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COUNCIL

United States Department of the Interior
National Park Service

NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name South Park Neighborhood

Other names/site number None

2. Location

street & number District (see boundary description) n/a not for publication
city or town Winchester n/a vicinity
State Kentucky code KY county Clark code 049 zip code 40391

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (See continuation sheet for additional comments.)

Donna M. Neary / SHPO
Signature of certifying official/Title - Donna M. Neary, SHPO

10/09/07
Date

Kentucky Heritage Council/State Historic Preservation Office
State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:
☒ entered in the National Register.
☐ See continuation sheet
☐ determined eligible for the
National Register.
☐ See continuation sheet
☐ determined not eligible for the

Signature of the Keeper

Date of Action

Patrick Andrus

6/18/2008

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 incl. previously listed resources in the count.)

Contributing	Non-Contributing	
169	36	buildings
	1 (vacant lot)	sites
		structures
		objects
169	37	Total

Name of related multiple property listing:

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

n/a

Number of contributing resources previously listed in the National Register

1 - CKW-289 - Hood-Thomas House

6. Functions or Use**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwellings

DOMESTIC/multiple dwelling

COMMERCE/department store

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwellings

DOMESTIC/multiple dwellings

COMMERCE/department store

7. Description**Architectural Classification**

(Enter categories from instructions)

Other: Asymmetrical/Pictorial

Late 19th + 20th Century American Movements:

Bungalow/Craftsman

Other: Four Square

Other: T-Plan

Materials

(Enter categories from instructions)

foundation Stone

walls Vinyl

roof Asphalt

other Brick

Narrative Description—see continuation sheet
(Describe the historic and current condition of the property.)

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CONTINUATION SHEET
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South Park Neighborhood, Winchester
Clark County, Kentucky

Materials

(Enter categories from instructions)

foundation concrete

walls brick, weatherboard

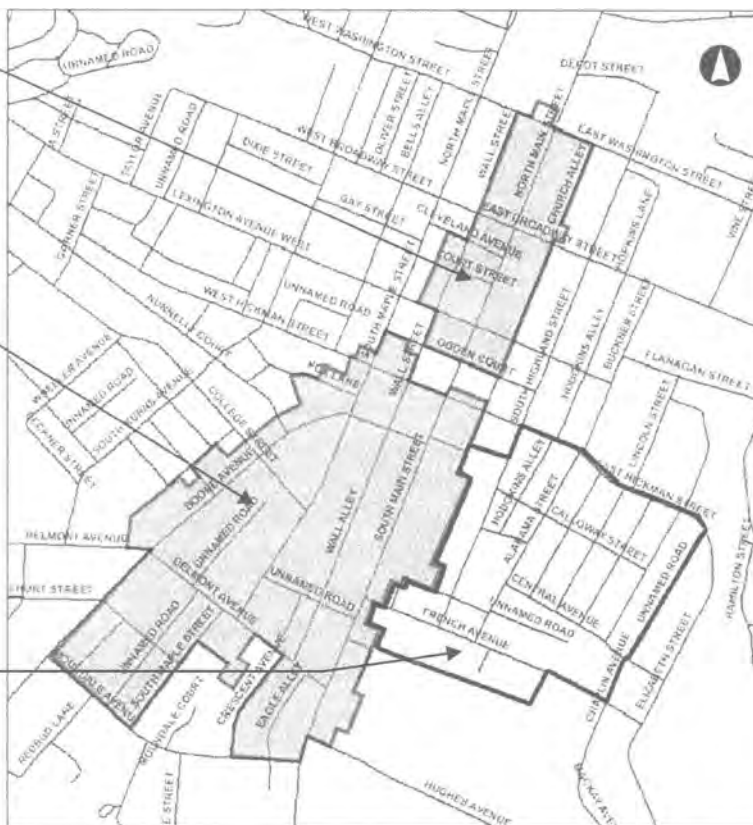
roof metal

other wood

Winchester Downtown Com-
mercial District

Thompson Neighborhood Dis-

— Proposed South
Park District



Narrative Description:

The South Park Neighborhood is about fifty acres roughly bounded by Hickman Street, the alley east of Kentucky Street, and the properties facing Highland Street and French Avenue. The South Park Neighborhood retains its significant concentration of sites, buildings, and structures that are united historically, aesthetically, and geographically. The proposed South Park Neighborhood district is in close proximity to the Thompson Neighborhood District (listed in 1992) which shares part of its eastern boundary with the South Park Neighborhood. Likewise, the Winchester Downtown Commercial District (listed in 1982) is only two blocks to the north from the South Park area.

The South Park Neighborhood is comprised of a total of 207 resources. Of those resources, there are 169 that contribute to the historic character of the district, plus one previously listed National Register site: the Hood-Thomas House. Contributing resources are made up primarily of asymmetrical house plans, T-plans, four-square plans, and bungalows. There are two grocery stores (one on Hickman and one on Calloway). Those stores are commercial spaces on the first floor and residential spaces on the second floor.

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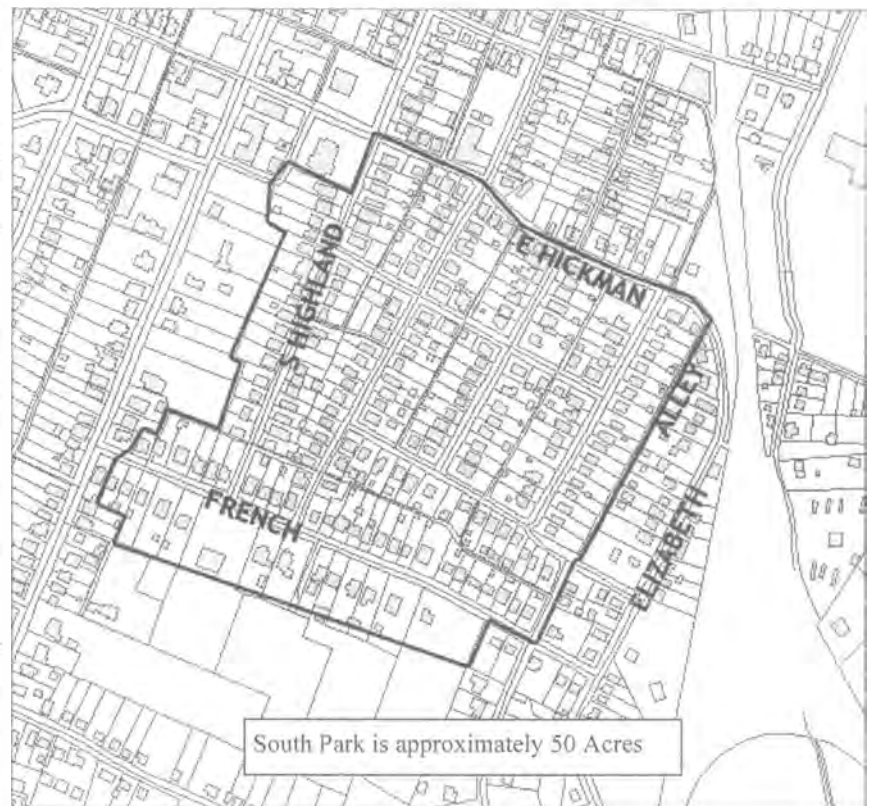
**South Park Neighborhood, Winchester
Clark County, Kentucky**

The South Park Neighborhood is distinguished from the Thompson Neighborhood primarily through its residential architecture and scale, which is indicative of a higher socio-economic class. The houses in the Thompson Neighborhood are consistently large, 'Victorian' homes on spacious lots with various degrees of stylistic influences. South Park houses tend to be smaller, ranging from T-plan cottages to four-square plans. Likewise, South Park has a number of bungalows, with only a few stately residences. The existence of numerous alleys and local grocery stores also set the South Park Neighborhood apart from the Thompson area.

The relationships between these areas, however, share a high degree of residential continuity while illuminating the interdependencies between streets, sidewalks, alleyways, and anchoring institutions. The residential continuity can be seen in the relationships between how people engage their yards as extensions to the interior spaces of their homes. The yards play an integral part in how people live in the neighborhood, and they contribute to the overall green spaces that provides a critical aspect of the community's character. Additionally, the streets anchor people to place, while the street names provide tangible cues that orient people to the neighborhood setting. Houses in the South Park Neighborhood are consistently set back from the streets to provide both rhythm and scale. South Park has unique neighborhood niches in the community grocery stores that have been in place since the area developed. Those stores are linked to the neighborhood through a series of secondary streets and alleyways.

Like many turn-of-the-century subdivisions, South Park was initially developed without an emphasis on automobile garages. To be sure, as the neighborhood expanded, and more people obtained cars, the preference to add garages became more prevalent in the neighborhood. While there are some historic garages remaining in the neighborhood a decision was made not to count them in the inventory or on the cover form's page 2 table, nor to indicate them as symbols on the district map.

Overall, the neighborhood developed in response to the economic boom of the late-nineteenth and early-twentieth century that occurred in Winchester. The city was (and is) a regional gateway to the coal and timber industries of eastern Kentucky. As those industries developed, Winchester provided an economic and social hub for the region.



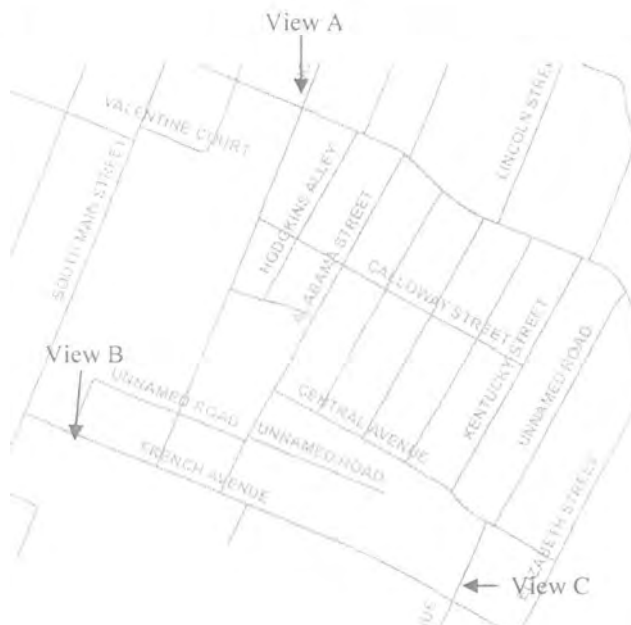
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
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South Park Neighborhood, Winchester
Clark County, Kentucky

Residences



A



B

The neighborhood has some large stately residential structures that anchor many of the street corners along the neighborhood's edges.

The majority of the contributing structures are single family residences ranging from modest T-plans and Bungalows to larger types, such as four-squares and asymmetrical plans.

- Four-Square 8%
- T-Plans 24%
- Bungalows 23%
- Asymmetrical 32%



C

There are also a small number of multi-family units, such as apartments and duplexes. There is about thirteen percent remainder of other house types, such as three-bay, single-story, single pile and a central passage plans.

