

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

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 Pineville Courthouse Square Historic District
other names/site number NA

2. Location

street & number Along Kentucky, Pine, Virginia, and Walnut Streets not for publication NA
city, town Pineville vicinity NA
state Kentucky code KY county Bell code 013 zip code 40977

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>26</u>	<u>7</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u>2</u> sites
<input checked="" type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>26</u>	<u>9</u> Total

Name of related multiple property listing: NA
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 nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
David L. Morgan 5-31-90
Signature of certifying official David L. Morgan, State Historic Preservation Officer Date
Kentucky Heritage Council
State or Federal agency and bureau

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

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. Patricia Andrus 7/19/90
 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 _____

6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE/TRADE: business
COMMERCE/TRADE: professional
COMMERCE/TRADE: financial institution
COMMERCE/TRADE: department store

Current Functions (enter categories from instructions)

same
same
same
same

7. Description

Architectural Classification
(enter categories from instructions)

Late 19th and Early 20th Century: Commercial
Late 19th and Early 20th Century Revivals: Classical
Revival
Late Victorian: Romanesque

Materials (enter categories from instructions)

foundation stone; limestone
walls brick
stone; limestone
roof asphalt
other metal; iron

Describe present and historic physical appearance.

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

1894-1940
1894-1940

Significant Dates

1894

Cultural Affiliation

NA

Significant Person

NA

Architect/Builder

Gaddis, John W.

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

See continuation sheet

9. Major Bibliographical References

"Bell County Established August 1, 1867." The middlesboro Daily News. 10 August 1967, pp. 1-2.

The Bell County Story, 1867-1967, The Unfolding of a Century. Pineville, KY: Bell County Centennial Commission, 1967.

Brief Facts About Pineville (brochure). Pineville, KY: The Commercial Club of Pineville, 1888.

"Continental Hotel Prepares for Closing." Pineville Sun-Cumberland Courier. 15 October 1970.

Previous documentation on file (NPS): NA

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 # _____

See continuation sheet

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

Acreege of property 7 Acres approximately

UTM References

A 17 259 370 40711600
Zone Easting Northing

B _____
Zone Easting Northing

C _____

D _____

Pineville Quad

See continuation sheet

Verbal Boundary Description

The nominated area is depicted on the enclosed sketch map. The boundary of that area encloses the following parcels:

Courthouse Block

Block 15, lots 1-3

Block 17, lots 1-11

Block 12, lots 6-16

Block 16, lots 1-10

Block 18, lots 10-11

Block 13, lots 1-7, 17-21

Block 14, lots 24-26

See continuation sheet sketch map

Boundary Justification

The nominated area contains the courthouse square and those structures which form the commercial and governmental core of Pineville, Kentucky. The boundaries differentiate the central business district core from surrounding residential and undeveloped areas. The north and northeast edges of the district exclude resources which fit the theme but have lost integrity. See continuation sheet 7.1, paragraph 1

11. Form Prepared By

name/title Charlotte Worsham, Consultant

organization _____

date March 1, 1988

street & number Yellow Sulphur Springs Rt. 2

telephone 703-552-4730

city or town Christiansburg

state VA

zip code 24073

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetPineville Courthouse Square Historic District
Bell County, KentuckySection number 7 Page 1

The Pineville Courthouse Square Historic District boundaries are based on the area defined as eligible for the National Register by the Kentucky SHPO, and agreed to by the City of Pineville and the Advisory Council on Historic Preservation. A Memorandum of Agreement, dated 12/30/83 (ACHP signature), was signed by these three parties to allow the city to use federal funds for rehabilitation in Pineville. The boundaries defined in 1983 have been adopted for the current nomination, with exclusion of a portion in the northeast sector of the former district; several buildings were eliminated due to a fire which damaged their interior integrity of materials, design, and workmanship. The exteriors of those buildings remained unchanged by the fire, and future consideration may be given to the ability of these damaged structures to contribute to the district's sense of time and place. A copy of the MOA is included with this nomination.

Pineville is located in a section of bottom land in a bend of the Cumberland River, in mountainous Bell County, Kentucky. Across the river on the north is the mouth of Straight Creek, a major tributary in this portion of the river. Route 25-E, an important road linking Virginia and East Tennessee with eastern and central Kentucky, skirts the bottom of Pine Mountain at the south edge of town. The town plan of 1888 is clearly visible in the present street grid of Pineville, with the exception of the suburban plots to the western end of town and the hillside lots to the south of Route 25-E (Park Avenue).

The entire town was surrounded by a high concrete floodwall in the mid-twentieth century, which is in the process of being rebuilt, due to repeated inundation since the town's founding. While the course of Park Avenue is lined by businesses in many areas, the commercial center of Pineville has remained chiefly within a one block radius of the courthouse square.

The courthouse square is located on a block in the grid system of streets laid out after 1888. It is adjacent to Virginia and Kentucky Avenues to the north and south and to Pine and Walnut Streets to the east and west. Pine Street penetrates the flood wall and bridges the river to reach the railroad depot and the communities up Straight Creek. Of the four, Pine and Kentucky Streets seem to have received more traffic historically, and consequently are the most built up commercially. Kentucky Avenue is favored by the original lot orientations as a principal street, while Pine Street has always been a through street.

