during Prohibition.

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Paducah itself was changing and growing, and established neighborhoods were facing decline and competition from newer suburbs. The city limits expanded in 1926 to encompass nine square miles, bringing area such as Jersey, Mechanicsburg, Wallace Park, and Rowlandtown into the city limits.

The Great Depression, World War II, and the resulting suburban growth of the post-1950 Paducah greatly reduced the number of businesses operating in corner stores. Although Hopewell Pharmacy managed to stay in business until 1968, various news reports from the Paducah Sun attest to the changing character of the neighborhood, with numerous break-ins and the decline in owner-occupied homes.

Urban renewal cut a wide swath through the Northside of Paducah. Empty lots testify to the continuing struggles of redevelopment in the area. The Pettit Building, now the only commercial building left at the intersection of North 12th, Boyd, and Park, stands as a symbol of the former patterns and rhythms of this neighborhood, and despite its vacant state, it remains a potent reminder of what the neighborhood was, and could be once again.

Evaluation of the Pettit Building's Architectural Significance within the context Corner Commercial Buildings in Paducah, 1880-1930

The Pettit Building is a locally significant example of not only the corner commercial building but a subtype of that form: a corner commercial building with an attached residential quarter, distinct from the business side of the building. Not only is the Pettit Building the sole survivor of a trio of commercial buildings once located at this "interesting space," but in the context of the property type within Paducah, this is a valuable extant resource.

During Paducah's growth and expansion in the post-Civil War period, the growth of residential neighborhoods further and further away from the central market and other stores of the downtown business district meant that the corner store was "an important source for urban residents to purchase food and other goods."¹²

Drugstores, likewise, represented an important link to medical care. Physicians – and the healthcare network – utilized in the 21st century was not the model of America in the first few decades of the 20th century. The pharmacist was a "trusted source when sickness befell a city resident."¹³

The nature of the corner commercial building was not only commerce – but it served, often, as the home of the owner. Edward Pettit, its first owner, lived in the building with his wife, two children, and occasionally, his mother and sister. This arrangement of residential and business space strengthened connections and ties with the surrounding neighborhood.

¹² *Corner Commercial Stores in the Portland Neighborhood of Louisville, Kentucky, 1860-1930*. (Report prepared by the Louisville Metro Historic Landmarks and Preservation Districts Commission, 2012), 4.

¹³ *Ibid*, 5.

Pettit Building

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The Pettit Building anchors its corner, and despite some material changes, it clearly conveys its original use to the passerby. It is a striking building with many original interior details intact.

Evaluation of the Integrity of the Architectural Significance of the Pettit Building

A corner commercial building in Paducah evaluated to be a good example of a particular style or of continued architectural development will be eligible for the National Register if it retains integrity of design, materials, workmanship, and feeling. All seven integrity factors of the Pettit Building are discussed here.

The Pettit Building retains a high level of integrity of *location*. The building has not been relocated and it retains its general relationship with the roads, sidewalk, and surrounding residential neighborhood as it did historically.

The Pettit Building retains a medium level of integrity of *setting*. Although its companion commercial buildings have been lost, the local surroundings remain much as they did in historically, even with the addition of infill housing. The residential character remains mostly one-story and frame, as it did when the Pettit Building was constructed.

The building retains a high level of integrity of *design and workmanship*. Changes since 1910 to the building's floor plan, shape and form are minimal. Although the window sash has been replaced, and the openings reside, these are reversible changes. The level of original finish on the interior of the building – the tile floors, metal ceiling, and the trim work in the residential quarters – is surprisingly intact despite neglect, damage, and vacancy.

The Pettit Building retains a high level of integrity of *feeling and association*. The integrity of design, materials, and workmanship, as discussed above, provide the feeling of a corner commercial building, an anchor for a neighborhood.

The historic Pettit Building and its proposed boundary are eligible for listing in the National Register of Historic Places as a significant local example of a corner commercial building in Paducah, Kentucky.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Corner Commercial Stores in the Portland Neighborhood of Louisville, Kentucky, 1860-1930.
Report prepared by the Louisville Metro Historic Landmarks and Preservation Districts
Commission, 2012.

Pettit Building

McCracken County,
Kentucky
County and State

Name of Property

Holland, Richard. "Lower Town Neighborhood District." *Nomination to the National Register of Historic Places*. Copy on file at the Kentucky Heritage Council. Listed 1982.

Kentucky Heritage Council Survey Files.

Kleber, John. *The Kentucky Encyclopedia*. Lexington: University Press of Kentucky, 1992.

McCracken County Deed and Will Books.

Paducah City Directories.

Robertson, John E.L. "Paducah: Origins to Second Class," in *The Register of the Kentucky Historical Society*, volume 6, number 2 (April 1968), 108-136.

Sanborn Fire Insurance Maps.

Wells, Camille. *A History of Paducah and McCracken County*. Paducah: Society for the Preservation of Paducah, 1981.