Most of the residential structures in the neighborhood appear to have been built between 1900 and 1950, although the concentration of them were built during the 1920s.

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South Park Neighborhood, Winchester
Clark County, Kentucky

Residences



The T-Plan house accounts for about 24% of the contributing residential stock in the neighborhood. These images show two instances of that house type. Variations on this plan include porch elements, windows, and wall materials. Most have replacement roof materials and original stone foundations.



There are a number of variations on the asymmetrical house plan in the neighborhood. This house type constitutes 32% of the contributing residential stock of the neighborhood. The single-story with a pyramidal roof (right) was widely repeated. Variations on this plan include, scale, massing, and workmanship/ornamentation. Most have replacement roof materials and original stone foundations.

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South Park Neighborhood, Winchester
Clark County, Kentucky

Residences



The Craftsman-Bungalow house plan was also commonly built throughout the neighborhood. This house type represents 23% of the contributing residential stock. Variations on this plan include scale, wall materials, and porch elements. The majority have replacement roof materials and stone foundations.



There were a number of four-square house types as well. This plan constitutes 8% of the contributing residential stock of the neighborhood. Variations in this plan include wall materials, porch elements, and windows. Nearly all have stone foundations and replacement roofing materials.

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South Park Neighborhood, Winchester
Clark County, Kentucky

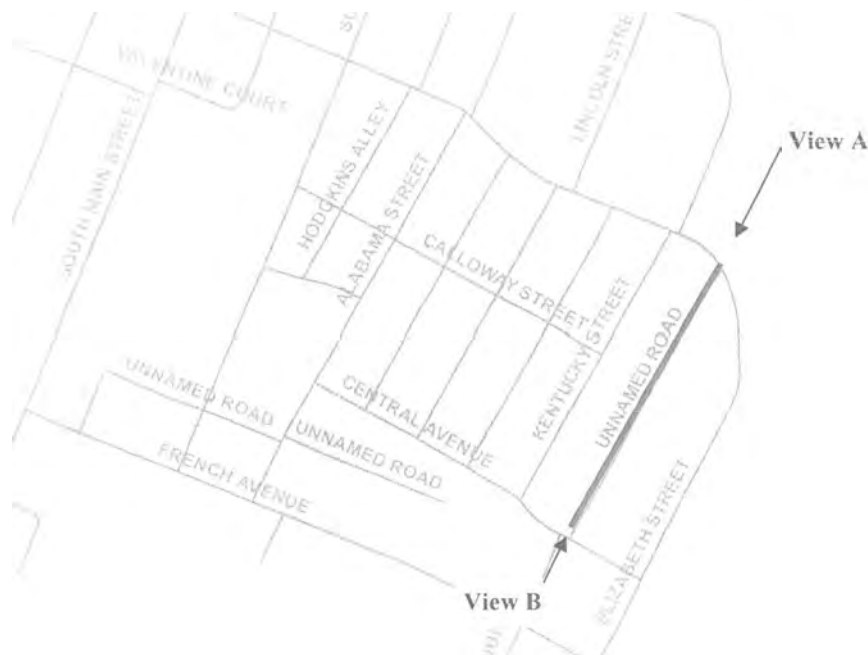
Community Streets



A



B



This alley forms the eastern boundary for the district. The alley may have been the original "Elizabeth Street" on the 1892 plat. Likewise, the residential character of the neighborhood is maintained to the west of the line, while those structures to the east do not exhibit the same character as houses within the district. As a result, the alley provides a distinct break in the architectural continuity that defines the historic character of the neighborhood.

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South Park Neighborhood, Winchester
Clark County, Kentucky

Community Streets



A



B

The alley ways form both pedestrian and vehicular intersections within the neighborhood. They also define zones of social activity as the physical links between neighborhood residents.



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South Park Neighborhood, Winchester
Clark County, Kentucky

Community Streets



View of French Street facing east



View facing north, corner of French and Alabama Streets

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South Park Neighborhood, Winchester
Clark County, Kentucky

Community Streets



View of Central Avenue facing west



View of South Highland Street facing south

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South Park Neighborhood, Winchester
Clark County, Kentucky

Community Streets



View of Hickman Street Market facing north



View of Calloway Street Market facing east

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South Park Neighborhood, Winchester
Clark County, Kentucky

Community Streets



View of Kentucky Street facing east



View of Georgia Street facing south

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South Park Neighborhood, Winchester
Clark County, Kentucky

Community Streets



View of South Highland facing north (west side of street)



View of South Highland Street facing north (east side of street)

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South Park Neighborhood, Winchester
Clark County, Kentucky

Evaluation of Integrity:

The buildings within the proposed South Park Historic District were evaluated for their contributing or non-contributing status to the neighborhood's period of significance through a consideration of their individual and collective integrity.

Criteria used to confer *Contributing* status

- Contributing buildings must have been constructed prior to 1957;
- They must retain significant aspects of their integrity of location and setting as to demonstrate a strong association with the historic development of the neighborhood;
- Individual houses should retain significant aspects of their historic materials and workmanship with only minimal alterations;
- structures should retain their original design intent in plan and elevation with only minimal alterations;
- Individual structures should convey a strong sense of integrity of feeling through their collective historic character and their architectural continuity.

Buildings that have undergone a minor degree of change (such as replacement vinyl siding), but that have retained most of their character defining features, such as original rooflines, fenestration, chimneys, and porch elements, are considered to be contributing.

Criteria used to confer *Non-Contributing* status

- The building was constructed after 1957;
- The site was a non-historic vacant lot;
- Major unsympathetic alterations had taken place;
- Or if a combination of alterations, when taken together, were inconsistent with the overall historic character of the neighborhood.

Example: If a historic building has lost its original chimneys, has a modern standing-seam metal roof, replacement windows, vinyl siding, and major porch elements have been altered or enclosed – the building would be considered non-contributing.

Most houses in the district have some degree of alteration to their materials; however, modest changes to materials do not necessarily prevent the buildings from expressing their collective aesthetic character – or greatly detract from their contribution to the overall identity of the neighborhood.

There are a total of 207 buildings and sites surveyed within the district.

169	Contributing
1	Previously listed site—Hood-Thomas House
36	non-contributing
1	vacant lot, also non-contributing

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South Park Neighborhood, Winchester
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**NATIONAL REGISTER OF HISTORIC PLACES
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**South Park Neighborhood, Winchester
Clark County, Kentucky**

Site No.	Resource No.	Address	Street	Evaluation	Alterations	Stories (Plan)	Material	Construction Date (Property Type)
1	CKW-941	5	French	C	1	2.5 (AS)	WD	1875-1899 (B)
2	CKW-942	6	French	C	1	1.5 (BC)	WD	1900-1924 (B)
3	CKW-943	8	French	C	1	1.5 (AS)	WD	1875-1899 (B)
4	CKW-944	7	French	C	1	2.5 (AS)	BR	1900-1924 (B)
5	CKW-945	9	French	C	1	2 (O)	BV	1900-1924 (B)
6	CKW-946	10	French	C	1	2.5 (AS)	BR	1875-1899 (B)
7	CKW-947	11	French	C	1	2.5 (AS)	BR	1875-1899 (B)
8	CKW-948	14	French	C	1	2.5 (TP)	WD	1875-1899 (B)
9	CKW-949	15	French	C	1	2 (O)	BV	1900-1924 (B)
10	CKW-950	16	French	C	1	2.5 (SQ)	WD	1875-1899 (B)
11	CKW-290	20	French	C	1	2.5 (AS)	WD	1875-1899 (B)
12	CKW-289	19	French	C-LISTED	3	1 (AS)	BR	1800-1824 (B)
13	CKW-951	22	French	C	2	1.5 (BC)	BV	1925-1949 (B)
14	CKW-952	24	French	NC	3	1.5 (BC)	WD	1900-1924 (B)
15	CKW-953	26	French	C	2	1.5 (BC)	WD	1900-1924 (B)
16	CKW-291	103	French	C	1	2.5 (SQ)	BR	1875-1899 (B)
17	CKW-954	28	French	C	2	1.5 (AS)	WD	1900-1924 (B)
18	CKW-292	105	French	C	2	2.5 (AS)	WD	1875-1899 (B)
19	CKW-955	30	French	C	2	1.5 (BC)	WD	1900-1924 (B)
20	CKW-956	32	French	C	2	1.5 (AS)	WD	1900-1924 (B)
21	CKW-293	109	French	C	2	2.5 (AS)	WD	1900-1924 (B)
22	CKW-957	34	French	C	1	2.5 (SQ)	BV	1900-1924 (B)
23	CKW-958	36	French	C	1	2.5 (SQ)	BV	1900-1924 (B)
24	CKW-294	111	French	C	2	2.5 (O)	WD	1850-1874 (B)
25	CKW-959	38	French	C	2	1.5 (BC)	BV	1900-1924 (B)
26	CKW-960	113	French	C	2	2.5 (SQ)	WD	1875-1899 (B)
27	CKW-961	40	French	C	1	2.5 (SQ)	BV	1875-1899 (B)
28	CKW-962	42	French	C	2	1.5 (BC)	WD	1925-1949 (B)
29	CKW-963	125	French	C	1	2.5 (SQ)	BV	1900-1924 (B)
30	CKW-964	120	French	C	2	2 (BC)	WD	1950-1974 (B)
31	CKW-965	122	French	C	2	2.5 (SQ)	BV	1900-1924 (B)
32	CKW-966	124	French	NC	2	1 (R)	CB	1950-1974 (B)
33	CKW-967	126	French	C	2	1.5 (O)	WD	1925-1949 (B)
34	CKW-968	128	French	C	2	1.5 (O)	WD	1925-1949 (B)
35	CKW-969	162	French	C	2	1.5 (AS)	WD	1925-1949 (B)
36	CKW-970	166	French	C	1	1.5 (BC)	WD	1900-1924 (B)
37	CKW-971	168	French	NC	3	1.5 (BC)	WD	1900-1924 (B)
38	CKW-972	138	Central	NC	3	1 (O)	CB	1950-1974 (B)
39	CKW-973	134	Central	NC	3	2 (O)	WD	1950-1974 (B)
40	CKW-974	130	Central	C	2	1.5 (O)	WD	1900-1924 (B)
41	CKW-975	126	Central	C	2	2.5 (SQ)	WD	1900-1924 (B)
42	CKW-199	122	Central	C	2	1.5 (AS)	WD	1900-1924 (B)
43	CKW-976	131	Kentucky	C	2	1 (O)	WD	1925-1949 (B)
44	CKW-47	134	Kentucky	C	1	1 (TP)	WD	1900-1924 (B)
45	CKW-977	129	Kentucky	C	1	1 (BC)	WD	1925-1949 (B)

