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JUL 25 1988

NATIONAL REGISTER

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Hotel Breeding other names/site number WNM - 46

2. Location

street & number 201-211 North Main Street not for publication city, town Monticello vicinity state Kentucky code KY county Wayne code 231 zip code 42633

3. Classification

Ownership of Property: [X] private, [] public-local, [] public-State, [] public-Federal. Category of Property: [X] building(s), [] district, [] site, [] structure, [] object. Number of Resources within Property: Contributing 1, Noncontributing 0, Total 1.

Name of related multiple property listing: N/A Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. [] See continuation sheet. Signature of certifying official: David C. Mays, State Historic Preservation Officer, Commonwealth of Kentucky. Date: July 20, 1988.

In my opinion, the property [] meets [] does not meet the National Register criteria. [] See continuation sheet. Signature of commenting or other official: State or Federal agency and bureau: Date:

5. National Park Service Certification

I, hereby, certify that this property is: [X] entered in the National Register. [] See continuation sheet. [] determined eligible for the National Register. [] See continuation sheet. [] determined not eligible for the National Register. [] removed from the National Register. [] other, (explain:)

Signature of the Keeper Date of Action

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KY. HERITAGE
COUNCIL

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/HotelCommerce/Financial InstitutionCommerce/Department StoreCommerce/RestaurantSocial/Civic

Current Functions (enter categories from instructions)

Vacant/Not In Use**7. Description**Architectural Classification
(enter categories from instructions)Colonial Revival

Materials (enter categories from instructions)

foundation Concretewalls Brickroof Asbestos shinglesother Wood entrance surroundCararra glass on bulkheads

Describe present and historic physical appearance.

The Hotel Breeding is a free-standing structure occupying the northwest corner of Main and Court Streets, located one block north of the town square of Monticello, Kentucky. Built in 1935-36, this Colonial Revival building, constructed of structural clay tile veneered in brick, is 2½ stories with a full concrete basement. The first floor accommodates four storefronts and three bays marking the hotel lobby, while the second and third floors are devoted to hotel rooms. A one-story wing fronting Main St. was designed to be the hotel restaurant. Very little alteration or deterioration has occurred, so that the building's facades and interior spaces are virtually unchanged and the Colonial Revival details basically intact. The result is a 1930's commercial building which retains its historical and architectural integrity.

Monticello, the county seat of Wayne County, is a small town of 3600 inhabitants approximately 12 miles south of the Cumberland River and 15 miles north of the Tennessee border. The county is predominantly agriculturally based, although there is a significant lumber industry, as well. This diversification reflects the geography of the area which divides the county into two distinct types -- Pennyrite plateau with its productive farmland and the mountainous forests of the southeastern part of the county. Outside of Monticello, three Wayne County properties have been listed individually in the National Register; the Monticello Historic Commercial District was listed in 1982. The Hotel Breeding is almost adjacent to this district, being separated only by the c. 1950 Wayne County Courthouse and Court Street. Although altered and post-1940 buildings surround the Hotel Breeding, it is an integral part of Monticello's central business district. The hotel occupies the front of the lot, sitting approximately fifteen feet off of Main Street and ten feet off of Court Street. The remaining 150 foot depth of the lot is devoted to asphalt and gravel parking areas and sparse landscaping with shrubbery. (See Map #3.)

The main portion of the building is 2½ stories in a basically rectangular configuration with hipped roof, gabled end pavilions on the main facade and hip-roofed dormers. A one-story wing on the north end appears to be an addition, but in fact is part of the original plans. Another one-story portion to the rear of the retail space is an early addition. Pilasters define the gabled pavilions and three storefronts in between. A large chimney which vents the furnace is attached to the rear northeast corner.

Each of the four storefronts is framed in aluminum with plate glass display windows flanking recessed entrances. Three storefronts retain their original cararra glass bulkheads. Multi-light transoms running the full width of each storefront remain intact, although three have been covered by signs. Original folding awnings are still in place

See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)
Architecture
Commerce

Period of Significance
1935-38

Significant Dates
1935-36

Cultural Affiliation
N/A

Significant Person
R.G. Breeding

Architect/Builder
Redman, Herbert E. (architect)

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

The Hotel Breeding meets three of the National Register significance criteria for the period 1935 to 1938. Under Criterion A, the Hotel Breeding is important as a major commercial enterprise of Monticello. Contributing to the town's renewed economic health of the late 1930's, it also served as the town's center for social/civic gatherings. Under Criterion B, the Hotel Breeding represents the accomplishments of Robert Garnett Breeding, a locally prominent citizen who took a great interest in his town of Monticello. He founded a bank, was an engineer by trade and a successful inventor, and served as mayor of the town. The Hotel Breeding reflects R.G. Breeding's civic interests, his business prowess, his ingenuity, his interest in modern technologies and his personal desire for a job well done. He was locally renowned for all of these things. Under Criteria C, the Hotel Breeding is significant as an example of the Colonial Revival style applied to a commercial building. The building was constructed with the most modern conveniences of its day and is an unusual example of a commercial building designed and built for mixed use. The building incorporates the best materials and practices of its region.