The Courthouse itself faces both Walnut and Pine Streets, unlike the courthouse of ca. 1894, which faced Pine (see Photo #2). It was built to designs by architect John W. Gaddis of Vincennes, Indiana in 1919. He designed a rectangular classical revival structure of three stories above a rusticated stone basement. A full entablature crowns the brick walls, which are penetrated by indented vertical strips of unornamented windows. The center of the long sides to the east and west each feature a limestone Ionic portico supported by four colossal stone columns, with a clock in the tympanum above an inscription of the county's name in the frieze. Slightly projecting pedimented pavilions enliven the north and south end walls. The interior contains an ornamental mosaic tile floor containing the county's name within a wreath. The building was extensively rehabilitated in 1978.

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Historic DistrictSection number 7 Page 2

On the southeast corner of Pine and Kentucky Streets stands the Burchfield Building. The facade of the two-story structure, which now houses a restaurant, is one of the only two street fronts in Pineville to survive from before 1900. It is an excellent example of a late nineteenth century commercial building, typical of many throughout Kentucky. The storefront which faces Kentucky Avenue is headed by a stone lintel supported by rusticated piers and by rock-faced pilasters on either side of the central entry. Four tall evenly spaced windows with pressed metal hood molds pierce the brick facade of the second story, and the whole is surmounted by a pressed metal cornice. Historic photographs (see Photo #1) indicate that the cornice was originally surmounted by a small metal pediment. The first floor windows and doors have been replaced.

Across Pine Street from the courthouse is a row of commercial structures lining the square on the east. Two non-contributing pre-1900 buildings may exist behind the present streetfronts, but they have been altered beyond recognition. The block is composed chiefly of commercial buildings from the first decades of the 20th century, which have been subjected to alterations through the years. The pair of buildings now occupied by the Fair Store apparently were once equipped with pressed metal cornices and details. Only their arched second story windows distinguish them today from the rest of the block. The three-story brick building third north from the corner of Pine and Kentucky, features three sets of distinctive paired and transomed windows on the second and third floors. It houses part of Newberry's department store on the ground floor. Newberry's extends to the northeast corner of Pine and Kentucky, where the management has concealed the facades of the two buildings (non-contributing) nearest the corner behind a screen of enamelled metal carrying a huge sign. The remaining buildings on the block for the most part contribute to the integrity of the district through their scale, date of construction, and proportion. Their integrity as commercial buildings from the period of significance has not been irrevocably compromised. The four buildings on the north end of this block were destroyed by fire in 1986 and are not included in the district.

The south side of the square on Kentucky Street contains a number of important structures, many of them the first buildings on their sites. The eastern end of the block is occupied by the Bell National Bank, a classical revival stone building which replaced the bank's original building of before 1899. Although the lower story of the two-story building has been concealed behind modern sheathing installed by the present occupants, Kentucky Utilities, the upper floor continues to carry the academic classical facade. The heavy stone entablature, supported by the visible upper halves of a pair of fluted Doric column, closely flanked by engaged pilasters with Ionic capitals, suggestive of the strength and substance which early twentieth century bankers wished to project to their customers. It is likely that the rest of this imposing facade survives behind the lower covering.

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The center of the block includes the facades of the two buildings housing Kentucky Finance and Smith-Cawood Hardware store (see Photo #4) The streetfront of the Kentucky Finance building is constructed of rock-faced stone and includes inset panels containing arched windows in the second floor. The storefront has been altered. It is the only building in the block to survive from before 1900. The Smith-Cawood Hardware building features a tiny denticulated pressed metal cornice above an elaborate corbelled brick facade. Parts of the streetfront, including the cornice and the iron supports of the storefront lintel, were manufactured by the George Mesker Co. of Evansville, Indiana, a popular supplier of parts and plans for commercial buildings during the late nineteenth and early twentieth centuries.

The remaining structures on the block contribute to the scale and proportion of the district. The storefronts of all the early buildings have been altered, but in several cases with materials and styles associated with the latter part of the period of significance, such as structural glass applied as a facing to the lower story. Most representative of that period is the Bell Theater. Its marquee, circular ticket booth, and outer lobby contain elements characteristic of the Art Deco and Moderne styles, including geometric ornament and the use of glass block.

The commercial district continues along Kentucky Street for one block of the courthouse square to just beyond Cherry Street. The south side of the street beyond the Burchfield Building contains a nearly complete row of two-story early twentieth century commercial streetfronts. While a few seem to have lost original pressed metal cornices, such as the building at 108 Kentucky, most of the well-preserved structures relied for decoration on restrained use of corbelled brick and stone belt courses and lintels. Most notable are the buildings at 112 and 114 Kentucky, the first of which retains portions of its original storefront transom. Number 112 features a large central window flanked by narrower windows, all with segmental arched heads emphasized by a connecting stone string course. The similar building at 114 has a pair of arched windows and a more elaborate corbelled cornice.