Winchester, Melinda. "Jefferson Street-Fountain Avenue Residential District (Boundary Increase)." *Nomination to the National Register of Historic Places*. Copy on file at the Kentucky Heritage, listed 2012.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): MCNP-126

Pettit Building

Name of Property

McCracken County,
Kentucky

County and State

10. Geographical Data

Acreage of Property .262707 acres

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 37.088711 | Longitude: -88.613274 |
| 2. Latitude: 37.088522 | Longitude: -88.612824 |
| 3. Latitude: 37.088362 | Longitude: -88.613071 |
| 4. Latitude: 37.088532 | Longitude: -88.613423 |

Verbal Boundary Description

“Being Lot No. 1 in Block No. 25 in Ellis Subdivision in Harris, Flournoy, Trimble & Norton Addition to the City of Paducah, Kentucky, beginning at the corner intersection of Boyd and Park Avenue (formerly Trimble Street); thence with Park sixty-two feet seven inches to 12th Street; thence in a Northerly direction and on the East line of 12th Street one hundred fifteen feet seven inches to an alley; thence at right angles and toward 11th Street fifty feet; thence at right angles and toward and to Park Avenue one hundred fifty feet to the point of beginning.”
McCracken County Deed Book 1360, page 249.

Boundary Justification

The boundary includes the entire parcel on which the resource is located, which is a logical boundary in which to understand its significance.

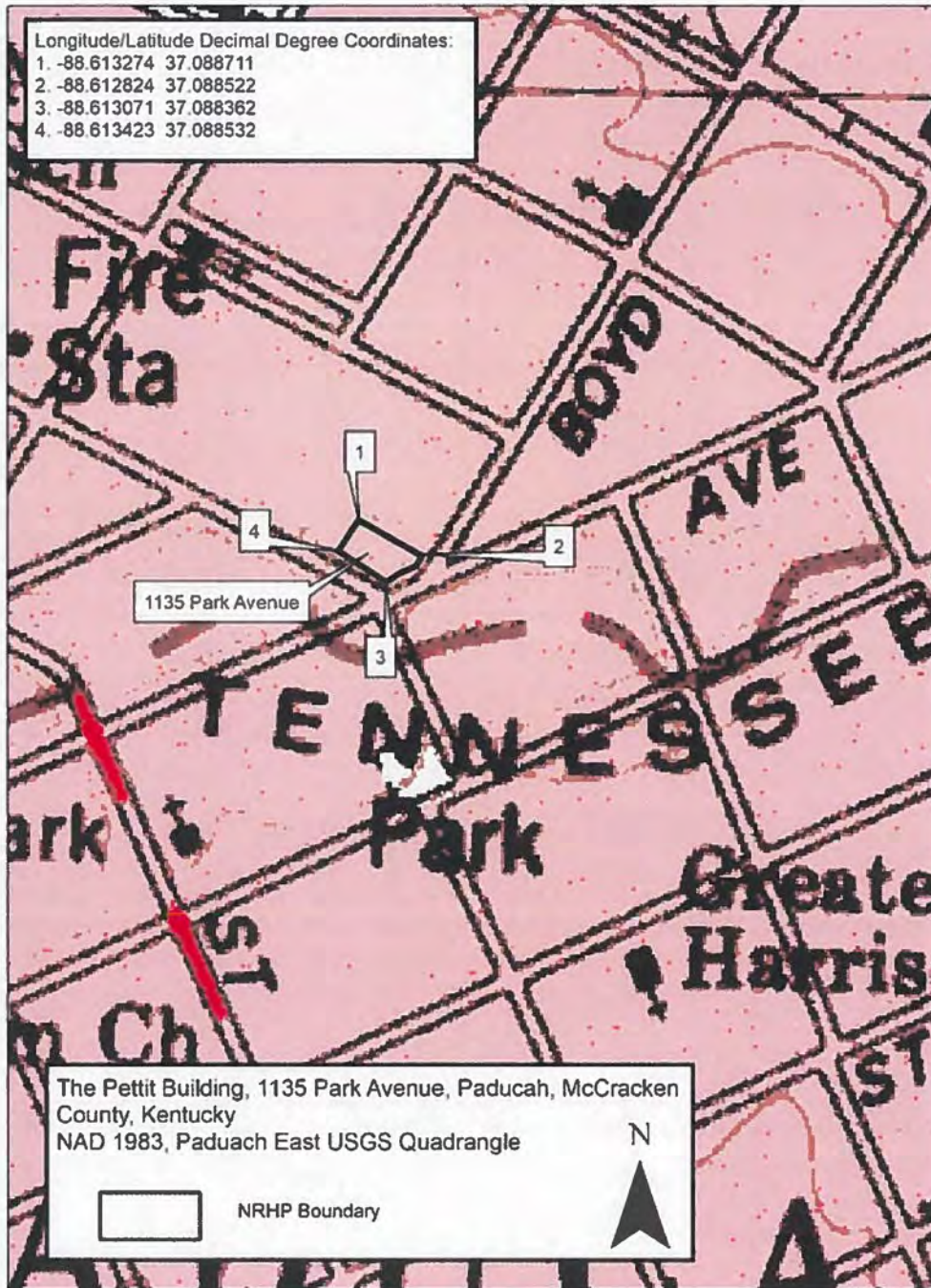
11. Form Prepared By

name/title: Janie-Rice Brother, Senior Architectural Historian
organization: University of Kentucky
street & number: 1020A Export St
city or town: Lexington state: KY zip code: 40506
e-mail janie-rice.brother@uky.edu
telephone: 859-257-1944 date: December 2018