Monticello has always been the social, civic and commercial center of Wayne County. Its economic base comes from serving the needs of this agricultural and lumber-producing county. Historically, oil was a significant force, but that has lessened considerably today. Although the town has continually grown during this century--from 550 people in 1900¹, to 1500 people in the 1930's², to 3600 people in 1980³-- Monticello and Wayne County experienced very little growth before 1900. It was isolated by the Cumberland River and by the lack of a railroad spur. The turn of the century brought the oil boom of Wayne County which had a significant impact on Monticello and its commercial district,⁴ as represented today by the majority of buildings in the National Register district concentrated at the town square. A major fire in 1929 destroyed most of the frame commercial structures not fronting on the square.⁵

The Hotel Breeding was built to replace the Ramsey Hotel which was among the buildings destroyed. In addition to striving for the venture's economic viability, the developer R.G. Breeding, hoped that the new building would encourage the redevelopment of the rest of the commercial district destroyed by the fire. The realization of the latter goal is evident today in the rows of typical 1930's-40's commercial buildings across from the hotel and on the opposite side of the town square. The Hotel Breeding is Monticello's only

See continuation sheet

9. Major Bibliographical References

Breeding, Dr. Robert, son of R.G. Breeding -- developer of Hotel Breeding, interview conducted by D. Withrow, 2/12/88.

Breeding, William, son of R.G. Breeding -- developer of Hotel Breeding, interview conducted by D. Withrow, 2/12/88.

Deed, Wayne County Courthouse, Monticello, KY, Deed Book No. 80, page 91. August 14, 1935.

Duncan, Elizabeth, Wayne Co. Historical Society, interview conducted by K. Blackey, 2/10/88.

Edwards, Bobby Cole, Glimpses of Historical Wayne County, Lexington, KY: Thoroughbred Press, 1970.

See continuation sheet

Previous documentation on file (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Specify repository:
Kentucky Heritage Council

10. Geographical Data

Acreage of property less than one acre

UTM References

A

1	6
Zone	Easting

6	9	1	7	4	10
Northing					

4	10	7	17	9	17	10
Northing						

B

Zone	Easting

Northing					

C

Northing							

D

Northing							

N/A See continuation sheet

Verbal Boundary Description

A single parcel as described as follows (in Deed Book No. 80, page 91)...

See continuation sheet

Boundary Justification

The boundary includes the entire parcel of land that has been historically associated with the building.

See continuation sheet

11. Form Prepared By

name/title D. Kim Blackey
organization Tate/Fitzsimons/Architects date February 15, 1988
street & number 119 S. Main St. telephone 606-885-3923
city or town Nicholasville state KY zip code 40356

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Hotel Breeding, Monticello, Wayne County, Kentucky

Section number 7 Page 2

in two of the fronts. The north gabled pavilion is wider than the south one and contains the hotel entrance consisting of a door flanked by round-arched windows. The prominent entrance has pilasters and large broken pediment surrounding a single door (multi-pane in its upper portion) with sidelights and transom. Each window has paired eight-lite casements and four-part fanlight.

The second floor reflects its hotel use in its six-over-six double-hung sash windows, arranged on the main facade two to each pavilion except for the wider north gabled pavilion which has three. Like the round-arched windows flanking the hotel entrance, the second-story windows in the gabled pavilions have concrete keystones, as well as jackarches; the lintels of all of the other second-story windows are covered by a tall frieze board that is part of the molded box cornice running around the entire primary block. Concrete sills appear at all of these windows and those at the hotel entrance. All slopes of the hipped roof are marked by the attic dormers. Each main facade gable contains a fanlight with concrete sill.

The flat-roofed one-story wing on the north end recalls the other retail spaces in its multi-paned transom. Its entrance, however, is flush with the plate glass display windows. The low brick parapet with concrete coping once sported an oversized concrete urn at the northeast corner. (See Historic Photo.) Six-over-six windows are spaced regularly on the side elevation. This wing was simply divided into dining in front and kitchen in the rear.

The one-story rear wing was added c.1939, soon after the main portion of the building was completed, to enlarge three of the retail spaces.

The interior of the retail units is typical in its large open spaces, some of which have stairs to the basement. All have original tile restrooms and original lighting fixtures throughout.

The first floor of the north gabled pavilion served as the hotel lobby, with French doors to the one-story restaurant and an open, three-run staircase with molded hand rail and turned balusters to the second floor; the manager's apartment is to the rear. Highlights of this interior are the terrazzo floors, the original wood shutters for the fanlights and the original casement window hardware.

The hotel rooms on the second floor are paired, sharing a tiled bath in between with fixtures of the period. One room has direct access to the bath while the second room has its own lavatory with access to the bath beyond. An archway separates lavatory area and hotel room. (See First Floor Plan #4.) The exposed unfinished, rough pine flooring indicates that these rooms originally had wall-to-wall carpeting. The windows and doors are cased in dark stained wood. The ceiling in the hall has been lowered so that the transoms which remain in place are now obscured.

All of the third floor hotel rooms shared only two full baths, but each had a lavatory in the room. The rooms, generally, were smaller than on the second floor. The hall ceiling has not been lowered on this floor, leaving the transoms with original hardware

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exposed.

In constant use as either a hotel or a rooming house until 1985, the building remains in basically good repair, having suffered only minimal deterioration due to weather and vandalism. Few alterations have been made; most original surfaces (walls, floors, ceilings) and original spaces have been retained.

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Hotel Breeding, Monticello, Wayne County, Kentucky

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Colonial Revival style commercial building, by far the most imposing and carefully detailed of the 1930's vintage stock.

