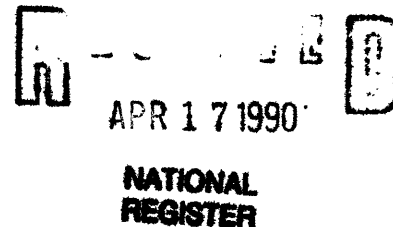


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National Park Service

National Register of Historic Places
Multiple Property Documentation Form



This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Hickman, Kentucky Multiple Resource Area

B. Associated Historic Contexts

Commercial Development of Hickman, 1850 - 1920

Residential Architecture in Hickman, ca. 1850 - ca. 1930

Public Building Architecture in Hickman, 1845 - 1938

C. Geographical Data

The city limits of Hickman, Kentucky

☒ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

David L. Morgan

Signature of certifying official David L. Morgan

4-12-90

Date

State Historic Preservation Officer, Kentucky Heritage Council

State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Patrick Andrews

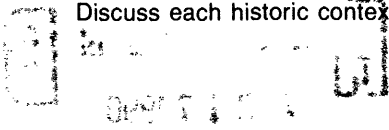
Signature of the Keeper of the National Register

8/3/90

Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.



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Continuation SheetSection number E Page 1Hickman, Kentucky Multiple Resource Area

INTRODUCTION AND ORGANIZATION

The multiple property group for Hickman is organized with reference to three contexts: Commercial Development of Hickman, 1850-1920; Residential Architecture in Hickman, ca. 1850 - ca. 1930; and Public Building Architecture in Hickman, 1845 - 1938. These contexts are preceded by a discussion of Hickman's geographical information and early growth and development.

GEOGRAPHICAL INFORMATION

Hickman, the county seat of Fulton County, is situated on the Mississippi River in extreme western Kentucky's Jackson Purchase Region. The town serves as a shipping port for agricultural products which are the mainstay of the county. Fulton County contains some of the richest soil in Kentucky and is dominated by soybean and corn production. The land is relatively flat with the exception of bluffs located along the Mississippi River. The community's residential and commercial areas are located along the banks and bluffs adjacent to the river. Hickman's population in 1986 was estimated at approximately 2,700 residents.

Hickman is located along the route of the Great River Road which runs along the Mississippi River. This route follows the right-of-way of Kentucky Highway 94 which extends in an east/west direction through the community. Other connecting roads to Hickman are Kentucky Highways 125, 1099, and 1463. The Ken-Tenn Railroad is located along the western edge of Hickman and terminates at the industrial area adjacent to the Hickman-Fulton County Riverport. The town is renowned for its scenic location on the bluffs overlooking the river.

The surrounding countryside produced much of Kentucky's cotton crop in the late 19th and early 20th century. Cotton, timber and other products were carried by wagon or rail to Hickman for shipment on the Mississippi River. Hickman's location adjacent to the Mississippi River has been a mixed blessing. The river was the economic base of the community during much of its history and Hickman was a major shipping port for many years. During time of flood, however, much of the residential and commercial areas in the lowlying areas were often inundated with resultant extensive damage. Due to changes in the river's course and flood control efforts several sections of the community have been razed in recent decades. A large concrete seawall presently dominates the historic commercial area and separates this section of the community from the river.

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EARLY SETTLEMENT OF HICKMAN, ca. 1800-1850

The earliest settlement in the Hickman area occurred around 1804 when a John or Jim Mills and Thomas Ferrell constructed log cabins along the bluffs of the river. Settlement was very sparse in this area which continued to be Indian lands until the Jackson Purchase in 1818. In 1824, the only recorded cabins were those of John Doons which was built along present Clinton Street and his father, Jake Doons, built at the top of the bluff. These early families tilled small farms along the rich river bottoms and along the flat area on top of the bluff. Hickman was originally called Chicken Point and later named Mills in honor of the early Mills family. No known stores operated here in these early years and it was not a known stopping point for flatboats and other river vessels.

This prominent site along the river attracted the attention of G.W.L. Marr who came from Tennessee and tested the existing land titles in a lawsuit. It was decided that the land titles were not valid and Marr purchased 3,000 acres of land which included the present location of Hickman. Marr hired A.S. Tyler to lay out a town in 1837 which was named Hickman in honor of Marr's wife who was a member of the prominent Hickman family of Tennessee. Tyler's plan for the community followed a grid pattern despite the hilly terrain. This resulted in a number of streets along hillsides which were never opened or developed.

Hickman was incorporated in 1837 and Marr and other associates were successful in promoting the community. Numerous residents were attracted to Hickman in these years and by 1840 the town was estimated to have a population of 500 but this appears to have been exaggerated. A description of the town in these years printed in the Mayfield Messenger recorded two churches, two hotels, fourteen stores, a wagon factory, tanyard, and other small industries. Hickman was already a major shipping point of agricultural products exporting 3,000 hogsheads of tobacco, 2,000 bales of cotton, and 200,000 bushels of corn. Most of this produce was shipped downstream to New Orleans and other communities for sale and finished goods were brought back by steamboat.

Hickman's prominence and the rapid increase in population led to the call for a new county to be formed from Hickman County. Several communities vied to be the county seat but Hickman pledged \$4,000 to construct a courthouse and was selected. On January 15, 1845, Fulton County was formed as the ninety-ninth county of Kentucky containing 184 square miles. A two-story brick courthouse was completed in 1847 on the community's prominent bluff and a log jail was also built at this time.

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The first several decades of the growth and development of Hickman are not recorded in any of the existing buildings. The survey of the community did not locate any structure which appeared to pre-date 1850. Fires occurred in 1861, 1872, and 1882 which swept through the community and dozens of commercial buildings and residences are reported to have been destroyed in each occurrence. Flooding in the community has also been a problem and many structures in the lower town area were particularly susceptible to floods and resulting damage. On the bluff itself adjacent to the courthouse numerous residences are known to have been built prior to 1850 but all of these have been razed.