WD-WOOD FRAME, BR-BRICK, BV-BRICK VENEER, CB-CONCRETE BLOCK, C-CONTRIBUTING, NC-NON-CONTRIBUTING
1=LITTLE OR NO ALTERATION, 2= MODERATE ALTERATION, 3=MAJOR, 4=NEW CONSTRUCTION
B=BUILDING, S=SITE; AS=ASYMMETRICAL, BC=BUNGALOW/CRAFTSMAN, SQ=4-SQUARE, TP=T-PLAN, R=RANCH, O=OTHER

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**South Park Neighborhood, Winchester
Clark County, Kentucky**

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Site No.	Resource No.	Address	Street	Evaluation	Alterations	Stories (Plan)	Material	Construction Date (Property Type)
46	CKW-978	127	Kentucky	C	1	1 (BC)	WD	1900-1924 (B)
47	CKW-456	128	Kentucky	NC	3	2 (TP)	WD	1900-1924 (B)
48	CKW-979	125	Kentucky	C	2	1.5 (BC)	WD	1900-1924 (B)
49	CKW-980	124	Kentucky	C	1	1 (TP)	WD	1900-1924 (B)
50	CKW-981	121	Kentucky	C	1	1 (BC)	WD	1900-1924 (B)
51	CKW-455	118	Kentucky	C	1	1 (AS)	WD	1900-1924 (B)
52	CKW-982	119	Kentucky	C	1	1.5 (BC)	WD	1900-1924 (B)
53	CKW-454	116	Kentucky	NC	3	1.5 (TP)	WD	1900-1924 (B)
54	CKW-983	117	Kentucky	C	2	1.5 (BC)	WD	1900-1924 (B)
55	CKW-984	113	Kentucky	C	1	1.5 (BC)	WD	1900-1924 (B)
56	CKW-453	114	Kentucky	C	2	1 (AS)	WD	1900-1924 (B)
57	CKW-985	111	Kentucky	C	1	2 (TP)	WD	1900-1924 (B)
58	CKW-452	112	Kentucky	C	2	1 (O)	WD	1900-1924 (B)
59	CKW-986	109	Kentucky	C	2	1.5 (TP)	WD	1900-1924 (B)
60	CKW-451	102	Kentucky	C	2	1 (AS)	WD	1900-1924 (B)
61	CKW-450	21	Kentucky	C	2	1 (TP)	WD	1900-1924 (B)
62	CKW-987	30	Kentucky	NC	3	1 (AS)	WD	1900-1924 (B)
63	CKW-988	121	Calloway	C	2	1 (O)	WD	1925-1949 (B)
64	CKW-989	122	Calloway	C	2	1 (TP)	WD	1900-1924 (B)
65	CKW-990	120	Calloway	C	2	1 (TP)	WD	1900-1924 (B)
66	CKW-449	19	Kentucky	C	1	2 (TP)	WD	1900-1924 (B)
67	CKW-991	20	Kentucky	C	2	1 (O)	WD	1925-1949 (B)
68	CKW-992	17	Kentucky	NC	3	1 (O)	WD	1900-1924 (B)
69	CKW-993	12	Kentucky	C	2	1.5 (BC)	WD	1925-1949 (B)
70	CKW-448	11	Kentucky	C	2	2 (TP)	WD	1900-1924 (B)
71	CKW-446	9	Kentucky	C	2	1 (AS)	WD	1900-1924 (B)
72	CKW-447	10	Kentucky	C	2	1 (O)	WD	1900-1924 (B)
73	CKW-994	2	Elizabeth	NC	3	1 (O)	WD	1950-1974 (B)
74	CKW-995	8	Kentucky	NC	3	1 (O)	WD	1950-1974 (B)
75	CKW-996	7	Kentucky	C	2	1 (TP)	WD	1900-1924 (B)
76	CKW-445	5	Kentucky	C	2	1 (AS)	WD	1900-1924 (B)
77	CKW-444	3	Kentucky	C	2	1 (AS)	WD	1900-1924 (B)
78	CKW-443	2	Kentucky	NC	3	1 (AS)	WD	1900-1924 (B)
79	CKW-299	1	Georgia	C	2	1 (AS)	WD	1900-1924 (B)
80	CKW-300	2	Georgia	C	2	1 (TP)	WD	1900-1924 (B)
81	CKW-301	4	Georgia	C	2	1 (AS)	WD	1900-1924 (B)
82	CKW-302	5	Georgia	C	2	1 (TP)	WD	1900-1924 (B)
83	CKW-304	7	Georgia	C	2	1 (AS)	WD	1900-1924 (B)
84	CKW-303	6	Georgia	C	2	1 (TP)	WD	1900-1924 (B)
85	CKW-306	11	Georgia	C	2	1 (TP)	WD	1900-1924 (B)
86	CKW-305	10	Georgia	C	1	1 (TP)	WD	1900-1924 (B)
87	CKW-307	14	Georgia	C	2	1 (TP)	WD	1900-1924 (B)
88	CKW-308	19	Georgia	C	2	1 (TP)	WD	1900-1924 (B)
89	CKW-309	18	Georgia	C	2	1 (TP)	WD	1900-1924 (B)
90	CKW-311	22	Georgia	C	2	1 (TP)	WD	1925-1949 (B)

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1=LITTLE OR NO ALTERATION, 2= MODERATE ALTERATION, 3=MAJOR, 4=NEW CONSTRUCTION
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South Park Neighborhood, Winchester
Clark County, Kentucky

Site No.	Resource No.	Address	Street	Evaluation	Alterations	Stories (Plan)	Material	Construction Date (Property Type)
91	CKW-310	21	Georgia	C	1	1 (O)	WD	1900-1924 (B)
92	CKW-313	102	Georgia	C	1	1 (AS)	WD	1900-1924 (B)
93	CKW-312	101	Georgia	C	2	1 (AS)	WD	1900-1924 (B)
94	CKW-997	104	Georgia	C	2	1 (BC)	WD	1925-1949 (B)
95	CKW-314	107	Georgia	C	2	1.5 (AS)	WD	1900-1924 (B)
96	CKW-316	110	Georgia	C	2	1 (AS)	WD	1925-1949 (B)
97	CKW-315	109	Georgia	C	2	1 (TP)	WD	1900-1924 (B)
98	CKW-317	112	Georgia	NC	3	1 (AS)	WD	1925-1949 (B)
99	CKW-998	114	Georgia	NC	4	1.5 (BC)	WD	1925-1949 (B)
100	CKW-318	111	Georgia	C	1	1 (TP)	BR	1900-1924 (B)
101	CKW-999	115	Georgia	NC	3	1 (TP)	WD	1925-1949 (B)
102	CKW-319	116	Georgia	C	2	1 (TP)	WD	1950-1974 (B)
103	CKW-323	117	Georgia	C	2	1 (AS)	WD	1925-1949 (B)
104	CKW-320	118	Georgia	NC	3	1 (TP)	WD	1950-1974 (B)
105	CKW-324	119	Georgia	NC	3	1(AS)	WD	1900-1924 (B)
106	CKW-321	120	Georgia	NC	3	1(TP)	WD	1950-1974 (B)
107	CKW-325	135	Georgia	C	1	1 (AS)	WD	1900-1924 (B)
108	CKW-322	136	Georgia	C	2	1 (TP)	WD	1925-1949 (B)
109	CKW-195	28	Central	C	2	2 (AS)	WD	1875-1899 (B)
110	CKW-1000	32	Central	NC	3	1 (O)	WD	1950-1974 (B)
111	CKW-1001	112	Central	NC	VACANT LOT	N/A	N/A	1925-1949 (S)
112	CKW-197	116	Central	C	2	1 (TP)	WD	1900-1924 (B)
113	CKW-198	118	Central	C	2	1 (TP)	WD	1900-1924 (B)
114	CKW-1002	18	Central	C	2	2.5 (SQ)	WD	1925-1949 (B)
115	CKW-1003	16	Central	NC	4	2 (O)	WD	1975-2000 (B)
116	CKW-1004	17	Central	C	2	1.5 (SQ)	WD	1925-1949 (B)
117	CKW-193	10	Central	C	2	1 (AS)	WD	1900-1924 (B)
118	CKW-192	6	Central	C	2	1 (TP)	WD	1950-1974 (B)
119	CKW-191	2	Central	NC	3	1 (TP)	WD	1900-1924 (B)
120	CKW-1005	141	Alabama	C	2	2 (TP)	WD	1875-1899 (B)
121	CKW-1006	146	Alabama	NC	3	1 (O)	WD	1925-1949 (B)
122	CKW-1007	145	Alabama	NC	3	1 (O)	WD	1900-1924 (B)
123	CKW-1008	144	Alabama	C	1	1.5 (BC)	BV	1925-1949 (B)
124	CKW-1009	142	Alabama	C	2	1.5 (BC)	WD	1925-1949 (B)
125	CKW-1010	140	Alabama	C	2	1 (AS)	WD	1900-1924 (B)
126	CKW-1011	138	Alabama	C	1	1 (AS)	WD	1900-1924 (B)
127	CKW-1012	136	Alabama	C	1	1 (AS)	WD	1900-1924 (B)
128	CKW-1013	135	Alabama	C	2	2 (O)	WD	1875-1899 (B)
129	CKW-1014	134	Alabama	C	1	2 (TP)	WD	1875-1899 (B)
130	CKW-1015	132	Alabama	C	2	1.5 (BC)	WD	1900-1924 (B)
131	CKW-1016	133	Alabama	NC	3	1.5 (O)	WD	1925-1949 (B)
132	CKW-1017	131	Alabama	C	1	1 (BC)	WD	1925-1949 (B)
133	CKW-1018	130	Alabama	C	2	1 (TP)	WD	1900-1924 (B)
134	CKW-1019	128	Alabama	C	2	1.5 (BC)	WD	1925-1949 (B)
135	CKW-1020	127	Alabama	C	2	1.5 (BC)	WD	1900-1924 (B)

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South Park Neighborhood, Winchester
Clark County, Kentucky