R.G. Breeding (1889-1959) was a prominent citizen of the community of Monticello. He was president of the Peoples State Bank (now the First State Bank) which he founded in c. 1935. He also served as mayor of the city from 1947-59 and was an engineer by trade. Mr. Breeding was known as a shrewd businessman who expected the most for his money. He and his brother reportedly made their fortune in the design of a dryer for burley tobacco. As exemplified by the electric truck which he built for his business, Mr. Breeding's ingenuity was renowned. As mayor he was able to secure Tennessee Valley Authority power for the city of Monticello. This took getting Congressional approval as Monticello was outside of the region of the Tennessee Valley Authority.

When Mr. Breeding undertook the hotel project in 1935, the lot had remained vacant since the 1929 fire as the Ramsey heirs had wanted only a replacement hotel to be built and no developer had come forward. R.G. Breeding presented an agreeable proposal to them which was strongly endorsed by the local newspaper. The newspaper reported that "Mr. Breeding plans on building a modern hotel in every respect, one that will be a credit to the town and to this section of Kentucky." It was generally agreed that "... if Mr. Breeding builds it, we will have a good hotel."⁶

In search of an architect, Mr. Breeding went to Louisville, Kentucky where he hired Herbert E. Redman, as documented by a set of the building's blueprints. Little is known about Redman, but it has been conjectured that he was primarily involved in residential design. Mr. Breeding's program included the needs for the hotel, the requirements of speculative, leaseable retail space. The final design met all of the needs, yielding a mixed-use building with its own parking area. Extremely popular for houses of the period, the Colonial Revival style of architecture probably was chosen to advertise the residential nature of this commercial building.

The Hotel Breeding exemplifies the use of Colonial Revival architecture in a commercial building. The primary architectural interest lies in the front facade which faces on Main Street. The broken pediment doorway surround, fanlights, keystones and heavy molded cornice with gable returns are hallmarks of the Colonial Revival style. The interior finishes and the mechanical system -- the full tiled baths, the heating system, the wall-to-wall carpeting -- reflect the state of the art in the mid-1930's in Monticello.

The hotel incorporated the most modern conveniences of the time. Tile baths with toilets were a luxury not often found in Monticello in the mid-1930's. Mr. Breeding's advertisement for leasing the retail space in the Wayne County Outlook in 1937 supports this situation.⁷ The contemporary floor finishes of wall-to-wall carpeting and terrazzo also were uncommon in Monticello at that time. The Hotel's "state of the art" heating and cooling system (see Historic Photo, c. 1940, showing "air-cooled" advertised on the hotel sign) perhaps best exemplifies Mr. Breeding's ingenuity. Monticello has several caverns under it, and Mr. Breeding tapped into one of them to get cool air to

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Hotel Breeding, Monticello, Wayne County, Kentucky

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circulate through his hotel in the warmer months.

Mr. Breeding oversaw every aspect of the hotel project. He made sure only the best material within the budget were used and that the application of these was nothing less than perfect. It was said that not a shovelful of dirt moved that Mr. Breeding did not oversee.⁸ The result was a building that was long considered a gem and a landmark for Monticello. Its relatively good condition today also can be attributed to this attention to detail.

The Hotel Breeding primarily served people from outside of the county. Some were traveling salesmen, others were in Monticello on business relating to the oil industry which was still active although not nearly so significant as earlier in the century. The hotel catered to business and social functions such as the annual meeting of the Kentucky Fox Hunters Association. Local groups who needed a larger space for an event made use of the hotel facility. The Monticello Kiwanis Club used the dining room in the basement of the hotel for their regular meetings as did the Woman's Club. Local citizens patronized the hotel restaurant which became a center for daily social gatherings.

The Hotel Breeding's retail spaces also made important contributions to downtown Monticello. The corner retail space was designed for and occupied by Mr. Breeding's Peoples State Bank. Another of the retail spaces was occupied by the Ben Franklin 5¢ and 10¢ Store. The local newspaper gave significant coverage to the coming of this department store to Monticello. The Western Auto Store, another pillar of small commercial districts, occupied one of the retail bays for many years. The rear addition to the retail spaces probably reflects the success of these operations.

The hotel was in business until 1982, when it was converted to a rooming house for people needing assistance. It has been vacant since 1985. In recent years, retail occupancy has been sporadic. The building was sold in 1986 by the Breeding heirs to the First State Bank. The present owner hopes to encourage the development and rehabilitation of this structure as a vital part of the city's commercial districts.

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Hotel Breeding, Monticello, Wayne County, Kentucky

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FOOTNOTES

¹Wayne County Outlook, Sept. 12, 1935.

²Ibid.

³Rand-McNally Atlas -- Based on the 1980 U.S. Census.

⁴Polsgrove, Robert, "Monticello Historic Commercial District," National Register of Historic Places Nomination Form, Sept. 1982.

⁵Edwards, Bobby Cole, Glimpses of Historical Wayne County, Lexington, KY: Thoroughbred Press, 1970.

⁶Wayne County Outlook, "New Hotel Proposed for Monticello," Aug. 1, 1935, p.1.

⁷Ibid., Jan. 14, 1937.

⁸Breeding, William and Dr. Robert, interviews conducted in Monticello, KY, by D. Withrow, Feb. 12, 1988.

⁹Duncan, Elizabeth, interview conducted by K. Blackey in Monticello, KY, Feb. 10, 1988.

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9. MAJOR BIBLIOGRAPHICAL REFERENCES

Johnson, Augusta P., A Century of Wayne Co., Kentucky 1800-1900, Louisville, KY:
Standard Printing Co., 1939

Polsgrove, Robert, "Monticello Historic Commercial District", National Register of
Historic Places, Inventory- Nomination Form, Frankfort, KY; Kentucky Heritage
Council, Sept. 1982

Sanborn Map -- Monticello, KY (1926), NY,NY: Sanborn Map Co., 1926.