COMMERCIAL DEVELOPMENT OF HICKMAN, 1850-1920

In 1850, the population of Hickman was recorded in the U.S. census at 301 but it grew rapidly in the decade and stood at 1,006 in 1860. These years saw a significant increase in steamboat travel on the Mississippi River and Hickman became the most prominent port on the river between Memphis and St. Louis. A sizeable commercial area evolved adjacent to the waterfront which included stores catering to the local residents but also saloons, pool halls, and hotels for steamboat travelers. A wagon factory began operation at the eastern edge of the commercial area and several small cotton gins and grist mills also began operation in these years.

Between 1854 and 1858 the Hickman and Obion Railroad was completed from Hickman to Union City, Tennessee where it connected with other railroads. This railroad was built one mile to the east of Hickman and was not extended to the waterfront or commercial area. Cotton, timber, and other products were shipped both by rail and by steamboat from Hickman and it gained increasing prominence as a transportation center. Several small cotton gins and lumber yards were built adjacent to the railroad and operated during the mid-19th century. In 1865, the railroad was sold and it became part of the Nashville, Chattanooga, and St. Louis railway system.

Commercial buildings dating from this decade of prosperity have not survived or have been remodeled. Most of the commercial area burned in a fire in April of 1861 and the only identifiable ante-bellum commercial building known to exist is the Hickman Branch of the Russellville Bank built ca. 1860 (FUH-6). This two-story brick building on Union Street was originally a Greek Revival influenced brick building but it has been remodeled in recent years and its original portico removed. The building was used as a bank for only a short time and since the 1870s it has been occupied as a residence.

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Hickman, Kentucky Multiple Resource Area

After the Civil War, Hickman experienced slow but steady growth until the end of the century. The 1865 population of the community was just over 1,000 and by 1900 the town contained 1,589 residents. During these years a number of industries and manufacturers began operations and Hickman continued as a transportation center for the area. Two fires in 1882 caused extensive damage to buildings along Clinton and adjacent streets with a loss of thousands of dollars. Many buildings appear to have been constructed or rebuilt soon after the fire or later in the 1880s. The Sanborn Fire Insurance Map of Hickman from 1886 shows several vacant lots along Clinton Street north of Cumberland Street but over two dozen brick and frame commercial structures are illustrated. Businesses located along Clinton Street include hardware stores, saloons, pool halls, drug stores, dry good stores, furniture stores, and barbershops.

The majority of the existing buildings located along the south side of Clinton Street were built ca. 1885 to ca. 1900. All of these are two-story to three-story brick buildings constructed with Commercial Italianate detailing. The buildings form a continuous row along two blocks between Kentucky and Union Streets and comprise the most significant collection of pre-1940 commercial buildings in the city. In addition to these structures a similar row of buildings were located on the north side of Clinton Street which also contained numerous shops and stores. Almost all of these buildings have been razed in recent years and only the buildings on the south side of the street survive.

The most significant businesses to operate along the south side of Clinton Street include the Ellison Mercantile Company and the Laclede Hotel. The Ellison Mercantile Company was one of the city's major stores and sold groceries, furniture, clothing, and medicines (FUH-16/17/18). It was known as "Hickman's department store" and the company also purchased and shipped large quantities of wheat, corn, and cotton. The Ellison Mercantile Company was Hickman's best known store of the period and no other dry goods or hardware company in Hickman rivaled the company in prominence.

The Laclede Hotel was the major hotel facility in Hickman during the late 19th and early 20th century (FUH-22). The Laclede was originally a two-story brick hotel constructed ca. 1875 but this building was replaced ca. 1898 with the present three-story structure. The hotel was well known to river travelers in the late 19th century and contained thirty guest rooms, offices, a kitchen, and dining room. The Laclede was known as the best hotel on the Mississippi River between Memphis and Cairo and occupied almost half a block on the south side of Clinton Street. The only other hotel of the period in Hickman was the Price Hotel located on Jackson Street. This two-story frame building was razed in the

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Hickman, Kentucky Multiple Resource Area

1940s for the construction of the Ritz Theater and no other hotel building is known to have existed in Hickman in the early 20th century.

Industries located in Hickman in the 1880s included the Hertweck, Baltzer Company located on the eastern edge of the commercial area and the Hickman Lumber Manufacturing Company located west of the commercial area along Clinton Street. The Hertweck, Baltzer Company (later known as the Hickman Wagon Company) began operations in 1858 to supply the local demands for wagons. By the 1880s, the plant had greatly expanded its operations, employing over 50 workers, and occupying a large site along the river just east of Kentucky Street. The company owned large tracts of timber in the county to supply the lumber for the mill.

One of the most significant developments in Hickman was the opening of the Mengel Box Company plant in 1901. This Louisville based company was attracted to Hickman because of the availability of timber products and transportation facilities and purchased thirty-five acres along the river in West Hickman. The company constructed a factory building, sheds, and office building for its operation which manufactured wooden boxes and furniture. The company had over 200 workers in its early years which made it Hickman's leading employer. This led to a building boom in the residential and commercial areas as many new residents came to Hickman for employment at the Mengel plant.

In addition to the Mengel Box Company several other industries began operation in Hickman in the early 1900s. The Richmond and Bond Company began operations in 1902 and built a large cotton seed mill and ginnery in West Hickman. This business employed 50 workers and occupied several large frame buildings all of which have been razed. Other industries which began operations in these years included the Hale Saw and Planing Mill, the Hickman Roller Mill, and the Dodds Cotton Gin.

Although several major industries were located in Hickman in the late 19th and early 20th century, no significant industrial building survives. Most of the buildings constructed for these industries were of frame construction and were razed or burned in the mid-20th century. However, these industries had a positive effect on the commercial development of the community in the early 1900s. Hickman recorded its largest population increase between 1900 and 1910 as it grew from 1,589 residents to 2,321. To serve the industries in West Hickman the NC&STL Railroad extended a spur line along the waterfront through the commercial area and constructed a freight and passenger depot on Exchange Street. Many new businesses constructed stores and warehouses in these years particularly along the north side of Clinton Street.