Site No.	Resource No.	Address	Street	Evaluation	Alterations	Stories (Plan)	Material	Construction Date (Property Type)
136	CKW-1021	125	Alabama	NC	4	1 (R)	WD	1975-2000 (B)
137	CKW-1022	126	Alabama	C	2	1 (BC)	WD	1925-1949 (B)
138	CKW-1023	117	Alabama	C	1	2 (TP)	WD	1875-1899 (B)
139	CKW-1024	118	Alabama	C	2	1 (AS)	WD	1900-1924 (B)
140	CKW-1025	109	Alabama	C	1	2 (TP)	WD	1875-1899 (B)
141	CKW-1026	116	Alabama	C	2	1 (BC)	WD	1900-1924 (B)
142	CKW-1027	105	Alabama	C	2	1 (AS)	WD	1900-1924 (B)
143	CKW-1028	101	Alabama	C	1	1 (AS)	WD	1875-1899 (B)
144	CKW-1029	18	Calloway	NC	3	2 (O)	BV	1925-1949 (B)
145	CKW-1030	111	Calloway	NC	3	2 (SQ)	BV	1900-1924 (B)
146	CKW-1031	114	Calloway	C	2	1 (O)	WD	1950-1974 (B)
147	CKW-1032	110	Calloway	C	2	2 (O)	WD	1900-1924 (B)
148	CKW-6	27	Alabama	C	2	1.5 (TP)	WD	1900-1924 (B)
149	CKW-1075	15	Calloway	C	1	2.5 (AS)	WD	1900-1924 (B)
150	CKW-1033	23	Alabama	C	2	1 (TP)	WD	1900-1924 (B)
151	CKW-1034	16	Alabama	NC	3	1 (R)	WD	1925-1949 (B)
152	CKW-1035	14	Alabama	C	2	1 (TP)	WD	1900-1924 (B)
153	CKW-4	19	Alabama	C	2	1.5 (O)	WD	1825-1849 (B)
154	CKW-1036	12	Alabama	C	2	1 (TP)	WD	1900-1924 (B)
155	CKW-1	7	Alabama	C	1	1.5 (AS)	BR	1900-1924 (B)
156	CKW-1037	6	Alabama	C	2	2.5 (SQ)	WD	1925-1949 (B)
157	CKW-1038	8	Alabama	C	2	1 (AS)	WD	1900-1924 (B)
158	CKW-1039	1	Alabama	C	2	1.5 (AS)	WD	1900-1924 (B)
159	CKW-342	114	Hickman	C	2	1.5 (AS)	WD	1925-1949 (B)
160	CKW-341	112	Hickman	C	2	1 (AS)	WD	1900-1924 (B)
161	CKW-340	110	Hickman	C	2	2 (O)	WD	1900-1924 (B)
162	CKW-1040	108	Hickman	C	3	2 (O)	WD	1925-1949 (B)
163	CKW-1041	205	Highland	C	1	2.5 (AS)	BR	1900-1924 (B)
164	CKW-394	209	Highland	C	2	2.5 (AS)	WD	1900-1924 (B)
165	CKW-395	213	Highland	C	2	2.5 (AS)	WD	1900-1924 (B)
166	CKW-396	217	Highland	C	2	2 (AS)	WD	1900-1924 (B)
167	CKW-1042	221	Highland	C	2	1.5 (AS)	WD	1900-1924 (B)
168	CKW-398	222	Highland	C	2	2.5 (AS)	WD	1875-1899 (B)
169	CKW-399	225	Highland	C	1	2 (AS)	WD	1900-1924 (B)
170	CKW-401	229	Highland	C	1	2.5 (AS)	WD	1900-1924 (B)
171	CKW-400	226	Highland	C	2	1 (TP)	WD	1875-1899 (B)
172	CKW-1043	230	Highland	C	2	2 (SQ)	WD	1875-1899 (B)
173	CKW-1044	7	Calloway	C	1	1.5 (BC)	BV	1900-1924 (B)
174	CKW-1045	11	Calloway	C	2	1 (AS)	WD	1925-1949 (B)
175	CKW-1046	10	Calloway	C	2	1.5 (TP)	WD	1875-1899 (B)
176	CKW-190	14	Calloway	C	2	2 (AS)	WD	1900-1924 (B)
177	CKW-1047	231	Highland	C	2	1.5 (O)	WD	1925-1949 (B)
178	CKW-402	234	Highland	C	2	1 (TP)	WD	1875-1899 (B)
179	CKW-1048	236	Highland	NC	4	1 (R)	BV	1950-1974 (B)
180	CKW-1049	235	Highland	NC	4	1 (O)	WD	1950-1974 (B)

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**South Park Neighborhood, Winchester
Clark County, Kentucky**

Site No.	Resource No.	Address	Street	Evaluation	Alterations	Stories (Plan)	Material	Construction Date (Property Type)
181	CKW-1050	246	Highland	C	1	1 (TP)	WD	1950-1974 (B)
182	CKW-1051	241	Highland	NC	3	1 (R)	WD	1950-1974 (B)
183	CKW-1052	160	French	NC	3	1 (BC)	WD	1900-1924 (B)
184	CKW-1053	247	Highland	C	1	1 (O)	WD	1950-1974 (B)
185	CKW-1054	248	Highland	C	1	1.5 (O)	WD	1925-1949 (B)
186	CKW-1055	249	Highland	NC	3	1 (BC)	WD	1900-1924 (B)
187	CKW-1056	250	Highland	C	2	1.5 (BC)	WD	1925-1949 (B)
188	CKW-1057	251	Highland	C	1	1 (BC)	WD	1900-1924 (B)
189	CKW-1058	252	Highland	C	1	1 (BC)	WD	1925-1949 (B)
190	CKW-1059	253	Highland	NC	3	1.5 (BC)	WD	1900-1924 (B)
191	CKW-1060	254	Highland	C	2	2 (SQ)	WD	1900-1924 (B)
192	CKW-1061	255	Highland	C	2	1 (BC)	WD	1900-1924 (B)
193	CKW-1062	257	Highland	C	2	1 (BC)	WD	1900-1924 (B)
194	CKW-1063	256	Highland	C	2	1 (BC)	WD	1925-1949 (B)
195	CKW-1064	260	Highland	NC	3	1.5 (BC)	WD	1925-1949 (B)
196	CKW-1065	259	Highland	C	2	1 (BC)	WD	1900-1924 (B)
197	CKW-1066	262	Highland	C	2	1.5 (BC)	WD	1925-1949 (B)
198	CKW-1067	261	Highland	C	1	1.5 (BC)	WD	1900-1924 (B)
199	CKW-1068	263	Highland	C	2	1 (BC)	WD	1950-1974 (B)
200	CKW-1069	265	Highland	C	1	2.5 (O)	BR	1925-1949 (B)
201	CKW-1070	266	Highland	C	2	1.5 (BC)	WD	1925-1949 (B)
202	CKW-1071	267	Highland	C	2	1.5 (BC)	WD	1925-1949 (B)
203	CKW-1072	268	Highland	NC	3	1 (R)	WD	1950-1974 (B)
204	CKW-1073	210	Hickman	C	1	1.5 (BC)	WD	1900-1924 (B)
205	CKW-1074	208	Hickman	C	2	1 (O)	WD	1925-1949 (B)
206	CKW-344	206	Hickman	C	2	1 (AS)	WD	1900-1924 (B)
207	CKW-343	204	Hickman	C	2	1 (AS)	WD	1925-1949 (B)

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8. Statement of Significance**Applicable National Register Criteria**

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

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

Criteria Considerations

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

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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Community Planning/Development

Period of Significance

1904-1957

Significant Dates

1904

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

9. Major Bibliographical References**Bibliography**

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

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 Engineering Record# _____

Primary location of additional data:

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

Name of repository:

**NATIONAL REGISTER OF HISTORIC PLACES
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Section 8 Page 2**

**South Park Neighborhood, Winchester
Clark County, Kentucky**

Statement of Significance:

The **South Park Neighborhood** meets National Register Criterion A and is locally significant in the Area of Community Planning and Development because it reveals a pattern of development associated with the growth and expansion of the city of Winchester, Kentucky. The neighborhood is situated near the downtown commercial area, and in proximity to the main line of the L&N railroad. The development of the neighborhood formed a transitional zone between the urban center and the rural farmland in the south east portion of the county. The proposed district consists of an important group of historic residential and commercial properties that date from the turn of the twentieth century. These buildings, together with the matrix of streets, alleys, and lots on which they are located, provide an excellent picture of the development of the south end of town during an important period of its economic growth and expansion.

The South Park Neighborhood's period of significance is from 1904, with the establishment of the original plat of the neighborhood and the first period of residential construction, to about 1950, which brought the development of the neighborhood to a close. During that time, Winchester grew to become a significant regional center in the areas of railroad facilities, lumber mills, raw stock industries, manufacturing, beef and dairy cattle, and tobacco. The rise in population, the advent of affordable housing and long-term mortgages, and the neighborhood's proximity to the town's commercial center, were all factors in its development.

The South Park Neighborhood shares a portion of its western boundary with the Thompson Neighborhood, which was listed in the National Register in 1992. That neighborhood is distinguished by its collection of stately "Victorian" homes, wide streets, and manicured lawns. The scale of its residential stock sets the Thompson Neighborhood apart from the South Park Neighborhood, thus providing a socio-economic distinction between the two areas. Likewise, the Thompson Neighborhood is located in a premier section of town that is removed from the industrial character of the railroad tracks. The South Park Neighborhood is a working class area that features modest bungalows and other houses with asymmetrical plans. The repetition of these two house types and the fact that the majority of houses are single-story, framed structures with very little ornamentation suggests the lure of affordable housing during a time when America was becoming much more urban.

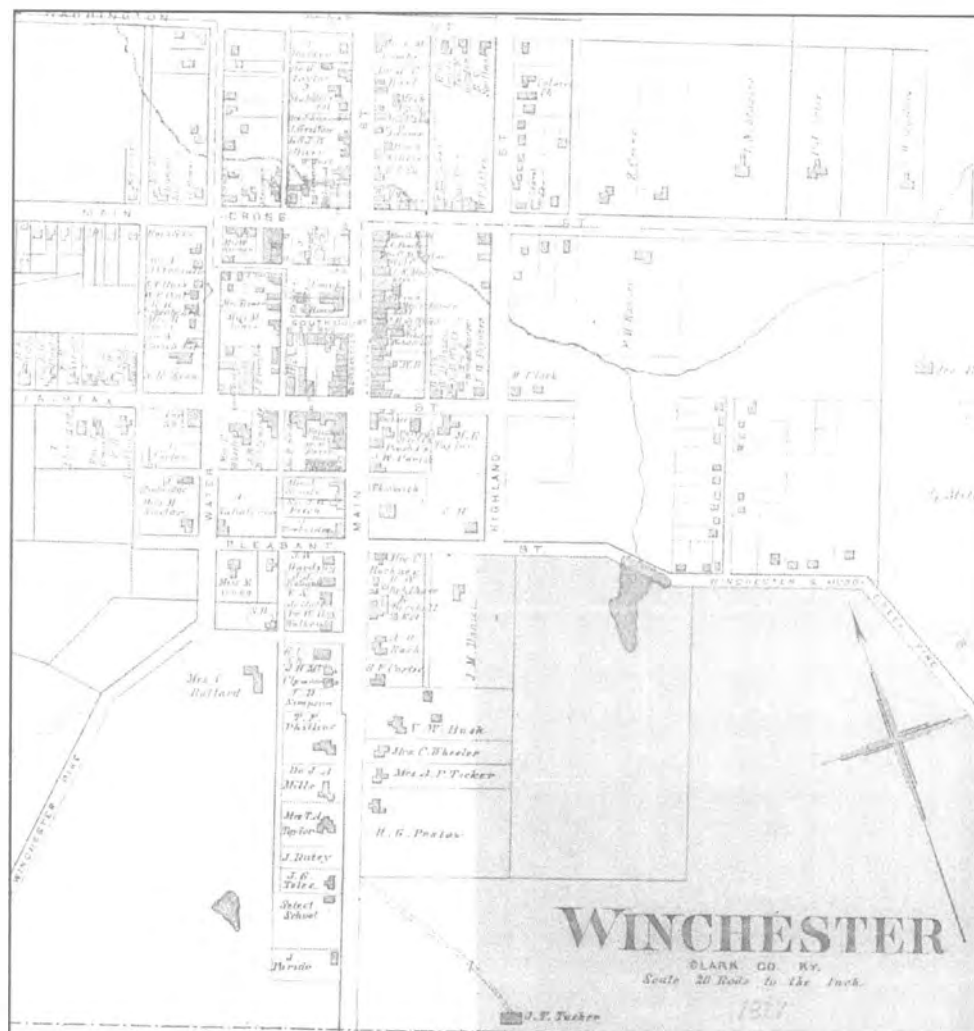
Historic Background:

Between 1870 and 1915, Clark County underwent significant changes due to the influence of the railroads. The development of railroads throughout Kentucky diversified and geographically concentrated the state's resources. The Elizabethtown, Lexington, and Big Sandy Railroad was built through Clark County in 1873 after locals raised \$100,000 for its construction. The rail line eventually captured the northeastern Kentucky lumber trade. Winchester, which had always been little more than a village, developed into a transportation and commercial center, despite being in close proximity to Lexington (Survey; 6).