Redman, Herbert E., Set of prints of original drawings for the Hotel Breeding
(incomplete), Sept. 1935.

Walker, Garnet, Exploring Wayne County..., History of the Pioneers, Churches, Schools,
etc., 74 pp.

Wayne County Chamber of Commerce, Welcome to Monticello, Kentucky, Monticello, KY:
1950(?)

Wayne County Outlook, "New Hotel Proposed for Monticello," August 1, 1935, page 1.

Wayne County Outlook, other small references to the Hotel Breeding, Aug. 15, 1935,
Sept. 5, 1935, Sept. 12, 1935, Jan. 16, 1936, March 5, 1936, June 11, 1936,
Jan. 7, 1937, Jan. 14, 1937.

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Hotel Breeding, Monticello, Wayne County, Kentucky

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VERBAL BOUNDARY DESCRIPTION

FIRST TRACT

BEGINNING at an iron pin at the intersections of the right-of-ways of Michigan Avenue and North Main Street and running North 61° 01' West to a stake in the line of the right-of-way of Michigan Avenue, a corner to second tract; Thence with the line of second tract north 29° 36' East 125.03 feet to an iron pin in the line of the Monticello Banking Company; Thence South 61° 25' East 106.66 feet to a stake in the line of the right-of-way of North Main Street; thence South 27° 14' West 125.82 feet to the beginning.

SECOND TRACT

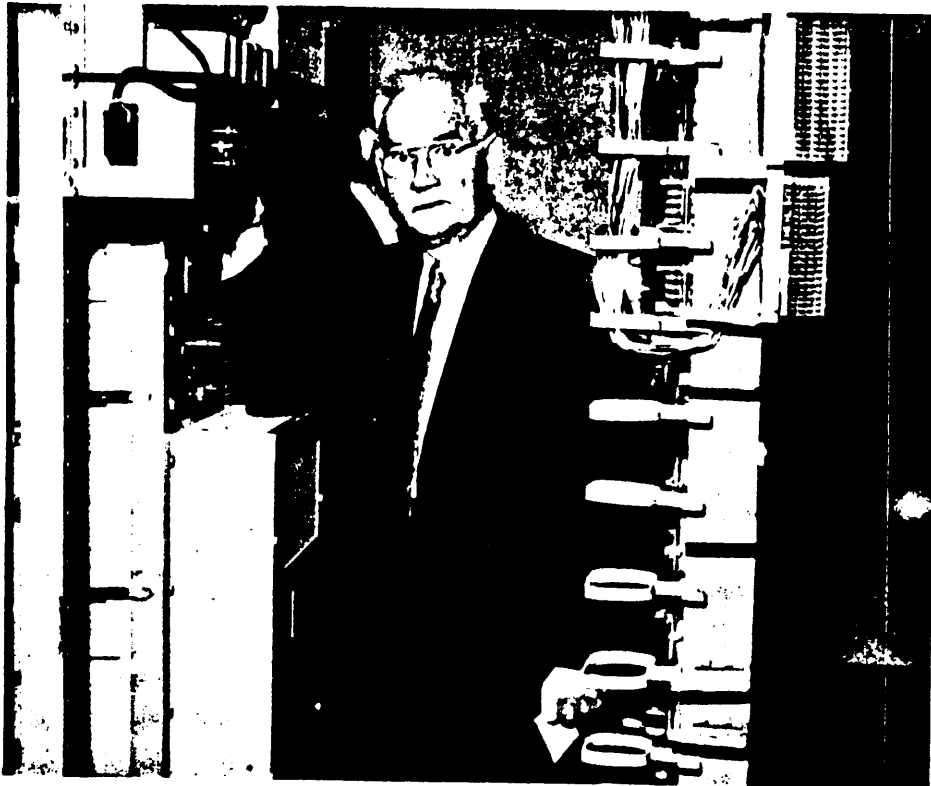
BEGINNING at an iron pin corner to first tract in the line of the right-of-way of Michigan Avenue, running North 61° 01' West to an iron pin in said right-of-way and a corner to third tract; Thence to line of third tract North 29° 02' East 124.62 feet to an iron pin; Thence South 6° 25' East 57.14 feet of first tract N 29° 36' East 125.03 feet to the beginning. Containing 0.161 acres more or less.

THIRD TRACT

BEGINNING at an iron pin in the right-of-way of Michigan Avenue, a corner to second tract and running with said right-of-way North 61° .01' West 55.87 feet to an iron pin in the right-of-way of Michigan Avenue; Thence leaving said right-of-way and running North 28° 27' East 124.23 feet to an iron pin; Thence South 57.14 feet to an iron pin a corner to second tract; Thence with line of the second tract South 29° 02' West 124.62 feet to the beginning. Containing 0.161 acres.

Hotel Breeding (WNM -46)
Monticello, Wayne Co., KY

Historic Photo



AFTER THE FIRE

Left: R.G. Breeding, builder and owner of the Hotel Breeding, first President of the People's State Bank and Mayor of Monticello in the 1950's. Throwing the switch at the new switching plant of GTE on Huffaker St. about 1950.