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Hickman, Kentucky Multiple Resource Area

After 1920, few major commercial buildings were constructed in the lower town area of Hickman. The population of Hickman stabilized during this decade and no major industries or businesses located in the community for several decades. The Mengel Box Company continued to be the major employer in Hickman with 400 employees at the plant in 1924. The existing commercial building stock in those years appeared to have been sufficient as new businesses occupied the older buildings along Clinton Street.

The population of Hickman peaked at 2,736 in 1930 and steadily declined for several decades. Clinton Street remained the town's commercial center although its appearance changed with the construction of a seawall behind the buildings on the north side of the street. Floods in 1912 and 1922 caused extensive damage to downtown businesses and between 1934 and 1937 a concrete seawall was constructed. The flood of 1937 almost topped this wall and the height of the wall was later increased to six feet.

A fire in 1942 destroyed the Mengel Box Company plant and the company decided against rebuilding. This was a significant economic blow to the community and by 1950 the population declined to 2,030. Other small industries such as the Roper Pecan Company opened in the 1940s and 1950s but it was not until recent decades with the establishment of the Sigri Company and the Ash-Tex Corporation that substantial industries have again located in Hickman.

The historic commercial section along Clinton Street has declined significantly in recent years both in the number of buildings in existence and the number of businesses in operation. Buildings such as the NC&STL train depot, and the city's waterworks plant have been razed in recent years and several fires also resulted in demolition on Clinton Street. The greatest change to the downtown area was the destruction of most commercial structures in the 100 and 200 blocks on the north side of Clinton Street. In 1986, the Corps of Engineers dug a deep trench adjacent to the city's floodwall and this excavation caused many buildings to subside along Clinton Street. Damage to these buildings was so severe that almost all were purchased by the Corps and razed.

The commercial buildings along the south side of Clinton Street remain largely intact and restoration efforts have begun on the Laclede Hotel and other buildings. The remaining buildings still represent an important collection of historic commercial architecture and Hickman's emphasis on tourism calls for the renovation of these structures.

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Hickman, Kentucky Multiple Resource Area

RESIDENTIAL ARCHITECTURE IN HICKMAN, ca. 1850 - ca. 1930

Hickman matured into a substantial river town in the 1850s as its population rose from 301 in 1850 to 1,006 in 1860. The rise in steamboat traffic, construction of the railroad, and increase in commerce resulted in many new residences constructed in the town. Most residences were brick and frame structures built in the lower town area or at the top of the bluff. The substantial homes of the period were built by Hickmans's merchant and business class but only a few of these structures survive. The Thomas McMahan House is a ca. 1850 hall-parlor plan residence built on a hill to the south of the bluff. This residence appears to be one of the oldest remaining residences in Hickman but it has been significantly altered in recent years. The Amberg House on Carroll Street was built ca. 1860 with Italianate detailing and retains much of its original character (FUH-5). No other unaltered ante-bellum residences in Hickman were identified and several ante-bellum properties previously surveyed have been razed in recent years including the Henry Sanger House (FUH-8), the James J. King House (FUH-10), and the Sherron House (FUH-12).

After the Civil War, Hickman grew slowly with timber and agricultural products the mainstay of the local economy. Hickman suffered a setback in 1878 when a Yellow Fever epidemic along the Mississippi River struck the town. Approximately 462 cases of fever were recorded resulting in 150 deaths which was just under 10% of the town's population. Fires in 1882 also destroyed a number of residences in the lower town and a gradual movement into platted areas east and west of the original section began.

From the 1880s to 1900, the most prominent residential areas of Hickman were along Carroll Street, Moulton Street, and Troy Avenue. Carroll Street was located midway up the bluff and above potential flood areas. Moulton Street was the major east/west street on top of the bluff and Troy Avenue was one of the major thoroughfares coming into Hickman from the south. These and adjacent side streets were the homes of Hickman's most prominent citizens and numerous new brick and frame residences were built in these decades.

Substantial houses built in these years include the Helm House on Buchanan Street (FUH-42), the Henry Cowgill House on Obion Street (FUH-44), and the W.C. Johnson House on Moulton Street (FUH-47). Other major residences such as the brick Queen Anne residence of R.T. Tyler and the frame Queen Anne residence of L.P. Ellison have been razed in recent years. The extant residences from this period are Folk Victorian or Queen Anne influenced structures. No high-style or architect designed styles such as Second Empire, Greek Revival, Gothic Revival, or Italianate buildings were either built or remain in Hickman.

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With the platting and development of East and West Hickman most of the city's workers and laborers moved into these areas. West Hickman was located to the west of the commercial area in a low-lying section next to the river. During the late 19th century numerous one-story frame residences built in T-plan and other forms were built in these blocks. West Hickman was prone to flooding and few large residences were built in this section of town.

East Hickman was sited on the bluff to the east of the downtown area and contained numerous residences along Moscow Avenue, Magnolia Street, and other streets. The main thoroughfare in East Hickman was Troy Avenue which was distinguished by its landscaped median and fine houses. To the west and east of Troy Avenue were small frame residences which were home to Hickman's black population. In 1895, the Thomas Chapel C.M.E. Church was constructed by a black carpenter and brick mason on Moscow Avenue in East Hickman which was the first major black church built in the community (NR, 1979). This building was constructed in the Victorian Gothic style and served as both church and school to the local black community for many years. Little other information is known of Hickman's black residents of the turn of the century and is an area for further research and study.

With the construction of the Mengel Box Company in 1901 the town's population increased by almost 800 residents in less than a decade. Most of this population increase occurred in the West Hickman area and dozens of small frame residences were built along Catlett, Ashland, and Broadway Streets to the east and south of the Mengel plant. Also located in West Hickman was the Richmond-Bond Cotton Seed Mill which provided employment for dozens of workers. Many residences were built in these years in the West Hickman area to provide accommodations for Hickman's industrial workers. The exact relationship between the residences built in West Hickman and these industries is not fully developed and further research on the growth and development of this area is suggested.