Pettit Building

McCracken County,
Kentucky
County and State

Name of Property



Pettit Building

Name of Property

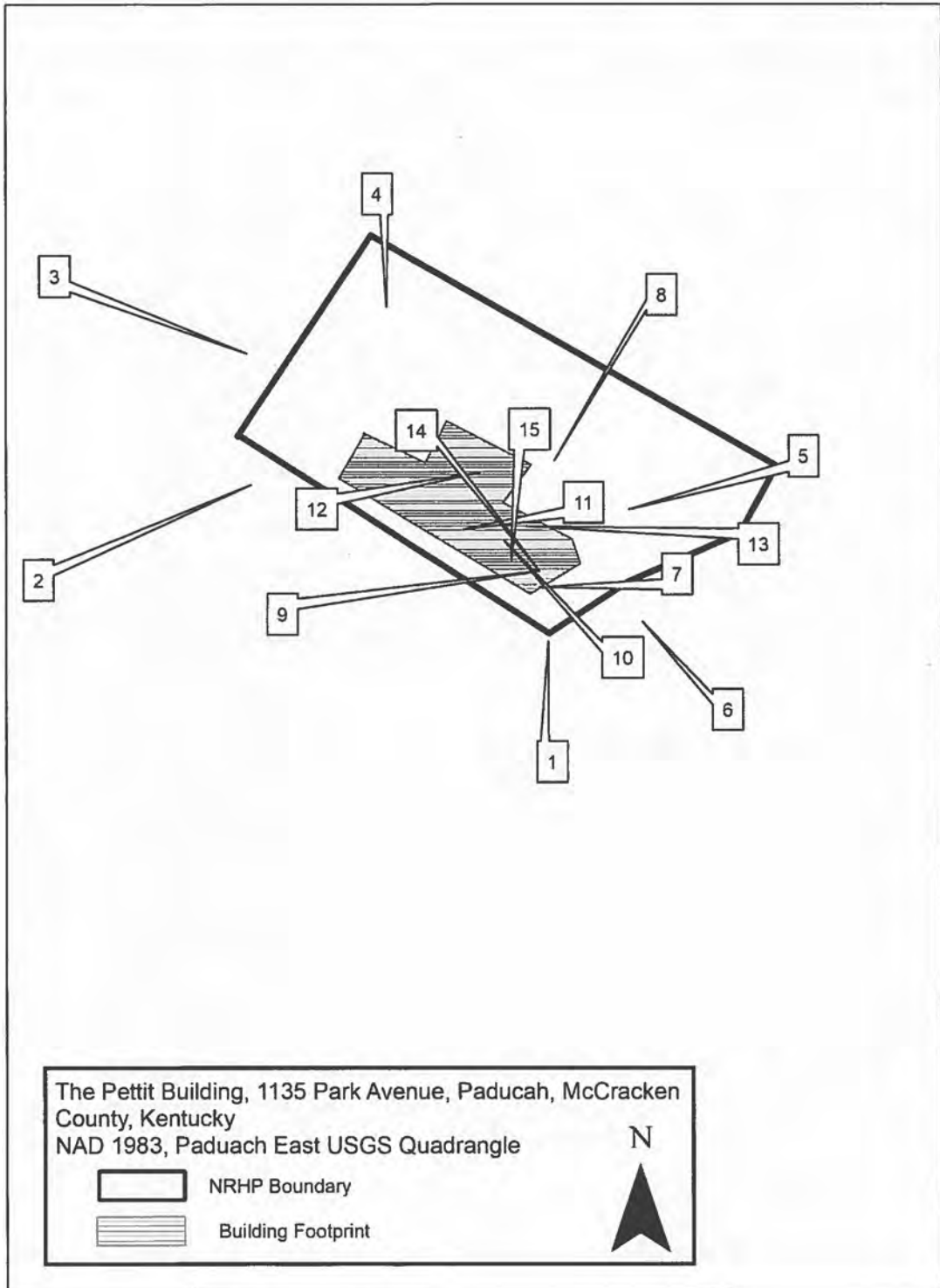
McCracken County,
Kentucky
County and State