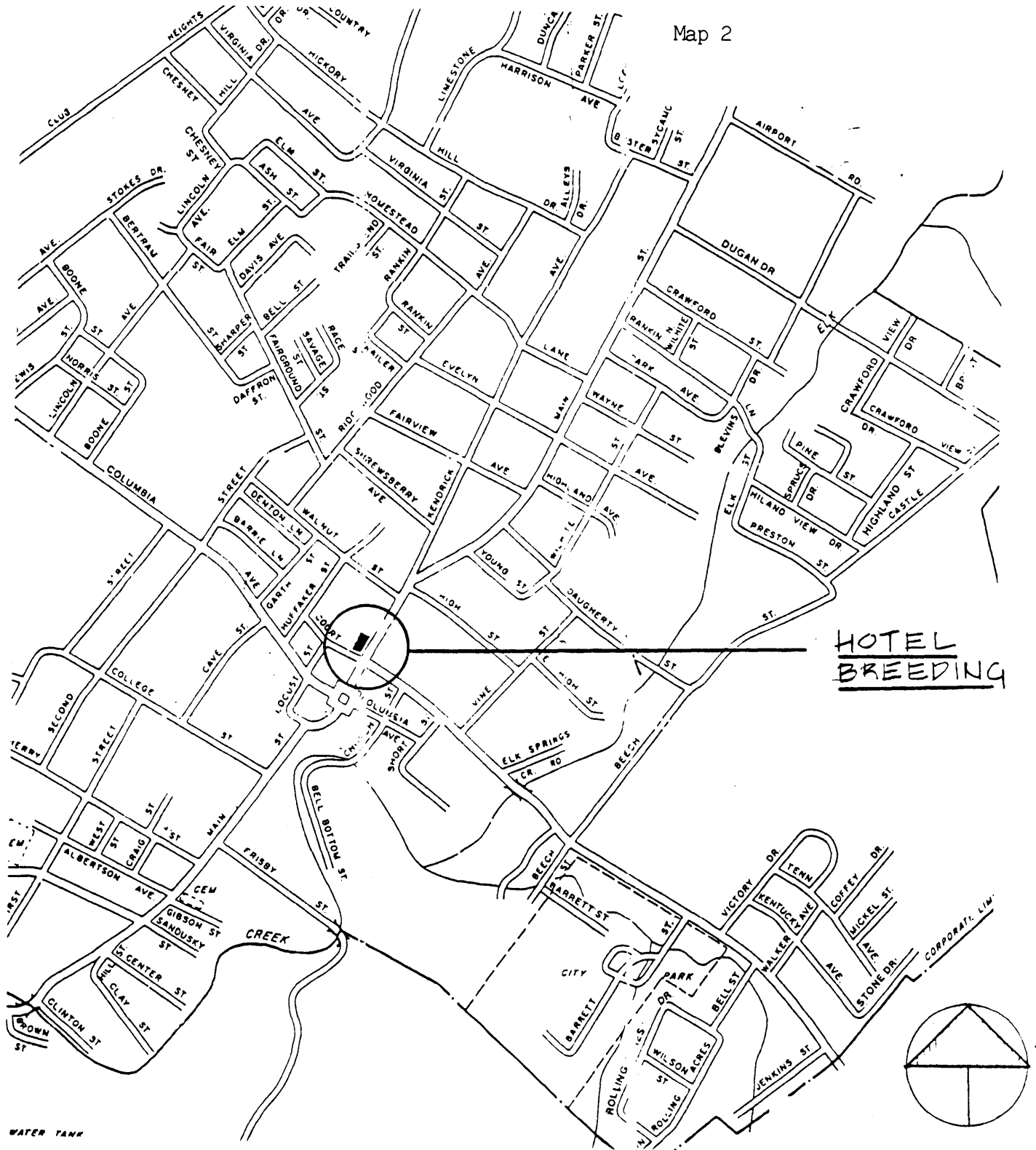
Below: THE HOTEL BREEDING, built on the old Ramsey Hotel lot. Built by R.G. Breeding in 1935-36. The hotel opened early to take care of the "oil men" who were coming in to Monticello.



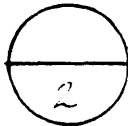
Hotel Breeding (WNM - 46)
Monticello, Wayne Co., KY