This industrial development in Hickman resulted in a construction boom not only in West Hickman but also in the older sections of town. Many of the town's 19th century residences were razed and replaced with two-story buildings constructed in Foursquare or Colonial Revival designs. Other homes were remodeled with detailing of the period. Expensive homes of brick and hollow core concrete block construction were built along Buchanan Street, Wellington Street, and other streets in the old Hickman area. Several church congregations also constructed new buildings such as the First Christian Church on Tennessee Street built in 1918 (FUH-39). A residential area on the southern edge of

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Hickman, Kentucky Multiple Resource Area

Hickman known as Southern Heights was developed in these years. This working class area was located on hills the ravine from Catlett Street and to span the ravine the Southern Heights bridge was constructed in 1910. This iron bridge was the longest pedestrian bridge built in Fulton County and although in poor condition still exists.

Hickman continued to gain population in the 1920s with just over 2,700 residents living in the community by 1930. During this decade many large and small Craftsman and Bungalow influenced residences were built throughout the town. Much of this construction occurred in the East Hickman area to the north and south of Moscow Avenue. Other developments of the 1920s occurred outside of the town limits to the south along Dresden Road and in the Southern Heights section. With the coming of the Depression residential construction was limited and few major structures were built in the 1930s. An important WPA project of the period was the construction of concrete steps connecting the lower town and West Hickman with the bluff. Two sets of concrete steps were built by the WPA in 1937 and remain in use.

The closing of the Mengel Box Company plant in 1941 was a severe blow to the community and the population of Hickman declined for several decades. During the mid-1960s the Carborundum Graphite plant (Sigri Corporation) opened and the city doubled in size through annexation. Many residents constructed new houses on the edge of town or in modern suburban developments and dozens of houses were vacated and abandoned in the older sections of Hickman. Losses of pre-1940 structures has been especially pronounced in the West Hickman area. Of the approximately 160 residences located in West Hickman on the 1927 Sanborn Fire Insurance Map, 97 have since been razed. Alterations to those which remain has also been extensive.

Despite the losses of these buildings the Old Hickman and Buchanan Street sections of Hickman retain their original character. Interest in renovation of these structures has increased in recent years and several homes have been restored. A walking tour brochure has been developed for the area along Wellington and Buchanan Streets for residents and visitors.

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Hickman, Kentucky Multiple Resource Area

PUBLIC BUILDING ARCHITECTURE IN HICKMAN, 1845 - 1938

Four major public buildings remain in Hickman which were built between 1903 and 1938. Three of the buildings, the courthouse, jail, and Carnegie Library are associated with the community's greatest era of prosperity of between 1900 and 1920. The other major public building, the U.S. Post Office, was built in 1938 and is reflective of the federal governments efforts to alleviate unemployment during the Depression.

The original courthouse in Hickman was a two-story brick Greek Revival design building constructed in 1845 which served the county for over fifty years. This courthouse was built on top of the bluff along Moulton Street and faced north towards the downtown area. In 1899, the Fulton County Commissioners voted to raze the original courthouse and construct a new courthouse on its site. Bonds totalling \$40,000 were approved to finance the project. The new brick courthouse was completed in 1903 and is the most dominant structure in Hickman. Its architectural and historical significance was recognized in 1976 with its listing on the National Register. In addition to funding a new courthouse, county commissioners also funded a new jail in 1914 (FUH-26). This two-story brick building was constructed on Exchange Street with a rear wing containing the jail cells. This building was occupied by the county until recent years. The building is presently vacant.

Another major public building constructed in the early 1900s was the Carnegie Library completed in 1908. Previous to this time Hickman lacked a public library and through the donations of the Carnegie Foundation and local residents a one-story brick Colonial Revival building was completed on Moscow Avenue. This structure served as a library and school for many years and was only recently vacated for a new facility. The building is presently under renovation for a museum and visitor center.

During the 1930s very little construction occurred in Hickman due to the Depression. The Mengel Box Company and other industries were forced to layoff dozens of workers and Hickman's population declined by almost 500 residents during this decade. To provide jobs for local workers the federal government selected Hickman to receive a new post office through the Public Buildings Administration. This building was completed in 1938 on Jackson Street and was constructed in a standard Colonial Revival design used by the postal service in these years. The building's interior features a mural by artist William Bunn depicting a steamboat on the Mississippi River. The building continues to serve as Hickman's post office.

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F. Associated Property Types

I. Name of Property Type _____

II. Description

III. Significance

IV. Registration Requirements

☒ See continuation sheet

☒ See continuation sheet for additional property types

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

☒ See continuation sheet

H. Major Bibliographical References

☒ See continuation sheet

Primary location of additional documentation:

- ☒ State historic preservation office
☐ Other State agency
☐ Federal agency

- ☐ Local government
☐ University
☐ Other

Specify repository: Kentucky Heritage Council

I. Form Prepared By

name/title Philip Thomason date 9/29/89
organization Thomason and Assoc. telephone 615-383-0227
street & number P.O. Box 121225 state TN zip code 37212
city or town Nashville

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Hickman, Kentucky Multiple Resource Area

NAME OF PROPERTY TYPE - COMMERCIAL BUILDING

Description:

The existing historic commercial buildings in Hickman are one- to three-story masonry structures primarily built between 1880 and ca. 1915. These buildings are concentrated along the south side of Clinton Street in a two block section between Kentucky and Union Streets. Other commercial buildings are also located along Exchange Street and a few are scattered throughout East and West Hickman. All significant structures which originally stood on the north side of Clinton Street have been razed in recent years.

A number of frame and brick commercial buildings are known to have been constructed in the lower town section of Hickman prior to 1860. Tradition states that the commercial section of Hickman during the ante bellum period possessed over a dozen stores located primarily along the Mississippi River waterfront on Clinton Street. Photographs printed in the 1902 Hickman Courier Special Edition also show a number of ante bellum structures located in the older commercial area with residences interspersed among them. Of these buildings only the Hickman Branch of the Russellville Bank survives (FUH-6). This two-story brick building on Union Street was constructed ca. 1855 and was used as a bank until the Civil War when the bank closed and the building was converted into a residence. This building has been remodeled in recent years and retains few original details. Fires swept through the lower town area in 1861, 1872, and twice in 1882. It appears that these fires destroyed many of the original commercial buildings of Hickman and the majority of those which remain were built after ca. 1885.