Pettit Building

Name of Property

McCracken County,
Kentucky
County and State



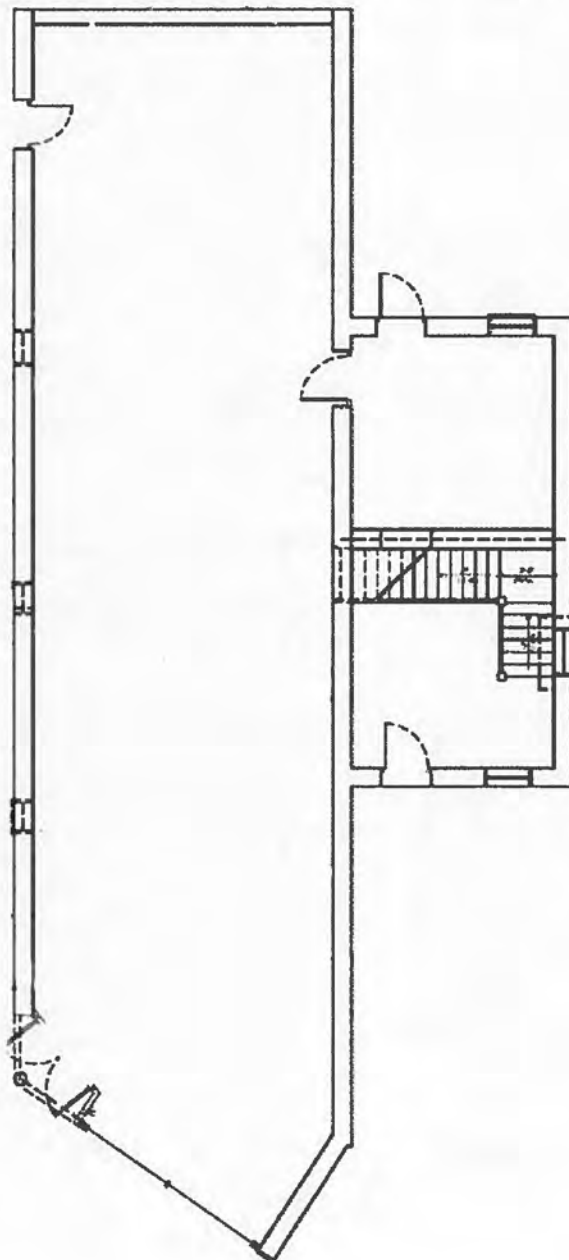
Pettit Building

Name of Property

McCracken County,
Kentucky
County and State

The Pettit Building, 1135 Park Avenue, Paducah, McCracken County,
Kentucky

Ground level floor plan, not measured and not to scale



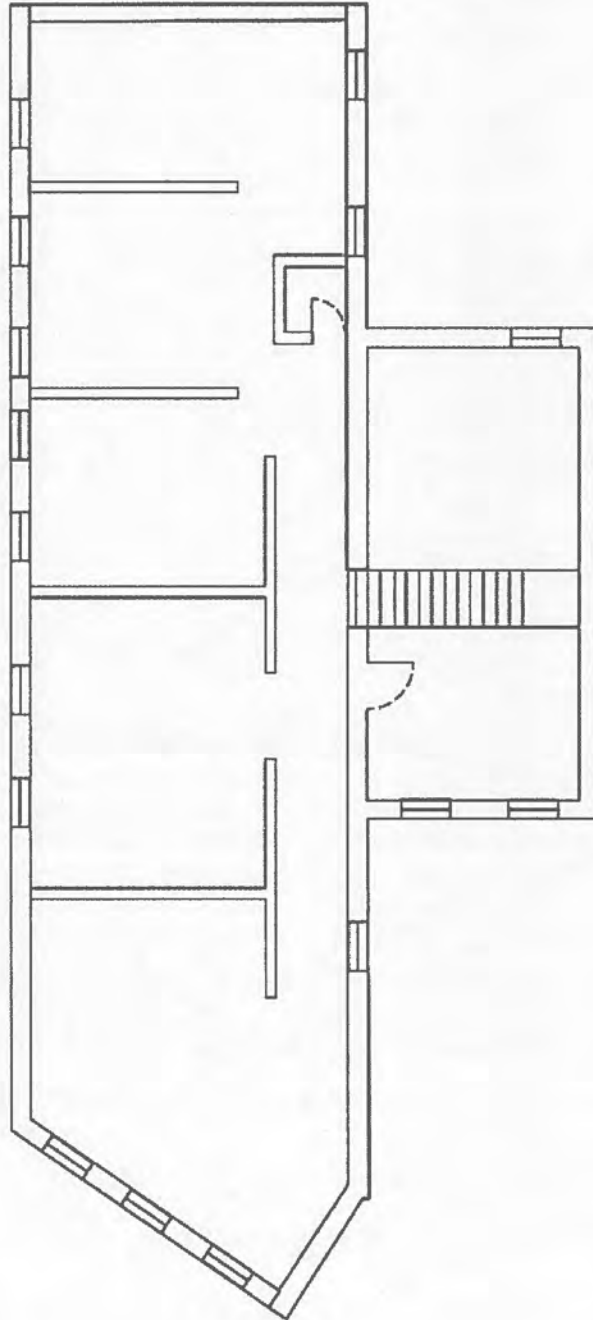
Pettitt Building

Name of Property

McCracken County,
Kentucky
County and State

The Pettitt Building, 1135 Park Avenue, Paducah, McCracken County,
Kentucky

Second story floor plan, not measured and not to scale



Pettit Building

McCracken County,
Kentucky
County and State

Name of Property

Photographs

Photo Log

Name of Property: Pettit Building

City or Vicinity: Paducah

County: McCracken County

State: Kentucky

Photographer: Janie-Rice Brother

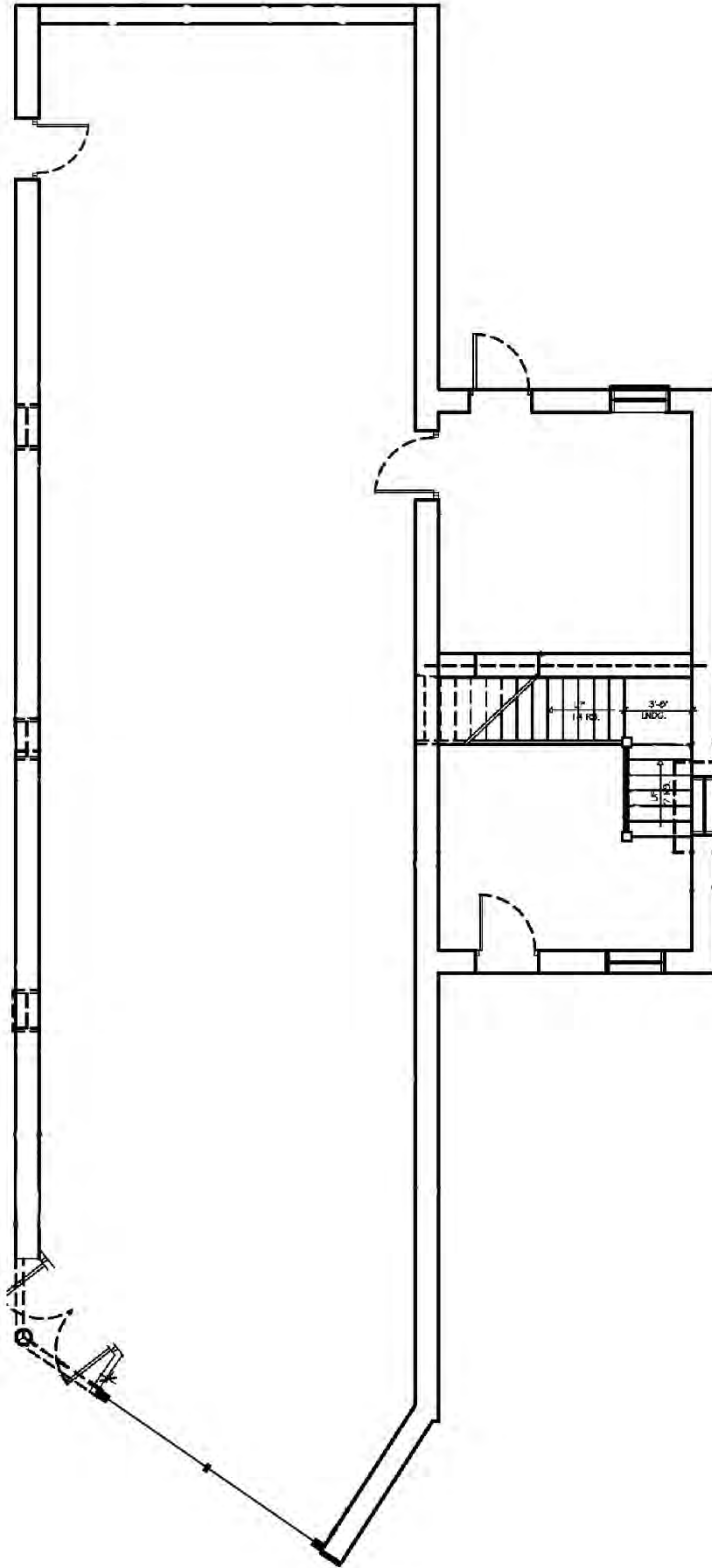
Date Photographed: August 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

1. Pettit Building, west elevation and façade (south elevation), facing northeast.
2. Pettit Building, north and west elevations, facing southeast.
3. Pettit Building, north elevation, showing altered rear elevation. Facing south.
4. Pettit Building, east and north elevations. Facing southwest.
5. Pettit Building, east elevation of the store, and façade of residential quarters. Facing northwest.
6. Pettit Building, detail of nameplate on façade. Facing north.
7. Pettit Building, detail of corner entry and tilework on the step. Facing southwest.
8. Pettit Building, detail of façade of residential quarters, showing ghostlines of original porch.
9. Pettit Building, the interior of the storefront. Facing southeast.
10. Pettit Building, the interior of ground floor storefront, showing tile floor and pressed metal ceiling. Facing north.
11. Pettit Building, detail of tile floor in the store.
12. Pettit Building, the interior of first-floor front room of living quarters, showing staircase. Facing northeast.
13. Pettit Building, interior hallway, second floor living quarters. Facing north.
14. Pettit Building, the interior of the front room, second story living quarters. Facing south.
15. Pettit Building, the interior of the front room, second story living quarters, showing overmantel. Facing west.