Map of Monticello, KY

Map 2



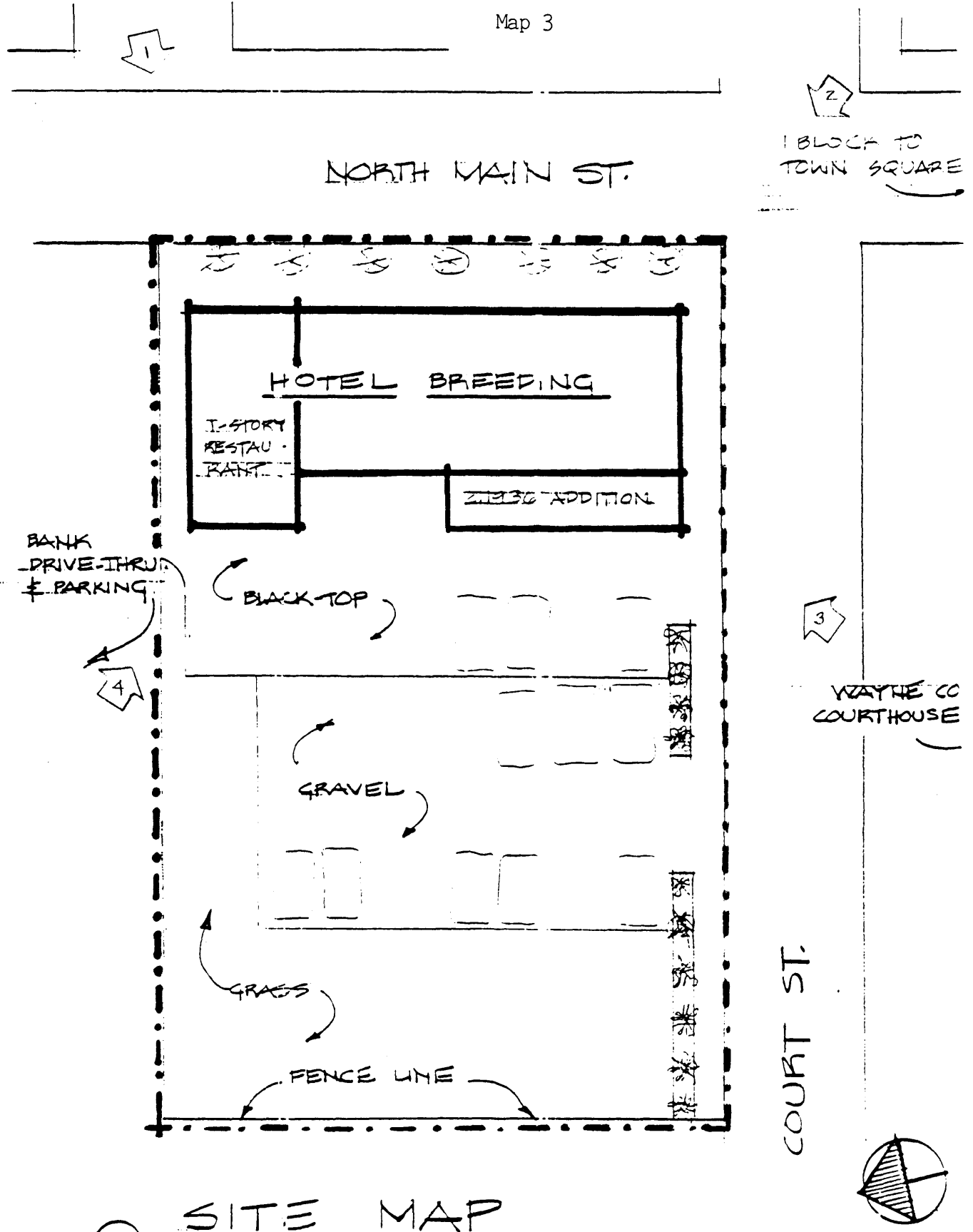
MONTICELLO, KY.



Hotel Breeding (WNM - 46)
Monticello, Wayne Co., KY

Photo Key & Site Plan

Map 3



NORTH MAIN ST.