Other railways were built through the county. The Kentucky Central was completed between Winchester and Livingston by 1881, and the Kentucky Union was completed from Winchester to Powell County in 1883 (Kleber: 198). These three railroads formed a junction within the city of Winchester that spurred on rapid growth in many areas of the local economy. Warehouses, storehouses, depots, and freight stations were built along the railroad to collect and distribute unrefined agricultural products from the countryside and items needed by the community. Nearby, commercial buildings were constructed to sell the goods, residential buildings to house the growing population, hotels for visitor accommodations, financial institutions to support investment opportunities, and educational and religious facilities to encourage learning and social interaction (Tolbert; 46). By the turn of the century, the city was home to the Clark County National Bank, the Winchester National Bank, and the Citizens National Bank.

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South Park Neighborhood, Winchester
Clark County, Kentucky



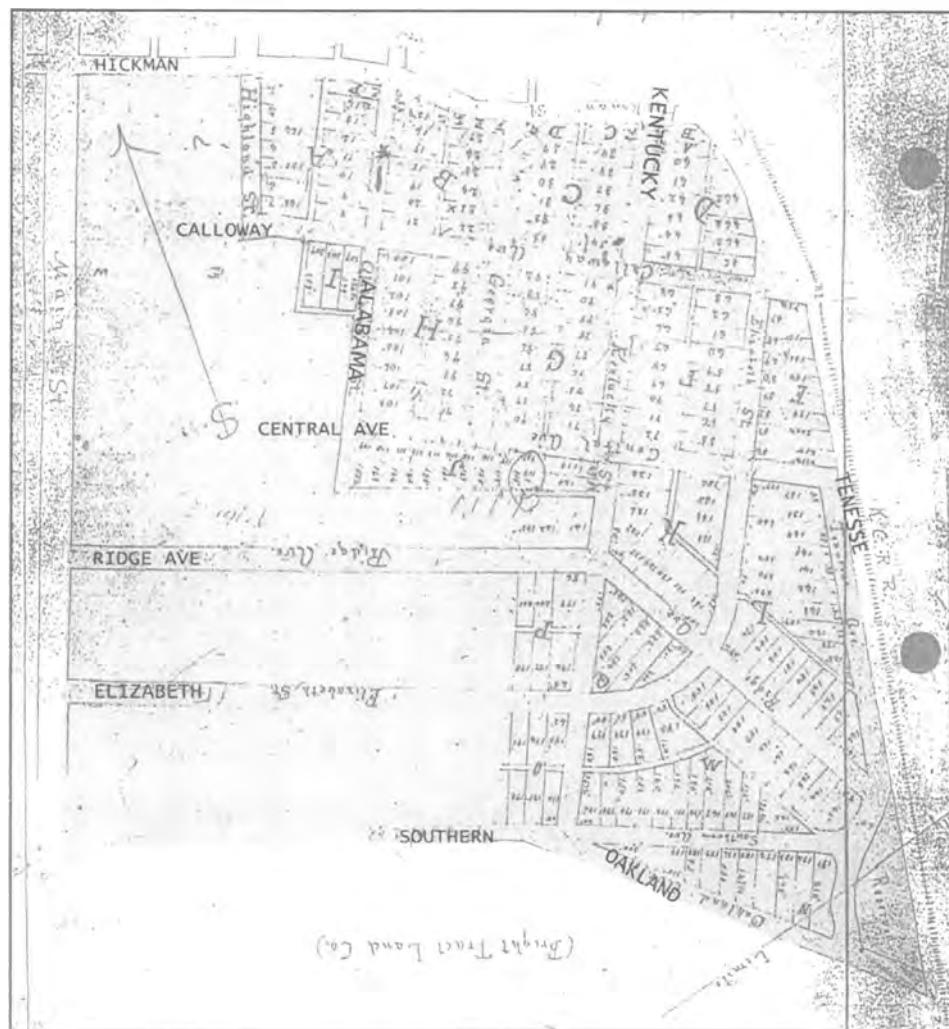
1877 Sanborn Map of Winchester. The shaded area represents the location of the South Park Neighborhood.

Capital was concentrated in the town center, and a number of influential business flourished. The St. George, Rees, and Brown-Proctor hotels, S. P. Kerr Roller Mills, and Kentucky Wesleyan College were all established in the town by 1905 (Survey: 5). Likewise, the advent of burley tobacco established Winchester as a market center for the sale and transfer of the crop. By the 1920s, Kentucky was regarded as the world's largest burley tobacco producer, which supported a swelling national tobacco industry. The city had several open floor tobacco sales facilities as well as tobacco warehouses that were accommodated by the rail lines.

Before the 1870s, Winchester functioned as small village that served as the county seat. By 1900, however, the city had moved ahead of its rival communities to become a significant influence in the region. While the population of the county and city declined a bit after the Civil War, it began to rise to parallel the emphasis on new development. By 1900, the county population was 16,694 with nearly half (7,000) living in the town of Winchester. The local economy supported its rising population through the numerous jobs created in response to the rail industries. Raw materials, agricultural products, minerals and livestock flowed from rural counties to the city's markets and manufacturing centers. Products made in Winchester were, in turn, shipped to places abroad. (Castner; 753).

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South Park Neighborhood, Winchester
Clark County, Kentucky



1904 plat of the South Park Neighborhood.

To be sure, the expansion of Winchester called for new housing developments. During the first quarter of the twentieth century a number of subdivisions were platted and built, such as the Reynolds, Stuart, and Thompson neighborhoods. Each neighborhood housed people of similar class. The Reynolds development was geared towards the working class, while the Thompson and Stuart neighborhoods appealed to a wealthier merchant class (Survey; 98).

South Park Neighborhood:

In 1904, the same year the city's highly celebrated St. George hotel opened up to the public, the South Park neighborhood was platted by the Bright Land Company. Part of the land that constituted the neighborhood was owned by the M. E. Timberlake family and passed on to their heirs. Marry Emma and Bettie French Bright, proprietors of the Bright Land Company, initially set apart about fifty acres for the development of the neighborhood. The land was subsequently sold to R. P. Taylor, who in turn sold individual lots for residential development. Main Street formed the north/south axis for the city and anchored South Park's development around the civic, religious, and commercial structures that defined downtown. The vacant farmland that became South Park was ideal for residential development because it was in proximity to the city's thriving commercial and civic infrastructure.

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South Park Neighborhood, Winchester
Clark County, Kentucky



1907 Sanborn Map showing early development of South Park



7 Alabama Street (CKW-1), was among the first houses built in South Park ca. 1904.



5 Kentucky Street (CKW-445), an example of an early T-plan house built in the neighborhood, ca. 1907.

While the neighborhood was integrated with the downtown area via Hickman Street and Main Street, the Muddy Creek road (southeast corner of plat) linked the neighborhood with the rural landscape, which formed a transitional zone between the city and the country. The original plat called for 206 individual lots, and houses were immediately built on the streets of Calloway, Highland, and Alabama, which became popular spots in the neighborhood.

The earliest residential structures were a mix of T-plan houses and other asymmetrical plans, primarily the Pyramidal Roof style of house. The T-plan was built with a great deal of regularity in many areas of Winchester, including the South Park neighborhood, which constitutes about 16 percent of the total residential stock for the neighborhood. The plan likely developed out of the central-hall tradition and it combined with the picturesque asymmetry associated with A. J. Downing's idea of a rural house type (Survey; 112). Likewise, the plan seems to be synonymous with railroad and other industrial urban developments, perhaps because of its affordability as a modest working class house type.

On the other hand, the pyramidal roof house type constitutes about 45 percent of the total housing stock built in the neighborhood. The popularity of the house style is due in part to its patterned design and its larger interior space to that of the T-plan. More space, usually one room, was gained by using this type of plan (Survey; 112). The front porch area was available for decorative details that could be ordered from local lumber yards or a sash, door, and blind factory (Survey; 113). The house at 7 Alabama street is one of the earliest examples of the this type in the area, and it set an early precedence for the frequency of its type that got built in the South Park neighborhood.

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**South Park Neighborhood, Winchester
Clark County, Kentucky**



1912 Sanborn Fire Insurance Map showing Georgia and Kentucky



1926 Sanborn Fire Insurance Map showing French Street

Residential development occurred quickly within the neighborhood, which reflects the demands placed on housing needs due to the expansion of Winchester's economy during this time.

The Sanborn Maps from 1912 show that many of the houses on Alabama, Georgia, and Kentucky Streets were constructed by this time, though a few open lots of land still remained. Many of the houses on Central and French Avenues retained relatively large pieces of property.

The Thompson Neighborhood that was built in the preceding decades had filled up by 1910, and the city needed another area for upscale housing at that point in time. The French Street area was the next logical spot because it was conducive for the addition of houses that mirrored the Thompson area in scale and massing. Thus, the larger, more stately homes along French Avenue developed concurrently with the working class housing that was built throughout the South Park area.

The development of the South Park neighborhood filled the offered new opportunities for housing in the areas of the merchant class and the working class, which gives the neighborhood an eclectic architectural appeal. The housing along French Street consists of large, four-square structures, and several three-story asymmetrical plans on large lots.