The commercial buildings constructed in Hickman during the late 19th and early 20th century are typical of those built in small towns of Kentucky. The majority are of brick construction with a few built of frame with stamped metal exteriors. Many retain their original storefronts composed of frame or brick bulkheads, plate glass windows, transoms, recessed entrances, and have supporting cast iron columns or brick piers. Upper facade decoration includes corbelled brick decoration, rounded arch windows with brick hood molding, and sheet metal or corbelled brick cornices. The interiors of most buildings were originally composed of open space with decoration confined to pressed metal ceilings, ornate staircases, and door surrounds. In recent years many of these interiors have been remodeled and altered.

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The most significant concentration of this type of commercial building is found along the south side of Clinton Street. The five buildings originally occupied by the Ellison Mercantile Company in the 200 block have several intact storefronts and similar upper facade detailing such as rounded arch windows and corbelled brick cornices (FUH-16/17/18). Another example of this type of commercial building is the three-story structure at 123 Clinton Street which retains part of its original storefront and original arched six-over-six sash windows on the upper facade (FUH-19). Historic photographs of the north side of Clinton Street reveal that the majority of buildings on this side of the street were also built with similar designs and detailing.

The use of unusual detailing or decorative features on these buildings is limited with the notable exception of the Laclede Hotel on Clinton Street (FUH-22). This three-story brick building was constructed or remodeled into its present form ca. 1898. The building retains its original storefronts and restrained upper facade decoration but has unusual keyhole arches in its major entrance openings. This includes a large entrance on Clinton Street and three smaller entrances on the Jackson Street facade. The building's interior retains original guest rooms on the upper floor and it is one of the best preserved commercial buildings in Hickman. The architect or builder of the Laclede Hotel is unknown.

After 1900, commercial buildings in Hickman employed the use of rectangular windows on upper facades as opposed to the rounded arch windows of Italianate influence. In addition to these rectangular windows the use of sheet metal cornices and stamped metal decoration on upper facades became more popular. The building at 225 Clinton Street has a notable upper facade of stamped metal with floral and lyre motif panels (FUH-15). The one-story building at 205-07 Exchange Street has a stamped metal upper facade shaped to resemble rusticated stone blocks (FUH-25). Most buildings from this period, however, rely on the use of brick corbelling, belt coursing, and bonding patterns to provide upper facade decoration. Examples of these types of early commercial building designs include those at 115-117 Clinton Street (FUH-20/21).

Commercial building construction between 1915 and ca. 1940 for the most part ceased or does not survive to the present. Hickman has no structures documented to be architect designed from this period and there are no examples of commercial buildings with Colonial Revival, Neo-Classical, or Craftsman influences. The only example of an Art Deco influenced structure is the Ritz Theater on Jackson Street built ca. 1948 (FUH-23). This building has streamlined vertical fluting on the main facade and is the only major commercial building surviving from this period.

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Unaltered pre-1940 industrial buildings are no longer extant in Hickman. During the early 20th century the town boasted several important industries which produced agricultural and timber products. The Mengel Box Company, the Hickman Wagon Company, and the Richmond-Bond Cotton Seed Oil Company were all major industries of the period and employed hundreds of workers. These industries were located primarily in the West Hickman area and to the east of the commercial section on Clinton Street. Historic photographs of these industries reveal that most buildings were simple frame structures and no major brick buildings are associated with these businesses. A fire in 1942 destroyed the Mengel plant and the other industrial buildings of this era have also burned or been razed. No unaltered historic industrial building remains in Hickman.

Significance:

The commercial buildings in Hickman are reflective of the community's most important period of growth and development which occurred between ca. 1880 and ca. 1915. After the Civil War, Hickman became a thriving shipping and transportation center with both intensive steamboat and rail traffic. The community was the center for shipment of cotton, wheat, and timber which were the primary products of Fulton and adjacent counties. By the mid-1880s the population of Hickman had grown to over 1,500 residents and dozens of commercial establishments were in operation to serve the community and travelers.

The commercial district of Hickman was centered along a two-block section of Clinton Street adjacent to the Mississippi River. This location provided easy access to the riverboats which would stop along the waterfront. Numerous warehouses were also built along the river for storage of goods and materials. An article in the Hickman Courier in 1898 stated "The principal street in Hickman is Clinton. Its business blocks with their massive French plate windows, splendid stores with colossal stocks, portrays inadequately the life and energys (sic) of her businessmen." By 1900, Clinton Street was lined with one- to three-story masonry buildings which included several prominent department stores and hotels which were known throughout the region.

The growth and development of this commercial area was enhanced after 1901 when the Mengel Box Company located its plant in West Hickman. Over the next few years the population of Hickman almost doubled and the resulting demand for increased commercial services led to a building boom in the community. In addition to new buildings constructed on Clinton Street numerous brick buildings were also built along Exchange Street and at various locations in the East and West Hickman area. These buildings were primarily constructed at

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street corners to provide groceries and other services. Clinton Street remained the center of the town's commerce and no other major commercial center arose in Hickman.

After World War I, intensive commercial construction ceased. The population increase was negligible over the next decade as Mississippi River traffic was reduced and no new major industries located in Hickman. This decline was further enhanced during the Depression when the industries of the community reduced their work force and almost 500 residents left the town. The only major commercial building erected in these years was the Ritz Theater on Jackson Street.

Since 1940, the commercial section of Hickman gradually declined in economic activity. Many new businesses relocated to the highways and bypass on the edge of town and much of the river and rail traffic ceased. The Mississippi River changed course in these years and the commercial area now fronts on a tributary known as the Bayou de Chien. Demolition of buildings has been extensive on the north side of Clinton Street but those on the south side are an important reminder of Hickman's significance at the turn of the century.

Registration Requirements:

Commercial properties in Hickman are significant primarily through their architecture and through their associations with the commercial history of the community. To be architecturally significant a building must be an outstanding example of a particular style or possess unusual design elements and detailing. The building must also possess integrity of setting and location, design, workmanship, and materials. This includes all original upper facade decoration, the majority of original storefront elements, evidence of the original interior floor plan and most interior features. Under these registration requirements the Laclede Hotel is the only individually eligible commercial property in Hickman.