1 BLOCK TO TOWN SQUARE

HOTEL BREEDING

1-STORY RESTAURANT

21930 ADDITION

BANK DRIVE-THRU & PARKING

BLACK TOP

GRAVEL

GRASS

FENCE LINE

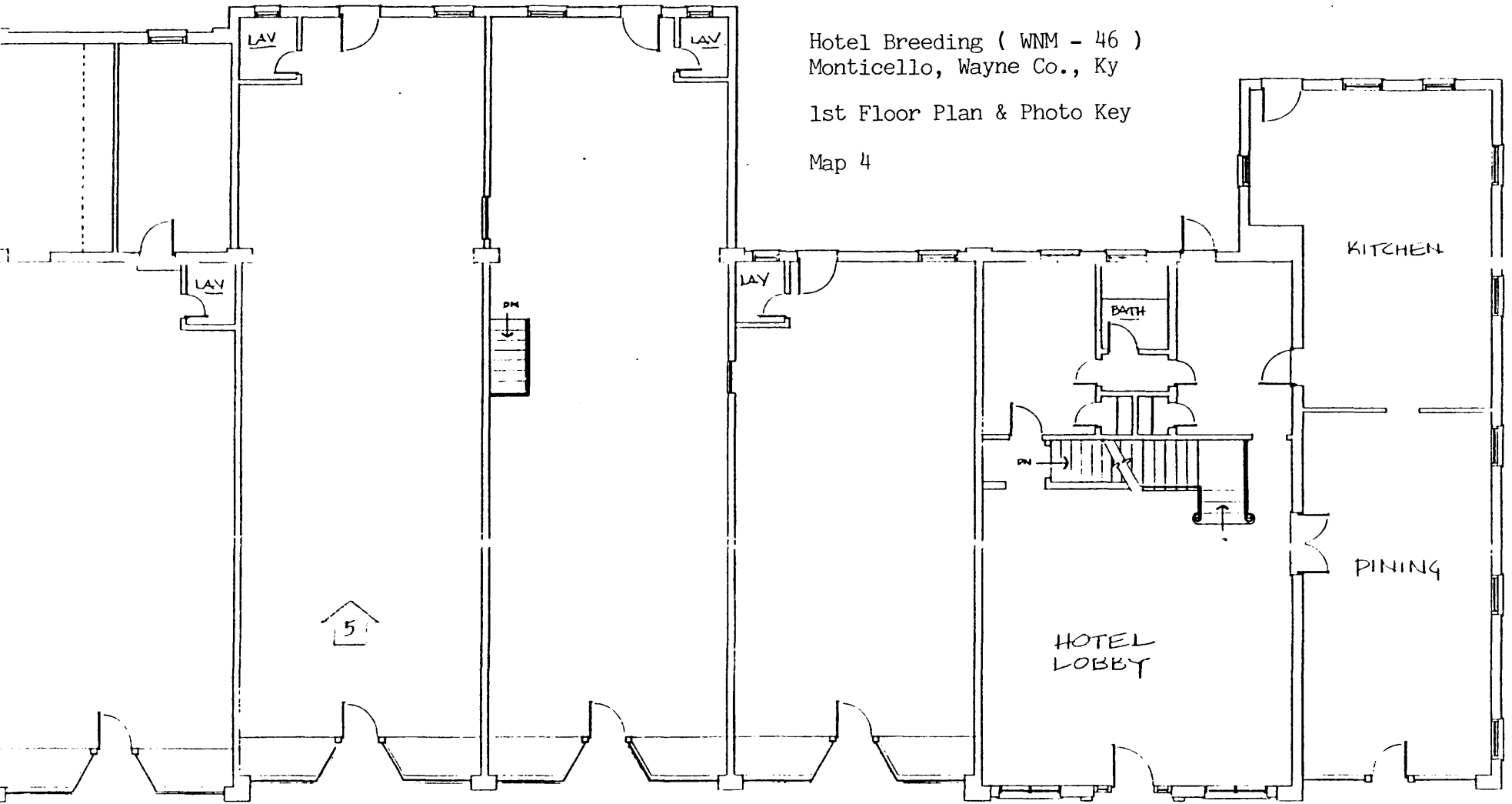
WAYNE CO COURTHOUSE

COURT ST.

SITE MAP

AND PHOTO KEY

NTS



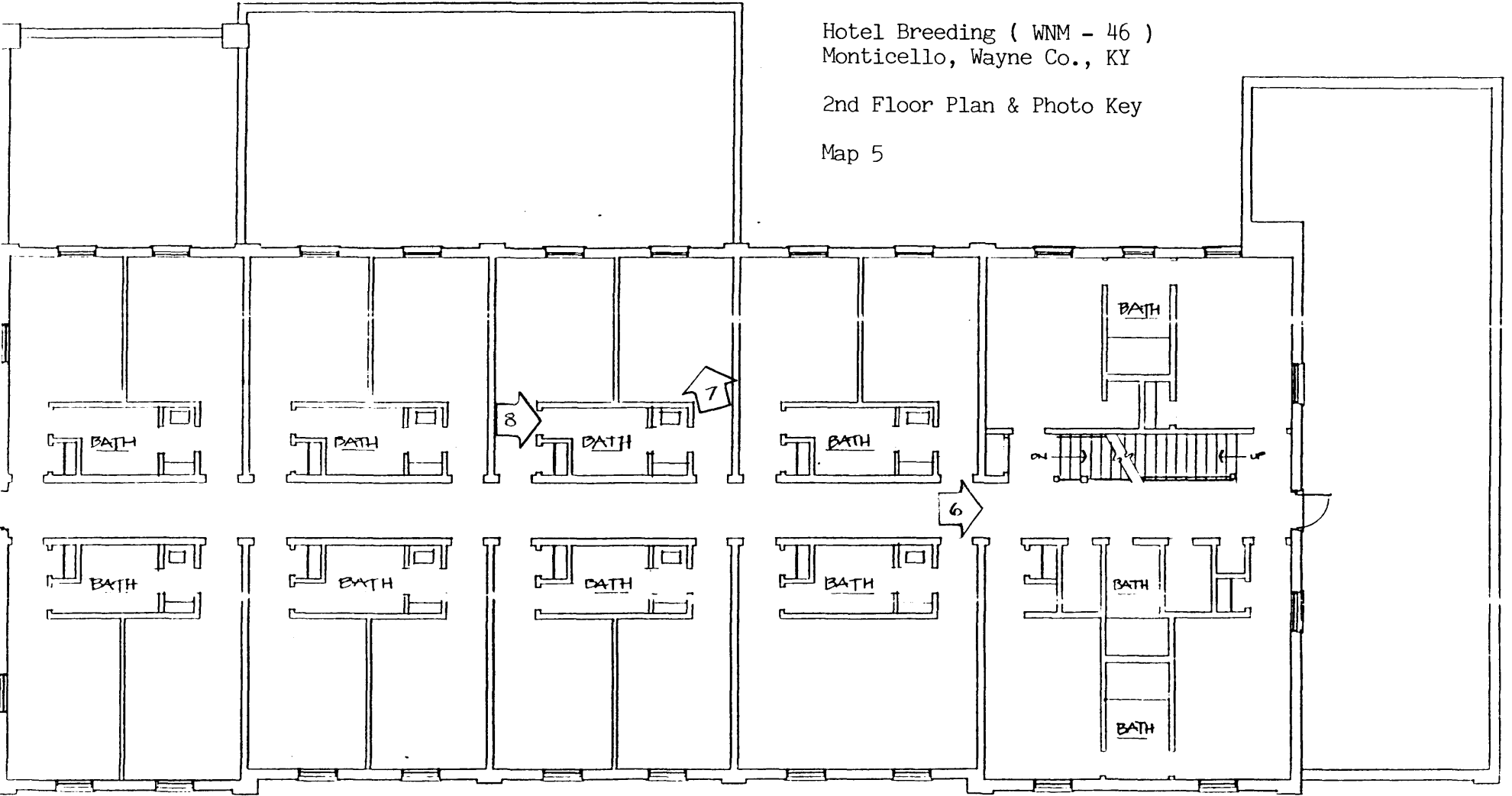
Hotel Breeding (WNM - 46)
Monticello, Wayne Co., Ky
1st Floor Plan & Photo Key
Map 4