At the east end of the block stands Pineville's only four-story building, built in 1921 as the Pineville Furniture Store. The plain brick building features a pair of tripartite windows on each floor above a modern storefront. A stepped brick parapet crowns the principal facade. On the next corner at 210 Kentucky, stands a fine George Mesker commercial building with corbelled cream-colored brickwork above the storefront.

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The Pineville Courthouse Square
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The opposite side of the street east of the intersection of Cherry and Kentucky, contains a row of three similar two-story brick commercial buildings, with corbelled parapets and early canopies over the sidewalk sheltering the largely original storefronts. The intervening space between Cherry Street and Newberry's Department Store on the square is occupied by several one-story commercial buildings which by their style and material do not intrude into the fabric of the district.

As commercial buildings are largely grouped along Kentucky Avenue and Pine Street, on Walnut Street along the west side of the square are located institutional and professional structures. At the southwest corner of Walnut and Kentucky stands the Davis Building, a two-story brick office building apparently built during the 1920's. Across the street on the northwest corner is located one of Pineville's most impressive landmarks, the Masonic Temple of 1921. The three-story brick east facade is ornamented with what resembles a proscenium arch of stone supported by a pair of engaged Egyptian pilasters. The brick parapet is raised in the center to form a shallow pediment above an inscription identifying the building, and a central stone panel contains an emblem of the winged sun disk.

The ca. 1935 post office is located in the center of the block, a one-story brick building of the mid-twentieth century, entered through a large segmentally arched doorway in a projecting center pavilion. The northern end of the block is occupied by the Asher Building of 1916, a two-story professional office building with a lively brick facade on both Walnut Street and Virginia Avenue featuring soldier courses framing window and door openings and a stepped parapet with stone trim and coping.

The north side of the square, on Virginia Street, once the location of the Continental Hotel and the Bingham building, a late nineteenth century commercial structure, now is composed of a large parking lot, three heavily altered 20th century commercial buildings, and a drive-in teller booth for the First State Bank. This side of the square is not included in the district.

Four non-contributing buildings are located in the district. The Pineville Landry on the southside of Kentucky, the Flower Shop on the southside of the square, and the two buildings on the northeast corner of Pine and Kentucky (Newberry's) have had serious facade alterations.

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Section number 7 Page 5 Pineville Courthouse Square Historic District
Bell Co. KY

- C 1. Bell County Courthouse, Courthouse Square (BL-P-1), is a ten-bay structure with pedimented Ionic portico that shelters central four bays. Recessed panels are beneath windows which create the illusion of pilasters. The pediment is over a slightly projecting central portion of the north and south walls. The stone foundation has a rusticated appearance. The brick parapet obscures the roof. The first floor lobby is a patterned tile design. John Gaddis is the architect. Photos 12, 13.
- C 2. Asher Building (Block 12, Lots 6-7), is a two story detached brick structure constructed in about 1920 and which today is in a good state of preservation. Commercial Craftsman style features include the stepped parapet, small stone squares and diamonds, patterned brick bonding, and a thick course of stone at the cornice level. The facade is five bays wide, with doors on the outside bays of the first floor and single two-light (one-over-one) windows above. The central three bays have paired four-light (two-over-two) windows. The spandrel areas above the door transoms carry an interesting pattern of brick. Photo 14.
- C 3. Post Office (BL-P-64; Block 12, Lots 8-14), is a 1935 brick structure whose composition relies upon massing and fenestration for decorative effect. The blockiness of the main building's rectangle is relieved by a projecting entry bay, itself containing the doorway and flanking 12-over-12 double hung windows. The large opening containing the door is quite large for such facilities, and is capped by a glazed segmental arch. The entire building sits below a flat roof and above a partially raised basement level. Flooding in 1977 was reported to have altered the interior; the degree of change is not known since blueprints for the building have not been located. Photos 14, 15.
- C 4. Masonic Temple, 123 S. Walnut (BL-P-2; Block 12, Lot 15-16), is a 1921 brick building designed by Thomas Nolan, according to a building plaque. The building has a five-bay facade organization. The major portion of the facade is slightly recessed, with central bays on two and three stories highlighted by stone columns with an egyptian influence. Window spandrels are recessed. Photos 14, 15.

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Bell Co., KY

- NC 5. Newberry's (BL-P-24; Block 13, Lots 1-2), This portion of the building has been sheathed in non-historic materials on the Pine Street side, its main facade. Its date of construction is unknown, but its proportions and exterior brick on the Kentucky Avenue side suggest the structure was constructed during the district's period of significance. Photos 5, 8.

- C 6. Newberry's (BL-P-24; Block 13, Lots 3-4), contributing half rises three stories above the street level. The building was completed around 1900 as a commercial block with three bay facade. Six windows pierce each floor's face. The brick building's upper two floors retain high integrity, the bottom has been altered. Photos 5, 8.

- C 7. Fair Store (BL-P-23; Block 13, Lots 5-6), incorporates two nearly identical historic commercial blocks built around the turn of the century. Both are two stories high and three bays wide with a common wall. Tall fully arched windows puncture the brick wall. The parapets, as well as the storefronts, have been altered. Photos 5, 8.