To be historically significant a building must be the site of a business of particular importance to the community, must be associated with an individual of particular importance, or be associated with an important event or occurrence. The Laclede Hotel also meets these requirements as the only pre-1940 hotel building to survive in Hickman and for its historical associations with the commerce of river traffic in the late 19th and early 20th centuries. The Laclede Hotel is the only commercial property which appears to meet registration requirements for historical significance. Because of its location on Clinton Street the Laclede Hotel is included as a contributing building in the Old Hickman Historic District.

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Commercial buildings may also meet registration requirements if they form a significant grouping which retains integrity of setting and location. To be eligible these buildings must be contiguous at their original locations and over 70% must retain integrity of design, workmanship, materials, feeling, and association. Buildings which retain integrity are those which have original upper facade detailing and materials and have feeling and association of a particular era. The retention of original storefront elements is not necessary if the majority of upper facade detailing remains intact. Properties may also be significant under criterion D if they may be likely to yield information important in the history of the community. These include above ground foundations which clearly outline a property's location and form and may contribute to understanding Hickman's growth and development.

A grouping of buildings may also be considered significant if they collectively have particular historical significance in the commercial growth and development of the community. Under these registration requirements the majority of the commercial buildings along the south side of Clinton Street and on adjacent streets would be considered to contribute to the Old Hickman Historic District.

NAME OF PROPERTY TYPE: DWELLING

Description:

The pre-1940 residential architecture of Hickman is typical of small communities in western Kentucky and many architectural forms and designs are represented. Most residential properties inventoried or given typology codes are one-story frame dwellings built between 1890 and 1920. This thirty year period saw Hickman's population almost double and numerous residences were constructed in the original section of Hickman and in the newer areas of West and East Hickman. Larger two-story frame, brick, and hollow core concrete block residences are more associated with Hickman's professional and business class and are found in the lower town and bluff area of the community.

Identifiable ante-bellum residences in Hickman are rare with only the Thomas McMahan House (FUH-72), and the Amberg House (FUH-5) known to exist. The Thomas McMahan House is a ca. 1850 hall/parlor plan two-story brick residence constructed on a hill to the south of the old town area. The building appears to be the oldest residence within the city limits but in recent years the house has been extensively altered. The Amberg House has also been altered but it retains its original side passage floor plan and Italianate detailing. Other ante-bellum residences exist along Moulton Street and other streets in the lower town

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section but have been significantly altered or remodeled in recent years and no longer display their original design.

Few residences also survive from the 1870s in Hickman. The Amberg House on Wellington Street (FUH-73) is a ca. 1870 central passage plan frame residence with a Greek Revival influenced entrance and original doors and windows. The residence at 115 Carroll Street (FUH-32) may also have been built during this period but was remodeled on the main facade in the early 1900s with Colonial Revival detailing. No other identifiable residence is known to exist in Hickman from this period.

After 1880, many new substantial frame residences were built in Hickman by the town's professional and business class. Many fine Queen Anne and Italianate residences were built in the community in these years reflecting its wealth and sophistication. The R.T. Tyler House, L.P. Ellison House, and the R.M. Isler House were all fine examples of two-story brick and frame Queen Anne residences with corner towers and ornate woodwork. These and many residences of the period no longer exist and their designs are conveyed by historic photographs. The only remaining high style influenced Queen Anne residence in Hickman is the house at 1207 Myron Cory Drive (FUH-61). This two-story residence has a large corner tower but has been remodeled in recent years with metal siding and porch alterations. The two-story brick Henry Cowgill House built in 1890 has Italianate influences but has also been remodeled.

The majority of residences remaining from the 1880s and 1890s are one-story frame buildings constructed in Folk Victorian forms such as T-plans and central passage plans. These residences often display milled porch columns and railings, rectangular one-over-one sash windows, eave vergeboard, and other applied decorative woodwork. Residences of this type were built throughout Hickman at the turn of the century but are especially pronounced in West Hickman and along Troy Avenue in East Hickman. Good examples of T-plan residences of this period include the house at 1112 East Magnolia Street (FUH-66) and the Charles Moore House at 706 Moscow Avenue (FUH-53).

Both one-and-two-story central passage plan residences are found in Hickman with various types of exterior detailing. In the 700 and 800 blocks of Vance Street are two ca. 1900 central passage plan residences with full width shed roof porches (FUH-69/70). These residences are typical of dozens built in the community in these years and have minimal decorative detailing. Several of these residences have pronounced gable dormers on the main facade with

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decorative wood shingles in the gable fields. The W.C. Johnson residence at 201 Moulton Street has a double gable front on the main facade (FUH-47) and the Annie Helm House at 209 Buchanan Street has a prominent central dormer (FUH-42).

High-style residences of the early 1900s are rare despite Hickman's growth and development. Most residences built during these years appear to be from local builder's stock plans or mail order establishments and no architects are known to have had offices in Hickman. The most significant residence of this period is the Dr. James Hubbard House built ca. 1903 in the Neo-Classical style on Buchanan Street (FUH-43). This two-story brick residence was constructed by a prominent Hickman physician and it features a full height Ionic portico on the main facade. Other features of this residence include stone quoins, jack arches over the windows, and a Palladian attic window in the gable field. This residence has not been significantly altered and is one of the largest and most imposing in the old section of Hickman.

The early 1900s saw many earlier frame residences in the old section of Hickman replaced with larger homes with Colonial Revival influences. The majority of these designs are in Foursquare plans with Colonial Revival detailing such as Tuscan columns and eave dentils. Most of these are of frame construction such as the Ramage House at 906 Troy Avenue (FUH-60). Another popular building material for these residences was rusticated hollow core concrete blocks. The residences at 315 Union Street (FUH-33), 305 Riverview Drive (FUH-45) and 113 Wellington Street (FUH-36) were all built of this material and retain their original design and detailing.