① FIRST FLOOR PLAN
AND PHOTO KEY

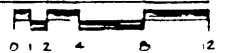
Hotel Breeding (WNM - 46)
Monticello, Wayne Co., KY

2nd Floor Plan & Photo Key

Map 5



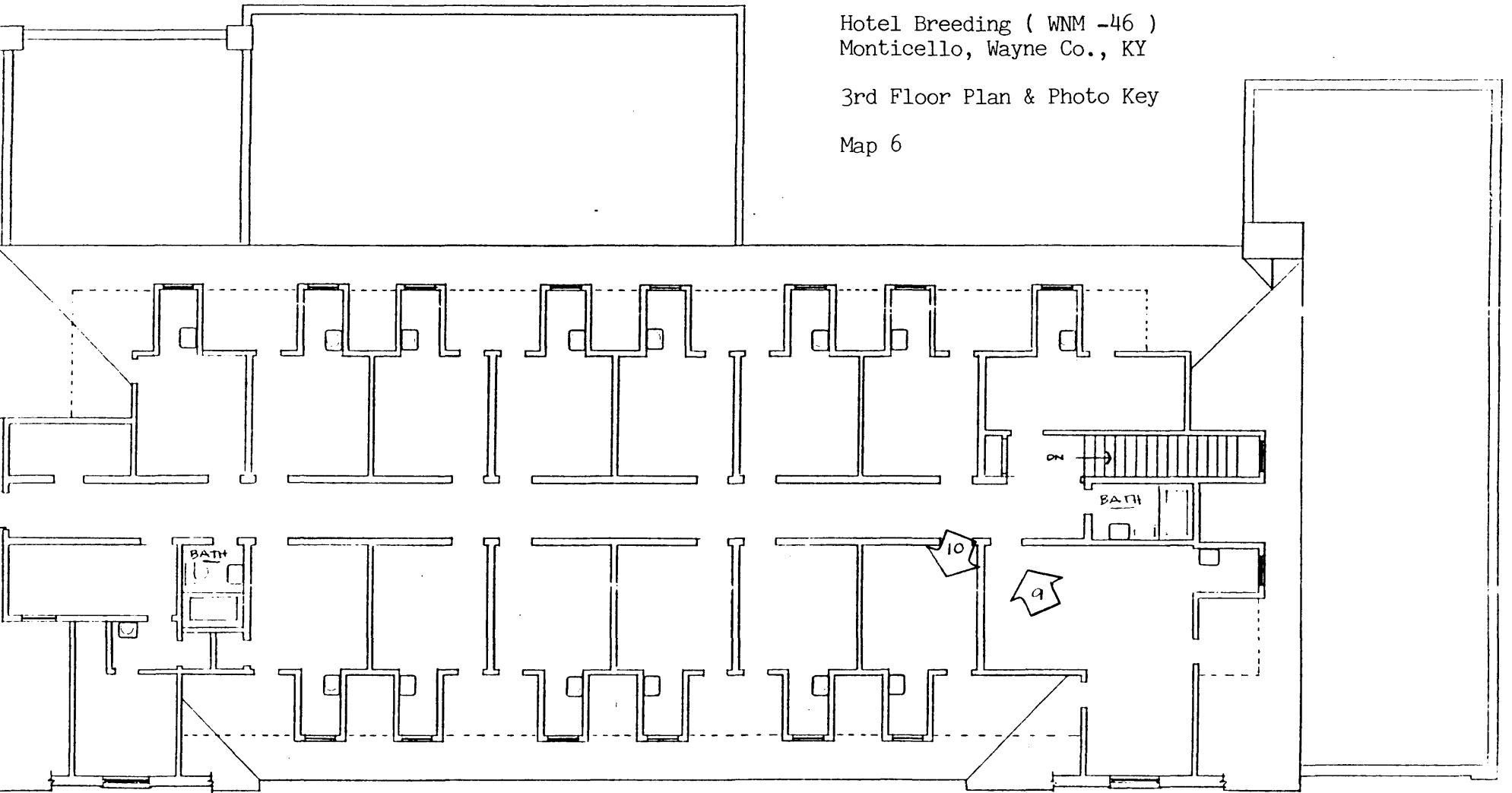
① SECOND FLOOR PLAN
AND PHOTO KEY



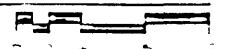
Hotel Breeding (WNM -46)
Monticello, Wayne Co., KY

3rd Floor Plan & Photo Key

Map 6



6 THIRD FLOOR PLAN
AND PHOTO KEY



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Items 1. through 5. are true for all photographs:

1. Hotel Breeding
2. Monticello, Kentucky
3. D. Kim Blackey
4. February 1988
5. Tate/Fitzsimons/Architects
119 South Main Street
Nicholasville, KY 40356

Photo # 1 -- 6. Front elevation. Camera facing west.

Photo # 2 -- 6. Front and side elevation. Camera facing northwest.

Photo # 3 -- 6. Rear and side elevation. Camera facing northeast.

Photo # 4 -- 6. Rear and side elevation. Camera facing southeast.

Photo # 5 -- 6. Interior of retail space. Camera facing rear of building (west.)
Pilaster and beam note location of addition.

Photo # 6 -- 6. Interior, stairway and hall at second floor.

Photo # 7 -- 6. Typical hotel room on the second floor.

Photo # 8 -- 6. Typical bath on second floor.

Photo # 9 -- 6. Typical door with transom, looking from third floor hotel room
towards hallway.

Photo # 10 - 6. Typical third floor hotel room.