- NC 8. Crowell's (Block 13, Lot 7), was erected at unknown date. Its two stories lie behind a modern facade treatment of corrugated metal panels. The upper floor is lit by a bank of four windows. The store front is divided into three bays. Photos 5, 8.

- C 9. Dollar Store (Block 13, Lots 19-20), is one of several business blocks to house that company's enterprises. This example is a building constructed about 1915-21 in brick and exhibiting Commercial Craftsman stylistic detail. The interior of the building retains its original open flow. The building's level of preservation is good. Photo 16.

- NC 10. Dave's Restaurant (Block 13, Lot 18), is a modern masonry structure, completed perhaps since 1960. Photos 16 and 17.

- NC 11. Vacant Lot (Block 13, Lot 17). Slightly visible in Photo 17.

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- C 12. 106 Cherry Street (BL-P-19; Block 14, Lots 24-26), gives the impression of being three separate buildings from its second floor facade. Constructed about 1900, all units currently function as a single operation on the ground level. The west unit is three bays with segmental arched openings and a corbelled cornice; the center unit is two bays wide with paired straight-headed windows and deep corbelling at the cornice. The eastern unit has two bays with segmental openings and deep corbelling at the cornice. A metal canopy, with pressed designs on the underside, shelters the storefront. Photo 18.
- C 13. 210 Kentucky Avenue (BL-P-17; Block 15, Lots 1-3), was constructed around 1907 with a two-bay upper floor. Its historic storefront is relatively intact, with typical bulkhead, plate-glass windows, and transom enframed by George Mesker Co. cast iron detailing. Photos
- C 14. Pineville Furniture Store (BL-L-16; Block 16, Lot 10), is one of the most visually imposing buildings in the district due to its tall profile. The four story structure was completed in 1921 according to an attached plaque. Its two bay facade accentuates its vertical appearance. Each window is tripled and double hung. The storefront retains much of its original configuration. Photo 11.
- C 15. Odd Fellows Hall (BL-P-15; Block 16, Lot 9), probably was constructed 1914-1921. It retains some features of the Commercial Craftsman style, the recessed panel in the cornice area the most prominent. Photo 11.
- NC 16. Pineville Laundry (Block 16, Lot 8), at a single story, is the smallest structure on its portion of the block. The modern materials covering the upper storefront area obscure efforts to determine whether historic materials lay behind. The storefront level is three bays wide framed by metal poles. Photo 11.
- C 17. Hardware Store (BL-P-14; Block 16, Lot 7), is dominated in its second floor by a bank of five double hung windows surmounted by a prominent wooden lintel. The two story brick commercial building was probably constructed in the second decade of the 20th century. The storefront has been remodelled but retains the recessed entryway. Photo 11.

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Bell Co., KY

- C 18. Pineville Wholesale, 116 Kentucky (BL-P-13; Block 16, Lot 6), is straightforward in its expression, with two bays under two stories. It was probably constructed in the first decade of the 20th Century. Its historic transom may exist under recent covering. Windows on the second floor are paired, flat arched, and topped by a single transom. Decorative features include corbelled corner piers and cornice brickwork. Photo 11.
- C 19. Pineville Ice Cream Shop (BL-P-12; Block 16, Lot 5), looks very much like its neighbor, Pineville Wholesale, except for the segmental arches atop its upper floor transom windows. Alteration of the storefront transom also resembles that of its neighbor. Photo 11.
- NC 20. 112 Kentucky Avenue (BL-P-11; Block 16, Lot 4), is believed to have been constructed in the late nineteenth century but since has been covered with a modern facade. Its upper of two stories are still articulated by the three original windows: a central paired window beneath a segmentally arched transom and flanking single double hung windows each with their own arched transom. A stone string course which emphasized those arches is covered. Some of the historic storefront was intact in the transom area and behind the end post coverings prior to remodelling sometime 1981-1986. Photo 11.
- C 21. 110 Kentucky Avenue (BL-P-10; Block 16, Lot 3), exhibits four double hung windows with segmental arches on the upper of its two stories. The brick structure has a modern storefront, though the historic transom may exist behind the current material facade. It is believed to have been constructed around 1900. Photo 11.
- C 22. 108 Kentucky Avenue (BL-P-9; Block 16, Lot 2 and South 25' of Lot 1), is contemporary with its neighbor at 110 Kentucky Avenue. Both possess brick exteriors with four double-hung segmental-arched windows on the second floor. This building has an unusual feature for Pineville in rough cut stone piers on the storefront level. Little of the historic storefront is evident otherwise. Photo 11.
- C 23. 212 Kentucky Avenue (BL-P-8; Block 16, North 100' of Lot 1), appears to be the oldest building in the district, perhaps dating back to the early 1890s. It is a two story, structure with four bays showing in the upper story. Iron hood molds and a cornice with brackets and finials are unmatched features locally. Rough-cut stone compliments the three-bay storefront. Photo 11.