Example of housing along French Street (Site 1, CKW-941)

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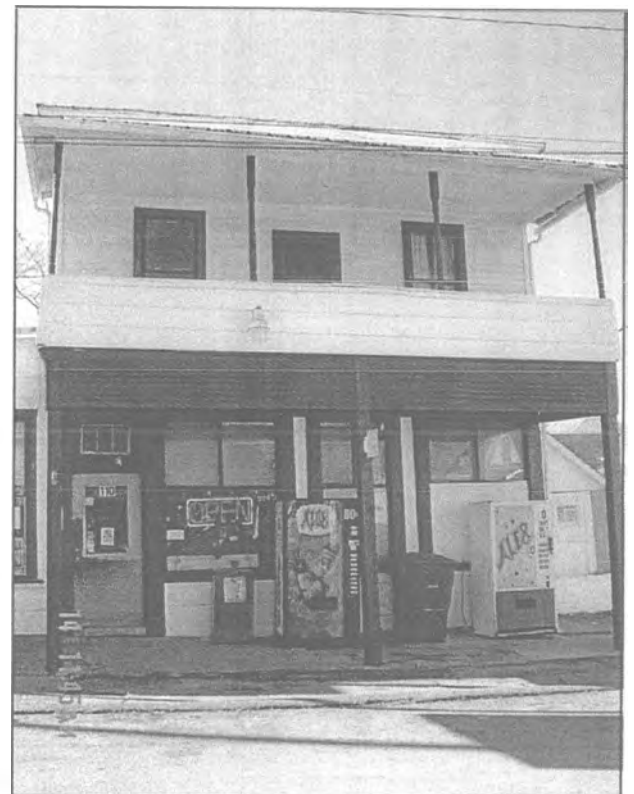
South Park Neighborhood, Winchester
Clark County, Kentucky



Hickman Street Grocery, Site 205, CKW-1074

Because the neighborhood was in a transitional zone between the rural and urban areas, two general stores developed (on Hickman and Calloway Streets). Grocery stores tended to be spatially decentralized from the urban center as cities expanded. As land values in urban areas increased, prime land became limited, thus making it difficult to establish a profitable grocery store downtown. Store owners began looking for cheaper land located near residential areas where land was cheaper and the potential for customers was good (Mayo, 49)

M. E. Taylor sold properties to store owners who subsequently established their commercial properties within the neighborhood. The buildings were modest frame structures that mirrored the residential character of their surroundings. The stores allowed residents the opportunity to have convenient access to daily wares within walking distance of their homes. Likewise, they came to define aspects of the neighborhoods commercial and social character as important public intersections.



Calloway Market (originally called Cecil Gravitt Grocery Store)
Site 147, CKW-1032

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**South Park Neighborhood, Winchester
Clark County, Kentucky**



Cottage Style Bungalow, Site 19, CKW-955



1930s Road Improvement Project in South Park Neighborhood



Neighborhood Political Rally c. 1920s Photo provided by Will Hodgkins

The 1920s marks the period when the majority of housing stock was built in the neighborhood. During this period, and into the 1930s, the bungalow plan was built with a fair amount of regularity, although the popular asymmetrical, framed house plan continued to get built as well. Likewise, the neighborhood was home to the Hickman Public School (demolished in 1970) that served residents from the South Park, and Thompson neighborhoods, as well as those living in the downtown area.

During the 1930s, as the Great Depression was taking its toll on the country, the Works Progress Administration program sponsored the improvement to roads all over the country. During that time, South Park's system of primary streets were improved with concrete gutters and asphalt pavement. To be sure, the increased quality of road surface enhanced the automobile travel experience through the residential area. Hickman Street (shown in image above) was extended to French Street, which more fully integrated the neighborhood between Highland Avenue and French Street.

Hickman Street was the processional route for the annual fourth of July parade, and the South Park neighborhood became the location for civic activities, such as the political rally held at the Buckner House on French Avenue.

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South Park Neighborhood, Winchester
Clark County, Kentucky



Ranch Style House, c. 1955 Site 203, CKW-1072

Winchester and Clark County continued to grow through the 1940s and into the 1950s, as did its population. In 1946, Leggett and Platt, a manufacturer of bed springs and other furniture components, opened a plant in Winchester, kicking off an industrial boom in the county. The construction of Interstate 64 and the Mountain Parkway provided the county with even better access to major markets, making it attractive to large manufacturing firms (Clark: 351, 357; Kleber: 198; Historic Sites: 7). The continued demand for housing meant that South Park remained a viable area of the town for residents to build their homes. During the 1950s, a few Ranch Style houses were built on some of the remaining lots. Due to the limited availability of lots, the number of Ranch Style houses in South Park remains low. The house style is much more prevalent in other areas of the county whose greatest development occurred from 1945 to 1965.

By the 1950s, the South Park neighborhood had reached its development potential, which closed the neighborhood to new construction. Like many neighborhoods, South Park indicates Winchester's periods of economic growth and expansion. Historically, the railroads centralized and geographically concentrated the state's resources within towns such as Winchester. The Kentucky Central and Kentucky Union railroads were built through the city during the 1880s, which encouraged the establishment of lumber mills and other raw stock industries in the town. New industries meant new jobs and the success of the railroads and prosperity associated with burley tobacco spurred on Winchester's manufacturing base. Likewise, the population of the city grew. Between 1890 and 1950 the population increased more than 20 percent. The rise in population created new demands for affordable housing and improved city services.

Taken together, the railroads and increased job opportunities ushered in the development of the South Park Neighborhood near the turn of the century. It provided the residential, political, economic, and educational continuity that defined American's collective democratic spirit. Today, the neighborhood retains much of its historic character and integrity of setting, thus its design appears little altered from its earliest development period.

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CONTINUATION SHEET**
Section 9 Page 1

**South Park Neighborhood, Winchester
Clark County, Kentucky**

Bibliography:

Amos, Christine A.

1988, *The Bluegrass Cultural Landscape: A Regional Historic Overview*, Kentucky Heritage Council, Frankfort, KY.

Clark, Thomas D.

1995, *Clark County, Kentucky: A History*, Clark County-Winchester Heritage Commission and the Clark County Historical Society, Winchester, KY.

Clay, Grady

1973, *Close Up: How to Read the American City*, Chicago University Press, Chicago, IL.

Francaviglia, Richard

1996, *Main Street Revisited: Time, Space, and Image Building in Small Town America*, University of Iowa Press, Iowa City.

Kleber, John E., ed.

1992, *The Kentucky Encyclopedia*, University Press of Kentucky, Lexington.

Mayo, James

1993, *The American Grocery Store: The Business Evolution of and Architectural Space*, Greenwood Press, Westport, CT.

1979, *Survey of Historic Sites in Clark County, Kentucky*, Kentucky Heritage Commission, Frankfort, KY.

Historic Image of the Road Improvement Project in South Park (Section 8, p.8), Kentuckiana Digital Library, Goodman-Paxton Photographic Collection, University of Kentucky, 1934-1942.

Sanborn Fire Insurance Maps:

December, 1907 - Section 14

March, 1926 - Section 19

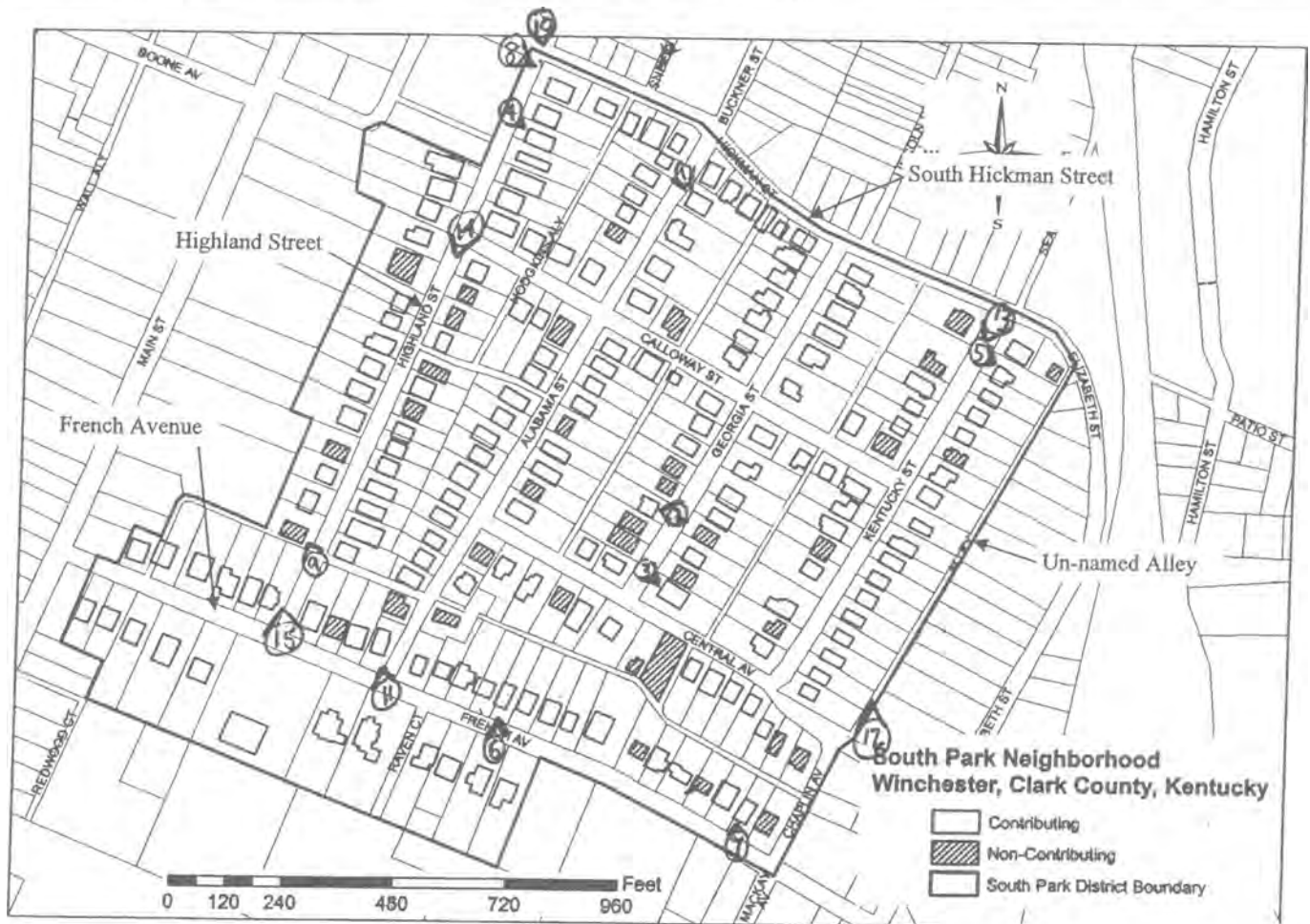
March, 1926 - Section 14

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
Section 10 Page 1**

**South Park Neighborhood, Winchester
Clark County, Kentucky**

Verbal Boundary Description: See map

The proposed district boundary is precisely defined by the map, below. Generally, it follows Hickman Street on the north, an alley east of and parallel to Kentucky Street on the east, by the back lot lines of properties on the west side of Highland Street on the west, and on the south by French Avenue for 9 properties fronting French Avenue on its north side, then by the back lot lines of 12 properties fronting French Avenue on its south side.