The influence of the Prairie style is limited and is expressed primarily in residences with wide eaves and pronounced horizontality. The best example of this influence is seen in the Henry Helm residence at 206 Buchanan Street (FUH-40). The Craftsman or Bungalow style of the 1910s and 1920s are common and various Bungalow forms are found throughout Hickman. These have typical Bungalow detailing such as wide eaves, multi-light windows, tapered porch posts, and exposed eave rafters. An eclectic blend of Bungalow and Colonial Revival detailing is expressed in the Dodds House on Moulton Street and is a design unique to Hickman (FUH-50).

Few other notable residential designs were built in Hickman prior to 1930. The influence of the Dutch Colonial style can be seen at Hillcrest built in 1927 which retains its steeply pitched gable roofline with flaired eaves (FUH-67). Tudor Revival influences are also extant in the McNeill House built in 1921 with half-timbering in the gable fields (FUH-62). No residences with Art Deco, Art

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Moderne, or International Style were identified in Hickman.

Outbuildings which are associated with pre-1940 residences are predominately automobile garages of the early 20th century. Few unaltered stables or sheds from the 19th century were noted and many of the inventoried properties lack original outbuildings. Most of the existing automobile garages are simple one-story, gable roof frame buildings with minimal detailing. A few substantial garages also exist of hollow core concrete block and brick construction. No examples of servant's quarters or other large scale outbuildings were identified. Other historic site features scattered throughout the older residential areas include cast iron fences and stone retaining walls. These features are not numerous but contribute to the overall character of several streets.

Significance:

The residences in Hickman may be of both historical or architectural significance. Architecturally significant properties are those which display a prominent design, are particularly well preserved, and reflect the character and materials of their period of construction. Historically significant properties are those which are associated with a prominent individual or family of the community.

Hickman's pre-1900 residential buildings are similar to other designs known to have been built in western Kentucky, however, there are no significant unaltered examples of the Italianate, Second Empire, or Queen Anne residences remaining in the community. Photographs from the 1902 Hickman Courier Special Edition show a variety of fine Italianate and Queen Anne residences in the town but all of these have been razed or significantly altered and no longer resemble their original design.

Folk Victorian or vernacular buildings from this period such as T-plan or central passage plan forms have also not survived in any great numbers to the present. These house forms are found throughout Hickman but are concentrated in the West and East Hickman areas. The majority of these residences appear to have been built from stock plans and are typical of other house forms and plans built in western Kentucky in the late 19th and early 20th century. Common characteristics include balloon frame construction, exteriors of weatherboard or shiplap siding, interior brick chimneys, one-over-one sash windows, and milled decoration at eaves and porches.

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Several relatively unaltered examples of Folk Victorian houses were surveyed in the West Hickman area (FUH-69/70/71). However, most extant examples of these house forms have been significantly altered and none appear to possess design or detailing elements of particular distinction. No consistent house plans or forms associated with the industries of West Hickman were identified. However, future research and survey efforts are recommended which may more fully establish the architectural and/or historical significance of these properties.

The best example of an architect designed residence is the Dr. James Hubbard House on Buchanan Street which is an impressive example of the Neo-Classical style. This residence retains stone quoining, leaded glass doors and windows, and a prominent Ionic portico on the main facade. This residence has not been altered and displays its original character. Its architect is unknown.

No extant properties have been identified as associated with the founding and early settlement of Hickman and only two identifiable antebellum properties are known. Residences constructed in the late 19th century which are associated with prominent merchants and businessmen also no longer survive. Houses such as the L.P. Ellison home and the R.T. Tyler home which were built by Hickman's business leaders in the 1880s have been razed and no other residence of noteworthy historical significance has been identified.

Registration Requirements:

High style residential designs such as Italianate, Queen Anne, and Neo-Classical constructed between ca. 1850 and 1940 were considered eligible under criterion C if they were: particularly noteworthy examples of an architectural type; retained their original exterior form and plan, retained their original integrity of design, materials, workmanship, feeling, and association; and retained their integrity of site and location. Under these requirements the Dr. James Hubbard House appeared to meet criterion C. This property is located within the boundary of the proposed Buchanan Street Historic District and contributes to the district's significance.

Residences meeting historical significance are those which are associated with persons of particular importance through their influence in commerce or trade, education, religion, or overall, with the growth and development of the community. The property associated with this person must also retain sufficient architectural character to identify the property as associated with the person's period of significance. Because of the limited amount of historical information available during the course of this survey no properties were recognized to

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meet these requirements. Future research and survey should occur concerning Hickman's growth and development during the late 19th and early 20th century within which the town's properties may be more fully understood.

Residential areas are considered eligible under criterion C as historic districts if an area contains concentrations of pre-1940 architecture which retains integrity of materials, design, workmanship, feeling, and association; if more than 70% of the properties contribute to the district; if the area demonstrates a unified pattern of growth and development; if the pre-1940 street pattern and block pattern remained intact; and if the area possessed clear and defineable boundaries.

A grouping of buildings may also be considered significant if they collectively have particular historical significance in the residential growth and development of the community. The majority of buildings must retain their original site and setting, orientation, exterior form and design, and relationship with one another. Under these requirements much of the residential area of Old Hickman and the residential area along Buchanan and Wellington Streets at the top of the bluff were determined to meet eligibility requirements. Properties may also be significant under criterion D if they may be likely to yield information important in the history of the community. These include above ground foundations which clearly outline a property's location and form and may contribute to understanding Hickman's growth and development.

NAME OF PROPERTY TYPE: PUBLIC BUILDINGS**Description:**

Hickman retains several public buildings from its boom years of the late 19th and early 20th century. The largest and most notable of these is the Fulton County Courthouse completed in 1903. This eclectic structure was designed with Queen Anne and Dutch Colonial detailing and continues to serve as the county's courthouse. The courthouse is the only public building designed with Queen Anne influences and its architectural significance was recognized by its listing on the National Register.

The Carnegie Library was completed in 1908 and is a fine example of the Colonial Revival style. The building is a one-story brick and concrete structure which rests on a raised foundation. Constructed in a rectangular plan, the library has a pedimented central bay and large wooden cornice with modillion block decoration. Windows are rectangular one-over-one sash and are divided by

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Doric motif pilasters. The building has a hipped roof and arched entrance with original double doors. Interior detailing is minimal but features a plaster cove ceiling.