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- C 24. Kentucky Utilities (BL-P-7; Block 17, Lot 11), shows very squat paired classical pilasters flanking a bank of three double hung windows on its second floor. The allusions to classical architecture result in an exaggerated cornice height than its proportions suggest. In each pilaster pair, the outside column capital is Ionic, the inside is a simple stone block. The first floor of this building, probably built between 1905-1915, has been thoroughly changed and covered with enamelled metal panels. Photos 9, 6.
- C 25. 104 Kentucky Avenue (BL-P-6; Block 17, Lot 10), is unusual in that its two stories are sheathed in stone on its second floor level. Three bays are readily apparent in this building thought to date to the late nineteenth century. Paired windows capped by a fully arched transom are present in the two outer bays; the inside bay appears to have been historically filled by stone. The storefront has been altered and the cornice replaced. Photos 9, 6.
- C 26. Smith-Cawood Hardware (BL-P-5; Block 17, Lot 9), dates to the turn of the century. It supports one of the most elaborate cornices which is denticulated at the parapet and, below, corbelled into a pattern of crenelles. The upper of the two floors has three windows, a paired flanked by two single double hung sashes. Flat stone lintels cap all three windows. The building may date to the late nineteenth century, and still displays some of its Mesker cast iron storefront details. Photos 9, 6.
- C 27. Bank (BL-P-4; Block 17, Lot 8), on the south side of Kentucky Avenue retains many of its features probably dating to 1915-1921. The Commercial Craftsman detailing is evident in the stepped parapet that rises to a crest, stone pointing, and decorative brick bonding to create panels above the second floor windows. The storefront retains much of its original George Mesker Co. appointments, including stone transom over the display windows. Photos 9, 10, 6.
- C 28. Unknown Commercial (Block 17, Lot 7), is a two-story, buff-colored brick building with intact upper floor and thoroughly altered store front. Two paired double-hung windows light the upper floor. Above them is a recessed panel and a flat parapet. The appearance below is dominated by the cavity created by the inset storefront. Photos 7, 9, 10.

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- NC 29. Florist (Block 17, Lot 6), is a two-story curtain-wall construction of glass and metal. Its thin floor height and lack of parapet make it smaller than its two-story neighbors. The abundant glass from ground to parapet also distinguishes it as incongruous with the historic appearance of the district. Photos 7, 9, 10.
- C 30. Bell Theater (BL-P-3; Block 17, Lots 4-5), dates to the 1930s and retains many features from that era of movie house construction. The two story brick structure is lit by four sets of paired windows, each capped by a single stone lintel. The rest of the facade brick is unadorned except for the prominent marquee (date unknown). Much of the period features are evident at the ticket booth, Modern doorway, and other interior features. Photos 9, 10.
- NC 31. Mary's (Block 17, Lot 3), is a brick structure of two stories with two windows puncturing the upper floor. The building is spartan in design, relying on geometry of mass and edge for effect. It appears to be more recent in construction than 1960. Photo 9.
- C 32. Martin's (Block 17, Lot 2), is a historic block of two stories that dates from probably the late 1920s. Its upper floor contains a bank of five double-hung windows. The store front below has been altered by the application of permastone to the bulkhead and piers, with corrugated material covering the transom. A recessed doorway remains. Photo 9.
- C 33. Flocoe Drug Store (Block 17, Lot 1), is two stories, brick, and articulated with stone. Its upper floor is lit by paired double-hung windows that are unified by a stringcourse of stone banding. A stepped parapet is above, and a relatively intact storefront is below. Along with historic metal frames for the plate glass display windows and the original doorway, small decorative faces have been affixed to the building just above the now-covered transom. These may be tie rods, and are unique in Pineville. Photo 9.
- C 34. Davis Building (Block 18, Lots 10-11), marks the southwest corner of the district. The two-story brick block is five bays wide on its Kentucky Avenue facade, the main entry side. Its multi-pane double-hung windows have a six-over-one configuration. Upper floor windows are capped by a masonry lintel, all below a flat parapet. The ground floor level is nearly identical to the upper floor in fenestration and organization. Photo 10.
- NC35. Vacant Lot (Block 13, Lot 21).

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The Pineville Courthouse Square Historic District is significant under criteria A & C. Pineville developed in conjunction with the coal and lumber boom in eastern Kentucky in the late nineteenth and early twentieth centuries, and it was an important industrial town in the region during the period of significance. The town was laid out in 1883 by the Pine Mountain Iron & Coal Company and is one of the last planned county seats in the state, largely following traditional planning practices. The district consists of a commercial streetscape surrounding the public square which occupies a prominent place in the plan of Pineville. Most of the buildings within the district are the original structures on their lots dating from the period of growth following the initial setback caused by the panic of 1893. The buildings represent the commercial, social, and governmental life of Pineville and Bell County and indicates the changing forms and materials from 1888 to 1940. The district contains a range of architectural expression which is very unusual for eastern Kentucky. The region was developed primarily after 1910. Pineville presents several late nineteenth century structures, and some from the twentieth century, which are outstanding in the local architectural context.