① photo # and direction

Boundary Justification:

The South Park Neighborhood is about fifty acres roughly bounded by Hickman Street, the alley east of Kentucky Street, and the properties facing Highland Street and French Avenue. The boundaries for the South Park Neighborhood reflect the original plat that was laid out in 1904, and the subsequent development of the French Avenue area (often referred to as the Taylor Addition). The major streets of South Hickman, Highland, and French provided the anchoring avenues on the original plat. Those streets continue to constitute the original intent of the neighborhood's design. The street that is French Avenue was the original entryway into the Thompson Farm (CKW-289). It was extended on the plat to accommodate residential development and was eventually connected to Muddy Creek Road to the east. An unnamed alley forms the eastern boundary for the district. The residential character of the neighborhood is maintained to the west of the alley, while those structures to the east do not fit the district's identity. As a result, the alley provides a distinct break in the architectural continuity that defines the historic character of the neighborhood.

10. Geographical Data**Acreage of Property** 50 acres**UTM References**

(Place additional UTM References on a continuation sheet.)

1	<table border="1"><tr><td>16</td></tr></table> Zone	16	<table border="1"><tr><td>7</td><td>47</td><td>658</td></tr></table> Easting	7	47	658	<table border="1"><tr><td>420</td><td>811</td><td>6</td></tr></table> Northing	420	811	6	3	<table border="1"><tr><td>16</td></tr></table> Zone	16	<table border="1"><tr><td>7</td><td>48</td><td>301</td></tr></table> Easting	7	48	301	<table border="1"><tr><td>420</td><td>825</td><td>0</td></tr></table> Northing	420	825	0
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2	<table border="1"><tr><td>16</td></tr></table> Zone	16	<table border="1"><tr><td>7</td><td>48</td><td>094</td></tr></table> Easting	7	48	094	<table border="1"><tr><td>420</td><td>795</td><td>7</td></tr></table> Northing	420	795	7	4	<table border="1"><tr><td>16</td></tr></table> Zone	16	<table border="1"><tr><td>7</td><td>47</td><td>904</td></tr></table> Easting	7	47	904	<table border="1"><tr><td>420</td><td>847</td><td>7</td></tr></table> Northing	420	847	7
16																					
7	48	094																			
420	795	7																			
16																					
7	47	904																			
420	847	7																			

Verbal Boundary Description

(Describe the boundaries of the property.) See Continuation Sheet

Boundary Justification

(Explain why the boundaries were selected.) See Continuation Sheet

11. Form Prepared By

name/title Fred J. Rogers and R. Glen Payne with contributions from Ginger Shank
organization Preservation Services and Technology Group date Summer, 2007
street & number 206B Orchard Drive telephone 859-270-3413
city or town Nicholasville state Ky zip code 40356

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the district's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **digital photographs** of the district - included on Compact Disc.**Additional items**

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

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

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
Section Photo ID

South Park Neighborhood
Clark County, KY
Page 1

All photographs share the same information:

Name of Resource: South Park Neighborhood

Location: Clark County

Photographer: Glen Payne

Location of electronic media: Kentucky Heritage Council, Frankfort, KY

Date of photo: Summer, 2007

1. Property 155, CK-W-1, 7 Alabama Street, view facing southeast
2. Property 102, CK-W-319, 116 Georgia Street, view facing west
3. Property 107, CK-W-325, 135 Georgia Street, view facing southeast
4. Property 165, CK-W-395, 213 Highland Street, view facing southeast
5. Property 76, CW-W-445, 5 Kentucky Street, view facing southeast
6. Property 25, CK-W-959, 38 French Street, view facing northwest
7. Property 36, CK-W-970, 166 French Avenue, view facing northwest
8. Property 163, CK-W-1041, 205 Highland Street, view facing southeast
9. Property 203, CK-W-1072, 268 Highland Street, view facing northwest
10. View at the corner of Hickman and Highland Streets, facing south
11. View at the corner of French and Alabama Streets, facing northwest
12. View down unnamed alley, facing north
13. View of alley from Hickman Street facing southwest toward Calloway Street
14. View of South Highland Street, facing south
15. View at corner of French and Highland Streets, facing northwest

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property _____

County and State _____

Section number _____ Page _____

Name of multiple property listing (if applicable) _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 07001253

Date Listed: 6/18/08

Property Name: South Park Neighborhood

County: Clark

State: KY

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

Patrick Andrus
Signature of the Keeper

6/18/2008
Date of Action

Amended Items in Nomination:

Section 2: Location

The street & number should read:

The district is roughly bounded by Hickman Street, the alley east of Kentucky Street, and rear of properties facing Highland Street and French Avenue.

The nomination is hereby amended.

The Kentucky State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file**Nominating Authority (without nomination attachment)**

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

RECEIVED

DEC 26 2007

KY HERITAGE
COUNCIL

REQUESTED ACTION: NOMINATION

PROPERTY South Park Neighborhood
NAME:

MULTIPLE
NAME:

STATE & COUNTY: KENTUCKY, Clark County

DATE RECEIVED: 10/29/07 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 12/13/07

DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07001253

REASONS FOR REVIEW:

APPEAL: N	DATA PROBLEM: N	LANDSCAPE: N	LESS THAN 50 YEARS: N
OTHER: N	PDIL: N	PERIOD: N	PROGRAM UNAPPROVED: N
REQUEST: Y	SAMPLE: N	SLR DRAFT: Y	NATIONAL: N

COMMENT WAIVER: N

___ ACCEPT ☒ RETURN ___ REJECT ___ 12/11/07 DATE

ABSTRACT/SUMMARY COMMENTS:

See attached Return Sheet for detailed comment.

RECOM./CRITERIA

REVIEWER

DISCIPLINE

TELEPHONE

DATE

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

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



IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, D.C. 20240

The United States Department of the Interior National Park Service

National Register of Historic Places Return/Evaluation Sheet

Property Name: South Park Historic District, Clark County, KY

Reference Number: 07001253

The nomination form for the South Park Historic District, Winchester, Clark County is being returned for technical issues.

First, the nomination form is a photocopy. Please submit the original nomination printed on archival paper with an original State Historic Preservation Officer's signature.

Section 2: Street & Number. A reference to "see site map" is not sufficient. This needs to be completed as outlined in the National Register Bulletin How to Complete the National Register Registration Form. For a district, use streets or other easily defined physical boundaries to give an exact or rough description of the district's boundaries. If the district has complicated, irregular boundaries, use lots & block, a range of addresses, or something that gives a reader a sense of boundaries. In the case of South Park HD, "roughly bounded by Hickman Street, the alley east of Kentucky Street, and properties facing Highland Street and French Avenue," would suffice. Please provide a boundary description.

Section 6: Historic & Current functions. Use the CATEGORIES and subcategories provided in the Bulletin. Use the ALL CAPS format for categories. Be consistent. In the case of South Park HD, one column uses "Business/grocery store" in historic function and "Commerce/grocery store" as current function. "Business" is not a CATEGORY. The actual CATEGORY/subfunction is COMMERCE/department store.

Section 7: Please fill in the Architectural Classification listing the most important architectural styles or stylistic influences found in the district. Use a continuation sheet if necessary to complete the list, but begin the list in this section. In the South Park HD

**The United States Department of the Interior
National Park Service**

**National Register of Historic Places
Return/Evaluation Sheet**

South Park Historic District, Clark County KY

Page 2

nomination, this section said only "See Continuation Sheets" but the continuation sheet for Section 7 did not list the Architectural Classification. Style/types were found only buried in the descriptions, and only for some properties.

For Materials, follow the same procedure. Complete the section on page 2 of the form and utilize a continuation sheet if necessary.

In the narrative, it is nice having images embedded in the nomination, but since the nomination utilized only 15 photographs, the images embodied in the text of Section 7 would have been more helpful if they were not duplicates of those submitted as the photographs of record. A plot plan of the photographs shows that three of the images (1/5 of those provided) show the same three houses. No photo key map was provided with the submission; please provide one.

On page 15 of Section 7, the nomination details what constitutes *Contributing* and *Non-Contributing* status. In both cases, bullet point one uses the "50 years old" baseline. However, the period of significance for the district ends in 1950, leaving a gap of 7 years between the end of the period of significance and 50 years prior to the completion of the nomination. Please change the wording to say that properties contribute if they were constructed prior to 1950.

In delineating the number of resources, the narrative on page 15 counts 170 contributing resources, 36 non-contributing and a single vacant lot. Included in the 170 is a previously listed property which should be differentiated as it was on page 2 in the resource count. This previously listed property is referred to in the nomination and on the site map on page 15 as the "Dr. Andrew Hood House" but it is listed individually in the National Register as the "Hood-Thomas House." Please use the national Register listing name when referring to this property and correct the number of contributing properties in the narrative to 169.

In looking at the resource list beginning on page 17, there are a couple of problems. Nowhere is the resource type mentioned (building, site, structure, object). The list provides no style or type that would correspond to the narrative. Due to the dearth of images, it is not possible to check all of the resources, but, for example, resource #165 is described as being 1.5 stories, but the photograph shows a full 2 or possibly 2.5 stories.

**The United States Department of the Interior
National Park Service**

**National Register of Historic Places
Return/Evaluation Sheet**

South Park Historic District, Clark County KY
Page 3

Section 8: Our copy of the narrative has an extraneous page following Section 8, page 2 that has a single line of text that also is found on Section 8 page 3. I suspect this is a formatting error or copying error. On resubmission of the nomination, please correct.

Section 9: The bibliography contains typos - "Heritage" not capitalized in your agency's name, a missing numeral in the date of the Majo entry. Please review and correct the bibliography.

Section 10: Section 10 does not include a narrative description of the district boundary. A site map is provided, but there still needs to be a narrative description of the boundaries, either by describing the boundaries themselves or delineating lot & block. The boundary justification is adequate, but in looking at the information and maps provided, the conclusion that the eastern boundary (unnamed alley) might once have been the original Elizabeth Street appears not to be correct. The plat map clearly shows two ranks of lots separating Kentucky Street from Elizabeth Street.

We appreciate the opportunity to review this nomination and hope that you find these comments useful. Please feel free to contact me if you have any questions. I can be reached at (202) 354-2275 or email at <James_Gabbert@nps.gov>.

Sincerely,



Jim Gabbert, Historian
National Register of Historic Places
12/11/2007

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY South Park Neighborhood
NAME:

MULTIPLE
NAME:

STATE & COUNTY: KENTUCKY, Clark

DATE RECEIVED: 5/28/08 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 7/11/08
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07001253

DETAILED EVALUATION:

X ACCEPT RETURN REJECT 6/18/2008 DATE

ABSTRACT/SUMMARY COMMENTS:

Resubmitted nomination addresses all issues raised in earlier version.