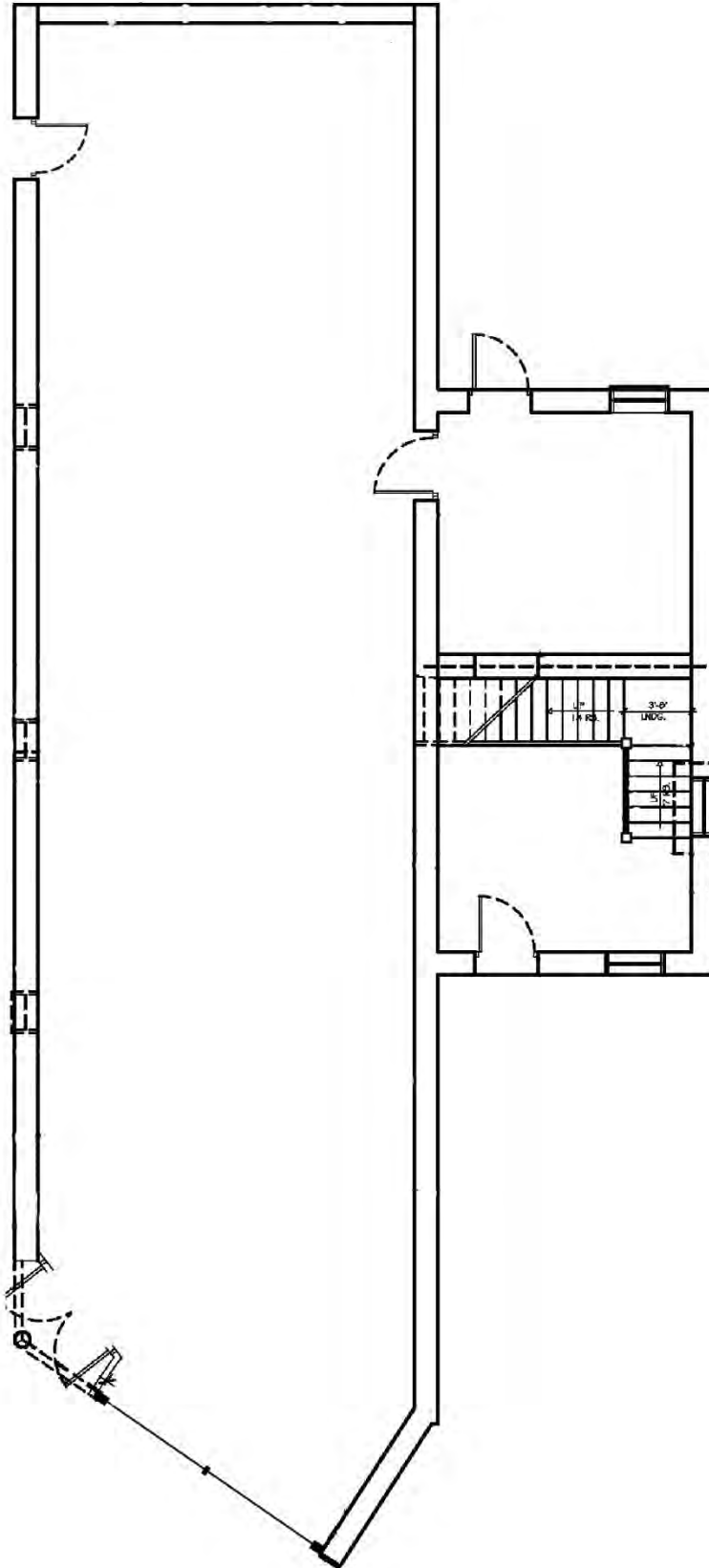
The Petitt Building, 1135 Park Avenue, Paducah, McCracken County,
Kentucky

Ground level floor plan, not measured and not to scale



The Petitt Building, 1135 Park Avenue, Paducah, McCracken County,
Kentucky

Second story floor plan, not measured and not to scale



Longitude/Latitude Decimal Degree Coordinates:

- 1. -88.613274 37.088711
- 2. -88.612824 37.088522
- 3. -88.613071 37.088362
- 4. -88.613423 37.088532



The Pettit Building, 1135 Park Avenue, Paducah, McCracken County, Kentucky
NAD 1983, Paducah East USGS Quadrangle



NRHP Boundary



Longitude/Latitude Decimal Degree Coordinates:

- 1. -88.613274 37.088711
- 2. -88.612824 37.088522
- 3. -88.613071 37.088362
- 4. -88.613423 37.088532



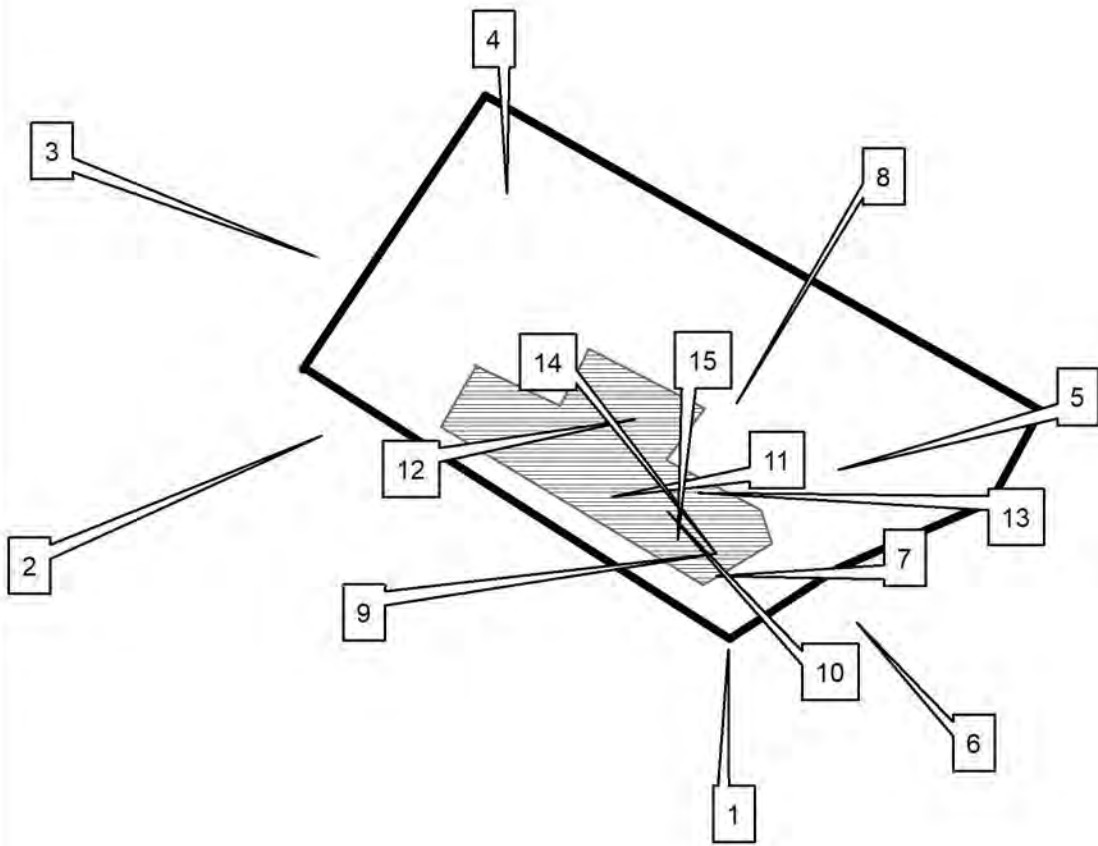
The Pettit Building, 1135 Park Avenue, Paducah, McCracken County, Kentucky
NAD 1983, Paducah East USGS Quadrangle