Historical Background

The valley which contains present-day Pineville served as the gateway into Kentucky for the explorers and settlers following the overland route from Virginia and North Carolina during the late eighteenth and early nineteenth centuries. In 1750, Dr. Thomas Walker camped on Clear Creek south of Pineville and named the river which breaks through Pine Mountain at the Narrows, the site of the first settlement of Pineville, for the English Duke of Cumberland, victor in the unsuccessful Jacobite rebellion of 1745. John Swift made several trips into Kentucky during the 1760's passing through Narrows and along the Cumberland River. Daniel Boone and the "Long Hunters" followed in 1769, and the Wilderness Trail was cut through in 1775, passing through the break at the Narrows and fording the Cumberland at present-day Pineville. Following the formation of the state in 1792, the Kentucky legislature voted £ 500 for improvements to the Wilderness Road and for the erection of a tollgate near the Narrows.² The tollgate was abandoned in 1830 and a stone house near the site, most likely the toll keeper's residence, remained until the Civil War.

Abraham Buford was the first recorded settler on the site of Pineville in 1781. Evan Shelby, father of Kentucky's first governor Isaac Shelby, acquired

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some of this same land under a military warrant in 1799. By 1811, a brick dwelling had been erected on Shelby's land at the Cumberland Ford as reference is made to the building lying between the state road (Wilderness Road) and the Cumberland River.² The Shelby land passed to the Renfro family in 1821.

At the outset of the Civil War, only two buildings are known to have existed at Cumberland Ford or the Narrows, these being the above-mentioned stone toll keeper's residence and the brick Shelby dwelling, by then in the possession of J.J. Gibson. Both the Union and Confederate armies occupied the strategic point at Cumberland Ford and the Narrows for brief periods of time during the war. In September of 1861, General Felix Zollicoffer camped at the Narrows and erected fortifications on the mountains surrounding Cumberland Ford. Union General George Morgan occupied the site the following year, ordering the construction of breastworks on the hills north and east of Pineville. The hill northwest of the Pineville L. & N. train station is still known as Breastworks Hill. The Wallsend Cemetery Hill at the west end of Pineville was also fortified. Morgan had both the brick Shelby/Gibson house and the stone toll keeper's residence demolished and the materials used in fortifications at Cumberland Gap, fourteen miles to the southeast.³

Bell County was formed in 1867, the 112th county in the state, from portions of Knox and Harlan Counties. Originally, it was known as Josh Bell County in honor of Danville politician and state legislator Joshua Fry Bell, a great-grandson of Dr. Thomas Walker. In 1870 a portion of Whitley County was annexed, and in 1873 the Mud Creek section of Clay County was attached to Josh Bell County. In the same year, the name was shortened to Bell County.

The first county fiscal court met on September 9, 1867. In October a site was chosen for the county seat, there being no town within the limits of Bell County, and William North, Rufus Moss, and Enoch Bird were commissioned to lay off a public square and provide for a courthouse. M.G. Jones was paid \$10.00 to lay off the new town. The area known as the Narrows was situated in the strip of land between Cumberland River on the east and present-day U.S. 25E (the old Wilderness Road) on the west and extended from the point where the Cumberland breaks through Pine Mountain on the south to the junction of present-day Cumberland and Park Avenues on the north (Map #3).

In 1868, a tax was levied to raise money for the erection of public buildings. Lewis Faulkner contracted to build the jail for \$785. In the following year, J.J. Gibson, Jr., who had inherited his father's land consisting of the Cumberland Ford site and most of the bottom land on the south side of the river overlooking the junction of Cumberland and the Park Avenues, donated the site for the courthouse. The jail was reportedly rejected by the county court, and a contract was let to W.H. Baughman, Jr. for a new building in March of 1870. The new courthouse, built on the site of the first, was completed by March

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1871. The jail was finished and located nearby in 1873 (see Map #3). The first school in the county was opened in 1871 at the southern end of town and later moved downriver towards the northern boundary where it remained until 1889.

Early inhabitants of Pineville were Captain Bingham from Straight Creek, the Johnsons, Milton Unthank, Peter Hinkle of Barbourville, and T.J. Hoskins. Bingham Johnson, and Unthank built houses near the courthouse. These dwellings appear on the 1888 Pine Mountain Iron & Coal Company plat (Map #3) as do those of Pursifull, Rise, Burchfield, and Moss. T.J. Hoskins operated a store on the road to the Narrows.⁴

The coal boom of the 1880's in eastern Kentucky quickened and expanded the development of the small community at the Narrows. The town of Middlesboro southeast of Pineville was laid out in the mid 1880's by English investors who, inspired by the reports of rich coal and mineral deposits in the region, planned a huge metropolitan industrial center in the Yellow Creek valley. Plans for developing Pineville were not so extensive, and possibly as a result, the panic of 1893 and the ensuing depression did not bring on the complete ruin of the developers' schemes as it did in the case of Middlesboro, but it resulted in considerable delay in the development of the town.

In 1887, J.J. Gibson sold the upper half of the valley to the Pine Mountain Iron & Coal Company, headed by J.S. Ray of Louisville. He sold his remaining lower lands, exclusive of his house site at the ford, which had been rebuilt after the Civil War, to the Pineville Land & Lumber Company. The following year the Pine Mountain Iron & Coal Company laid out the new town of Pineville in the wide bottom lands of J.J. Gibson's farm just south of the old Cumberland Ford where present-day Pineville is located (see 1888 plat, Map #3). Pursifull, another landowner in the valley sold the remaining bottom lands (the western portion of Pineville) to the Pineville Land & Lumber Company in 1889, and the new town was incorporated the same year. In 1890, T.J. Hoskins was elected the first mayor.