Another major public building of the early 1900s is the Fulton County Jail completed in 1914. This two-story brick jail was completed in a T-plan with Craftsman detailing. It has a jerkinhead roof, multi-light sash windows, and wide roof eaves. At the rear is a castellated brick wing containing the jail cells for the building. This structure is no longer used as a jail and is presently vacant.

The U.S. Post Office on Jackson Street was also built in a Colonial Revival design and was completed in 1938 by the W.P.A. The post office is typical of those built during the Depression and has a hipped roof, rectangular sash windows, and entrance with corner pilasters and a dentilled cornice. With the exception of modern glass and metal doors few other changes have occurred to the building.

Significance:

Public buildings are eligible under criteria A and C if they are notable examples of an architectural style or were of particular importance in a public role or function in the county. The Fulton County Courthouse has served as the county's courthouse for almost one hundred years and it retains its original Queen Anne architectural design. The building is the center of county government and its architectural and historical significance was recognized through its previous listing on the National Register.

The Carnegie Library is significant as a fine example of the Colonial Revival style of the early 1900s and for its role as the town's primary library facility for over fifty years. Completed in 1908, the building served not only as the town's library but was also an important community center. The building's basement was also occupied for several decades as the cafeteria for the adjacent high school. The building was vacated in the 1970s and is presently under renovation as a tourist center and museum. Its original architectural design remains intact and the present renovation is in keeping with its original character.

The Fulton County Jail served as the county's primary correctional facility for over fifty years and retains its original architectural design. The building is significant primarily as one of only two pre-1940 county governmental buildings in Hickman and is reflective of the town's growth and development in the early 1900s. The building is contributive to the Old Hickman Historic District.

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The U.S. Post Office is also significant primarily through its historical associations as a major public works project of the Depression. The post office is the only building constructed by the federal government in Hickman and was funded to help alleviate unemployment in the community. The building continues to serve as the town's postal facility. Its original Colonial Revival design has not been altered and retains its original appearance. The building is contributive to the Old Hickman Historic District.

Registration Requirements:

Public buildings in this property type met registration requirements if they played an important role in local government; were a particularly noteworthy architectural design; if they retained integrity of design, materials, craftsmanship, feeling and association; and if they retained integrity of location and setting. Under these requirements the Fulton County Courthouse (listed NR), Carnegie Library, Fulton County Jail, and U.S. Post Office were determined to meet eligibility criteria. Of these the Carnegie Library is included as an individual nomination while the Fulton County Jail and U.S. Post Office are included as contributing buildings in the Old Hickman Historic District.

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SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

The survey of Hickman's historic resources began in the 1970s when fourteen properties were inventoried for the Kentucky Heritage Council by local citizens and by staff members of the KHC. To provide for a complete survey of the Hickman's town limits the KHC awarded a matching grant in 1989 to Visions Development, Inc., a local economic development group. This grant was to complete a survey of Hickman and to complete a National Register nomination for eligible properties within the town limits. Selected to complete the survey were Thomason and Associates of Nashville, Tennessee. Project director was Philip Thomason who has an M.A. in Historic Preservation from Middle Tennessee State University. Project Assistants were Pamela Pendergrass and Wanda Johnson who also hold degrees in architecture and historic preservation, respectively.

The survey of the community followed guidelines set forth by the Kentucky Heritage Council and all pre-1940 buildings, structures, and sites were either inventoried or given typology codes in accordance with survey standards. For surveyed properties a KHC inventory form was completed along with black and white photography. Questionnaires were left at each property in order to gain as much information as possible on each building. Inventoried buildings were noted on a 1927 Sanborn Insurance map of Hickman and on a street map of the community. A total of 75 properties were inventoried during the survey. This included the completion of new survey forms for seven properties previously noted in the survey efforts of the 1970s. Only two properties in Hickman are presently listed on the National Register, the Fulton County Courthouse, and the Thomas Chapel M.E. Church.

Because the archaeological resources of Hickman have not been comprehensively surveyed, none are included in the nomination.

In addition to the on-site survey of properties, historical documentation was also completed. This included an analysis of secondary source materials such as historical publications on Fulton County, and primary source materials such as old issues of the Hickman Courier and Sanborn Fire Insurance maps. Local historians Phyllis Simmons and William Powers were interviewed extensively concerning their knowledge of the community. From this information historic contexts and property types were developed for the community to reflect its growth and development.

The funding and time constraints for this project limited the amount of primary historical research which could be conducted. These constraints also resulted in

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both inventory recording and reconnaissance recording for properties in Hickman. The consultant inventoried the majority of public buildings, commercial buildings, pre-1880 residences, and representative examples of architectural forms and designs built between ca. 1880 and ca. 1940. Other properties examined on a reconnaissance level were given typology codes. The majority of properties given typology codes were generally vernacular or Folk Victorian residences built between ca. 1890 and ca. 1920.

From this information one individual property and two historic districts were determined to meet National Register criteria. The majority of these properties were residential, commercial, and public buildings constructed between ca. 1885 and ca. 1920. No significant sites associated with transportation or industry were inventoried or included in the nomination.

Despite the information generated on Hickman's history, research efforts were hampered by a lack of a good general history of the community. The most useful source was a special edition of the Hickman Courier published in September of 1902. This provides an excellent account of the city in 1902 and discusses its leading citizens and businesses. Information on the community in the 19th century is not extensive and accounts of the 1910s and 1920s is also very limited. This scarcity of information has hampered identification of resources which may be eligible under criterion A and B.

Future research efforts may be able to provide additional historic contexts for the community concerning early settlement patterns, important 19th and 20th century citizens, and the decline of the community in the 1930s. Another area for future research and survey efforts is an analysis of the Folk Victorian or vernacular house forms which remain from the late 19th and early 20th centuries and their association with the Mengel Box Company and other industries of the turn of the century. Additional research or survey in Hickman has the potential to identify other properties which may meet National Register criteria.

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