NRHP Boundary

N





The Pettit Building, 1135 Park Avenue, Paducah, McCracken
 County, Kentucky
 NAD 1983, Paduach East USGS Quadrangle

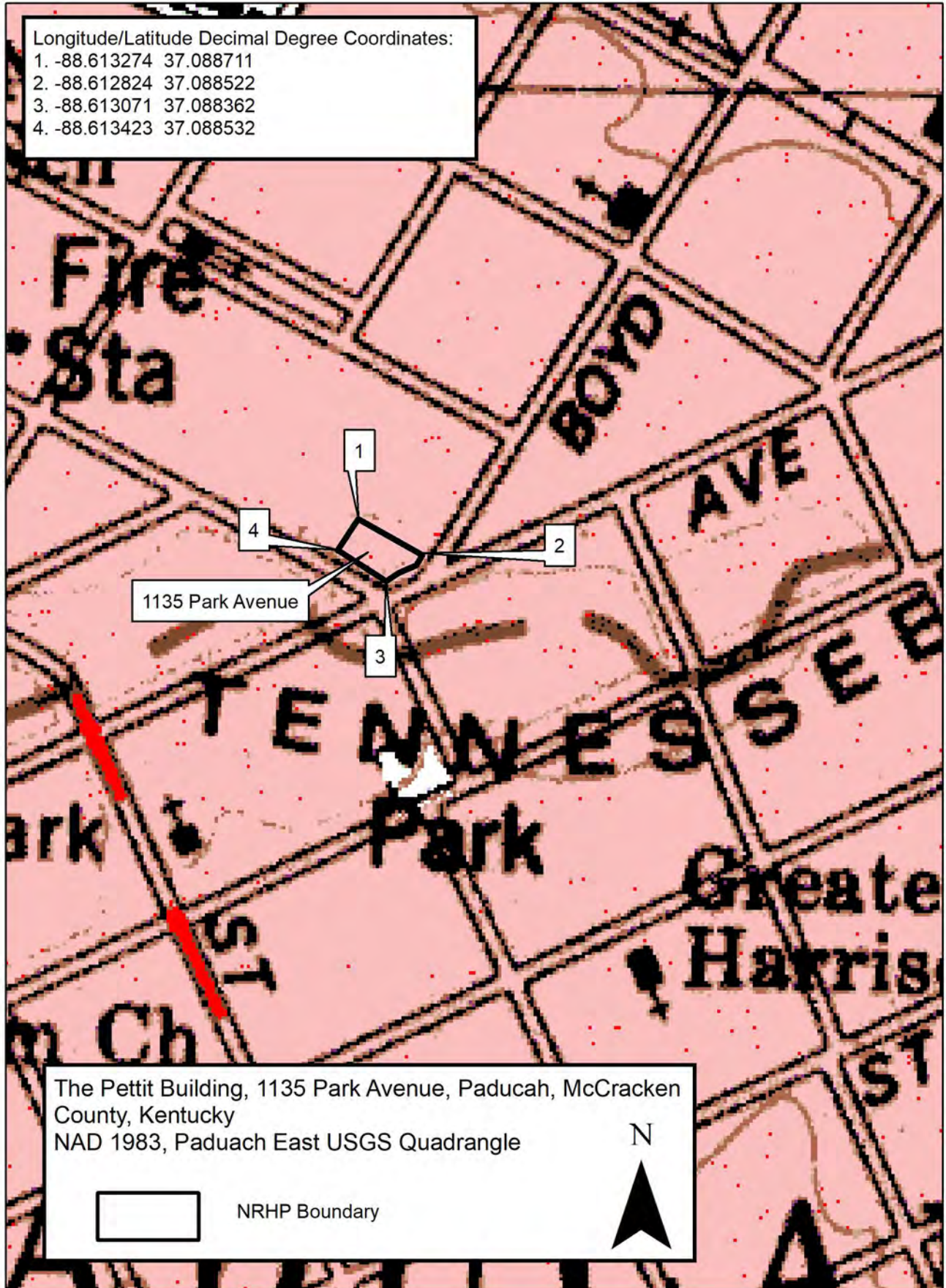


NRHP Boundary
 Building Footprint



Longitude/Latitude Decimal Degree Coordinates:

- 1. -88.613274 37.088711
- 2. -88.612824 37.088522
- 3. -88.613071 37.088362
- 4. -88.613423 37.088532



The Pettit Building, 1135 Park Avenue, Paducah, McCracken County, Kentucky
NAD 1983, Paducah East USGS Quadrangle



NRHP Boundary













Cherry
HEALTH CENTER

525 Broadway

442-5411

PETTIT





















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Pettit Building

Multiple Name: _____

State & County: KENTUCKY, McCracken

Date Received: 3/22/2019 Date of Pending List: 4/5/2019 Date of 16th Day: 4/22/2019 Date of 45th Day: 5/6/2019 Date of Weekly List: _____

Reference number: SG100003681

Nominator: Other Agency, SHPO

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input checked="" type="checkbox"/> CLG | |

Accept Return Reject 4/25/2019 Date

Abstract/Summary Comments: The nomination stakes a claim of significance based on the type of building - the corner store (pharmacy). While going a bit deep into the weeds regarding the type of business, the narrative does do a good job of establishing the importance and distinctive characteristics of the type of building (canted entry, attached dwelling) and then supporting the contention that this building embodies these distinctive characteristics.

Recommendation/ Criteria: Accept / C

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

Kentucky Certified Local Government Report Form
Review of National Register Nomination by Local Authority

(Type and print your responses, then sign and return to the Kentucky Heritage Council, which is the State Historic Preservation Office (SHPO). The document has been set up as an electronic form for convenience.)

Name of Certified Local Government (CLG): City of Paducah, Kentucky

Name of Property under Review: Petitt Building

Initiation: *(Check one response. Enter this date, and all others, using the m/d/yy format).*

The nomination was submitted by the CLG to the Kentucky Heritage Council with this form and requests that the nomination be reviewed by KHC as soon as possible. Date submitted to KHC:

KHC submitted nomination to the CLG for review. The CLG has 60 days to review the nomination and return this report form to KHC. Date nomination was received by CLG: **10/1/18**

Date of Public Meeting in which Nomination was reviewed by the CLG: 10/8/18

No. of public attendees in addition to commission members and staff: 3

Review Basis: *(Check at least one box of Resource Type/Criterion).*

Resource Type

Criterion Selected on Nomination Form

- Historical
 Architectural
 Archaeological

- National Register Criterion A or B
 National Register Criterion C
 National Register Criterion D

Name of Commission Member(s) with Expertise in Area of Significance *(Fill in if applicable to your commission).*

Historian (when property meets Criterion A or B):

Architectural Historian/Architect (for Criterion C): Paul King, Architect; Chris Jones, Architect

Archaeologist (when property meets Criterion D):

Recommendation: *(Please check the box that is appropriate to the nomination. Attach any relevant documentation, such as commission reports, staff reports/recommendations, public comments, and/or meeting minutes).*

The Commission recommends that the property or properties should be listed on the National Register of Historic Places.

The Commission recommends that the property or properties should **not** be listed in the National Register of Historic Places for the following reasons:

Commission Chair or Representative: Approved Not Approved

Print Name: Paul King, Chair

Signature: Paul King Date: 10-19-2018

Chief Elected Official: Approved Not Approved

Print Name/Title: Brandi Harless, Mayor

Signature: Brandi Harless Date: 10-26-18



MATTHEW G. BEVIN
GOVERNOR

TOURISM, ARTS AND HERITAGE CABINET
KENTUCKY HERITAGE COUNCIL
THE STATE HISTORIC PRESERVATION OFFICE

REGINA STIVERS
DEPUTY SECRETARY

DON PARKINSON
SECRETARY

410 HIGH STREET
FRANKFORT, KENTUCKY 40601
PHONE (502) 564-7005
FAX (502) 564-5820
www.heritage.ky.gov

CRAIG A. POTTS
EXECUTIVE DIRECTOR
& STATE HISTORIC
PRESERVATION OFFICER



March 15, 2019

Ms. Joy Beasley
Keeper of the National Register of Historic Places
National Register Program
DOI-National Park Service
1849 C St., NW - Mail Stop 7228
Washington, DC 20240

RE: National Register Nomination

Dear Ms. Beasley:

I am pleased to submit a National Register nomination to be considered for listing by the Keeper of the National Register for:

Pettit Building, McCracken County, Kentucky

The nomination was approved by the Kentucky Historic Preservation Review Board on December 17, 2018. The enclosed disk (1 of 2) contains the true and correct copy of the nomination for the Pettit Building to the National Register of Historic Places.

Thank you for your consideration.

Sincerely,

Lisa Mullins Thompson
National Register Coordinator

Enclosures: As stated