The plat of Pineville (see Map #3), dated March 1888, was drawn up by J.H. Pearson, a civil engineer employed by the Pine Mountain Iron & Coal Company to lay out the new town. That the plan of one of the last county seats in the state to be platted was performed by a civil engineer documents the inheritance of such professionals in the role of town planning from the surveyors who created the majority of Kentucky's county seats from 1779 to 1850. The layout generally follows the central courthouse plan which had been familiar in Kentucky since the earliest days of settlement.⁵ Geography, a booming industrial economy, and late nineteenth century planning theory may have given the plan its large scale, its ambiguous directionality (there is no Main Street), the picturesque plan of the suburban section south of Park Avenue and the landscaped park two blocks west of the courthouse square (which was never

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built), but otherwise the plan, as built, is little different from many other similar county seats.

A metal bridge was built over the river at Cumberland Ford in 1888, apparently to reach the newly opened coal mines and coke ovens of J.H. Allen on Straight Creek. The following year A.J. Asher built a sawmill at the mouth of Straight Creek at Cumberland Ford and T.J. Asher built a band sawmill at Wasioto, one mile south of Pineville. Shortly thereafter, the Louisville & Nashville Railroad completed its tracks to Pineville and a depot was constructed at the foot of Breastworks Hill on the north side of the river at Cumberland Ford, near the Asher sawmill and the Allen mines. The Wallsend Coal & Coke Company was established in West Pineville.

The population of Pineville grew from 300 in January of 1888 to 1200 by November of that year. In addition to the coal and lumber industries already established in Pineville, the Commercial Club advertised in 1888 for rolling mills, iron furnace companies, additional coal and coke companies, brick manufacturers, wholesale dry goods and grocery stores, a private school, and a resort hotel to locate in Pineville. Residential town lots were advertised for \$4 to \$20 per front foot and commercial lots from \$10 to \$50 per front foot.⁶ The first two recorded commercial buildings in the new town were frame structures, owned by D.C. Burchfield and T.J. Hoskins and located on the east side of Pine Street between Kentucky and Virginia Avenues. These were levelled by a cyclone in 1890.

In 1899, five masonry buildings stood in the commercial district: the stone and brick Bell National Bank on the southwest corner of Pine Street and Kentucky Avenue, the Romanesque stone store building adjoining the bank to the west on Kentucky Avenue, the brick Burchfield building which still stands on the southeast corner of Kentucky and Pine, the four-story, brick Bingham building (demolished) on the northwest corner of Pine Street and Virginia Avenue, and the First State Bank which still stands just outside the district on the northeast corner of Pine and Virginia. The brick Romanesque courthouse was completed in 1894.

During the first quarter of the twentieth century, the empty lots around the square were filled with regionally typical commercial buildings, forming the bulk of the fabric of present-day Pineville. Many of the buildings feature decorative corbelled brick or pressed metal cornices and window cornices. Photographs from the first two decades of the twentieth century show this development. By 1908, there were buildings on the east side of Pine Street between Kentucky and Virginia Avenues and on the south side of Kentucky between Pine and Walnut Streets. The brick Continental Hotel on the northeast corner of Virginia and Walnut was built in 1913. On the west side of the square on Walnut Street, the Asher building was erected on the southwest corner of Walnut

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and Virginia in 1916 and the Masonic Temple on the northwest corner of Walnut and Kentucky was built in 1921. The Bell National Bank erected a new Classical Revival structure of stone during this period on the site of the first building on the southwest corner of Pine and Kentucky. The 1894 courthouse burned in 1914 and was replaced with the present Classical brick structure designed by John W. Gaddis of Vincennes, Indiana between 1919 and 1920.

Later buildings built during the 1920's and 30's include the Art Deco detailed Bell Theater and the Colonial Revival brick Post Office. The first post office had been located to the rear of the First State Bank. The 1950's and 60's brought many facade changes, the most obvious being the metal front of Newberry's building on the northeast corner of Pine and Kentucky, and the enamel storefront of the Bell National Bank building. The most drastic changes to the streetscape have occurred on the north side of the square. A drive-up extension of the First State Bank replaced the Bingham building on the northwest corner of Virginia and Pine. The Continental Hotel of 1913 was demolished in 1970 to make way for a municipal parking lot,⁷ leaving only three isolated buildings in the block. Fire seriously damaged buildings at the north end of Pine Street on the square in 1986.⁸

The city is now involved in an effort to upgrade the downtown and hopes to encourage investment and development in the commercial district through the tax incentives pursuant to listing in the National Register.

¹"Bell County Established August 1, 1867," The Middlesboro Daily News, 10 August 1967, p. 1.

² Henry H. Fuson, History of Bell County Kentucky, (New York: The Hobson Press, 1947), p. 7.

³ Ibid.

⁴"The Early Days of Pineville," The Pineville Sun-Cumberland Courier (Bell County Centennial Edition), 17 August 1967, Sec. B, p. 10.