Locally Significant district of working-class houses that reflect the growing industry in the town of Winchester. The importance of the Railroad in spurring such growth is noted by the proximity of the district to the historic Rail lines. As platted in 1904, the district grew as Winchester's Economy grew. The neighborhood contrasts with the district to the west, a collection of older, high-style homes that represent the Town's gentry of the 19th Century. The district meets Criterion A under community development/Planning.

RECOM./CRITERIA Accept Crit A

REVIEWER Jim Gabbert

DISCIPLINE Historic

TELEPHONE

DATE 6/18/2008

DOCUMENTATION see attached comments Y/N see attached SLR Y/N





















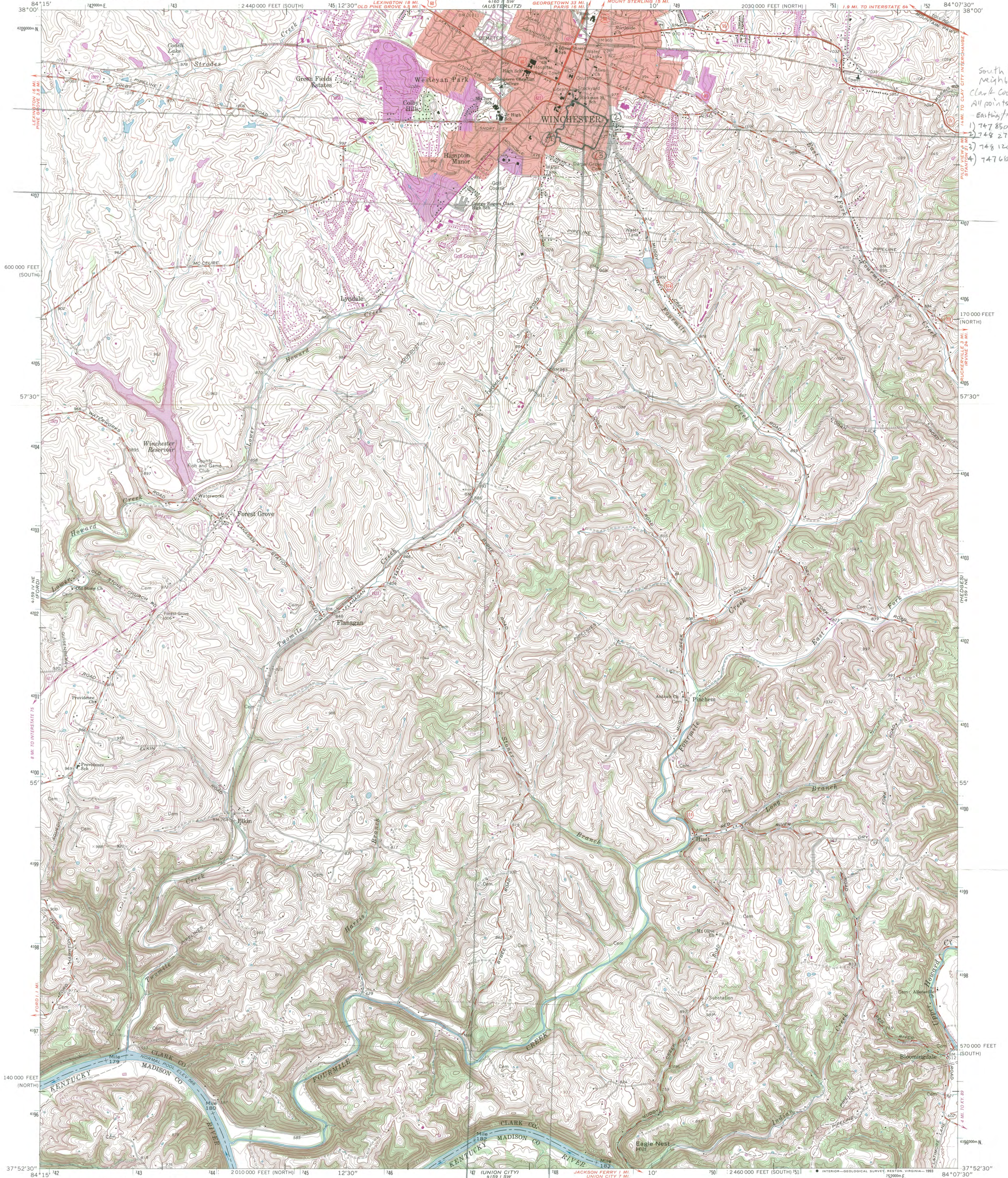




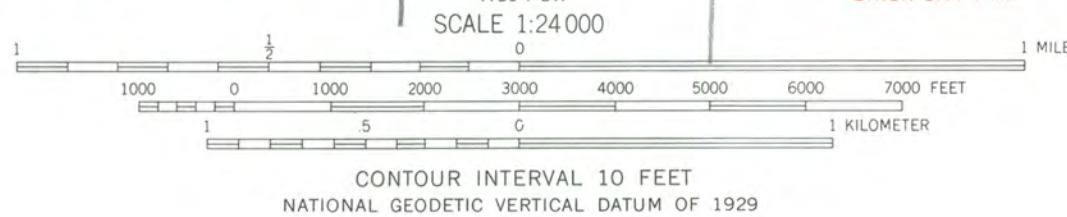
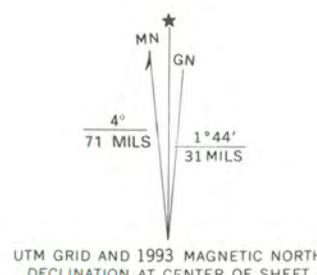








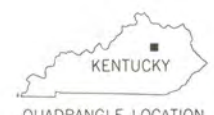
Produced by the United States Geological Survey
Control by USGS, NOS/NOAA and Kentucky Geodetic Survey
Topography by photogrammetric methods from aerial photographs
taken 1950. Field checked 1952. Revised 1955
Projection: Kentucky coordinate system, north zone
(Lambert conformal conic)
10,000-foot grid ticks: Kentucky coordinate
system, north and south zones
1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue
1927 North American Datum (NAD 27)
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks
The values of the shift between NAD 27 and NAD 83 for 7.5-minute
intersections are given in USGS Bulletin 1875
Red tint indicates area in which only landmark buildings are shown



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
KENTUCKY GEOLOGICAL SURVEY, LEXINGTON, KENTUCKY 40506
AND KENTUCKY DEPARTMENT OF COMMERCE, FRANKFORT, KENTUCKY 40601
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple and woodland compiled in cooperation with
State of Kentucky agencies from aerial photographs taken 1988
and other sources. Contours not revised. This information
not field checked. Map edited 1993
Purple tint indicates extension of urban areas

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
U.S. Route ——— State Route ———



WINCHESTER, KY.
NW 1/4 WINCHESTER 15' QUADRANGLE
37084-H2-TF-024

1965
REVISED 1983
DMA 4159 1 NW - SERIES V853

twice hearing about such trash
as people think up. Too try to confuse
Elderly people

Thank You
Good Bye

Please! Forget this address when
you start listing. In 95 years of
age I can't get out to find some one to
take my word for
it. Sincerely yours Mary Stone
The house I want mine to start with
no more he said about it in
me



214 E Hickman St
Winchester Ky
Your Board

8-7-07



COMMERCE CABINET
KENTUCKY HERITAGE COUNCIL

Ernie Fletcher
Governor

The State Historic Preservation Office
300 Washington Street
Frankfort, Kentucky 40601
Phone (502) 564-7005
Fax (502) 564-5820
www.kentucky.gov
July 26, 2007

George Ward
Secretary

Re: South Park Neighborhood District
Winchester, Clark County, Kentucky



Dear Property Owner:

We are pleased to inform you that the district named above, which includes your property as shown on the attached map, will be considered by the Kentucky Historic Preservation Review Board for nomination to the National Register of Historic Places. You are invited to attend the Review Board Meeting, which will be held on Thursday, August 30, at 10:00 a.m., at the Northern Kentucky Area Planning Commission Office, 2332 Royal Drive, Fort Mitchell, Kentucky. Enclosed is an information sheet describing the results of National Register listing.

You are invited to attend a public meeting to learn about this process. On Tuesday, August 14, Marty Perry, the Kentucky Heritage Council's National Register Coordinator, will lead a public information meeting in the City Commission Chambers, City Hall, 32 Wall Street, Winchester, at 6:30 p.m. He will answer questions about what the National Register listing means to property owners and to the City.

You are invited to comment in writing on whether your property should be nominated to the National Register. If you support the nomination, a written response is not required. Should you wish to object to the nomination, you must submit a notarized letter of objection. Please read the attached information sheet for information to aid your decision of support for or objection to the nomination.

Comments must be received before the State Review Board considers this nomination on August 30, 2007. A copy of the nomination and the criteria under which properties are evaluated are on file in the State Historic Preservation Office and will be made available upon request according to 36 CFR 60.6.

If you have any questions, please contact Marty Perry, National Register Coordinator, at 502-564-7005 extension 132.

Sincerely,

Donna M. Neary, Executive Director and
State Historic Preservation Officer

DN:MP/sb
Attachments



COMMERCE CABINET
KENTUCKY HERITAGE COUNCIL



Steven L. Beshear
Governor

The State Historic Preservation Office
300 Washington Street
Frankfort, Kentucky 40601
Phone (502) 564-7005
Fax (502) 564-5820
www.kentucky.gov

Marcheta Sparrow
Secretary

Donna M. Neary
Executive Director and
State Historic Preservation Officer

May 22, 2008

Jan Snyder Matthews, Ph.D., Keeper
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, NW 8th Floor
Washington DC 20005

Dear Dr. Matthews:

Enclosed are nominations approved at the May 15, 2008 Review Board meeting. We are submitting these Kentucky properties for listing in the National Register:

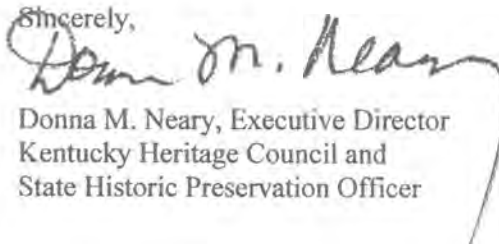
Woodford-Fishback-Venable Farm, Clark County
Hollywood Terrace Historic District, Fayette County
Dr. Edwards House, Garrard County
Mary Alice Hadley House, Jefferson County
Progress School, Jefferson County
Rhea Stadium, Logan County
Ross-Hollenbach Farm, Oldham County

The following nominations were returned, and have been revised according to comments provided by the National Register staff reviewer. We are resubmitting these Kentucky properties for reconsideration and listing:

Fort Thomas Commercial District (Campbell County)
✓ South Park Neighborhood (Clark County)
Jesse Whitesell Farm (Name Change, Boundary Increase) (Fulton County KY and Obion County TN)
Feltman Mound (Kenton County)

We appreciate your consideration of these nominations.

Sincerely,


Donna M. Neary, Executive Director
Kentucky Heritage Council and
State Historic Preservation Officer