⁵ Carolyn Torma, "An Attitude Toward Landscape: The Kentucky County Seat Plan," Pioneer America Society Transactions, 1979, p. 52.

⁶ Brief Facts About Pineville, brochure, (Pineville, Kentucky: The Commercial Club of Pineville, 1888), n.p.

⁷"Continental Hotel Prepares for Closing," Pineville Sun-Cumberland Courier, 15 October 1970.

⁸"Fire Does Heavy Damage," The (Louisville) Courier-Journal, 21 June 1986.

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Cornett, Tim L., comp. A Photographic Look at Pineville's Early Days.
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Fuson, Henry H. History of Bell County Kentucky. New York, N.Y.: The
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Tipton, J.C. The Cumberland Coal Field and its Creation. Middlesborough,
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The Pineville Courthouse Square
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Historic Function

Current Function

COMMERCE/TRADE: specialty store
SOCIAL: meeting hall
GOVERNMENT: post office
GOVERNMENT: courthouse
RECREATION & CULTURE: theater
LANDSCAPE: plaza

specialty store
meeting hall
post office
courthouse
vacant/not in use
plaza

PHOTO IDENTIFICATION

Same information for photographs 16-18:

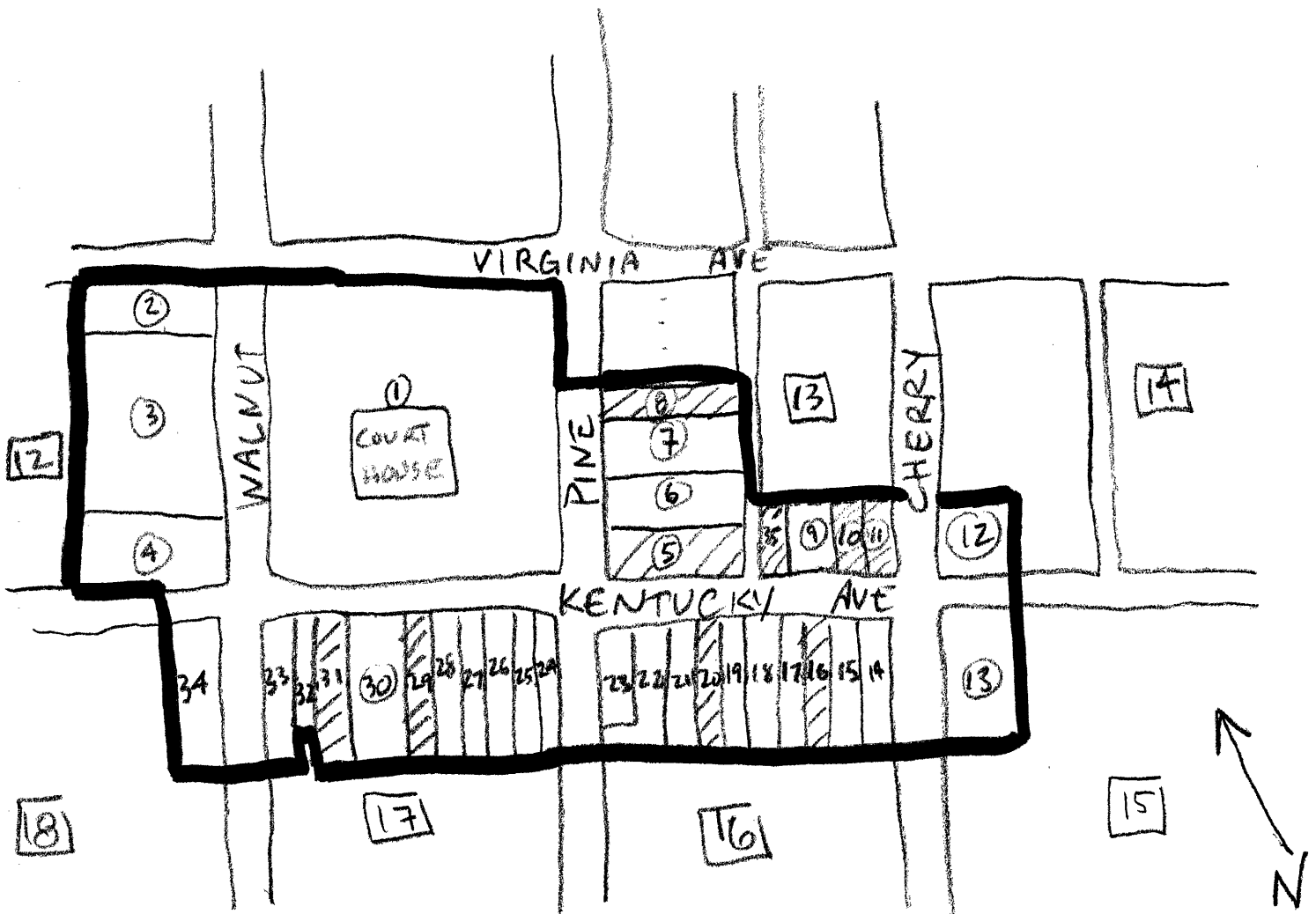
Nominated Property: Pineville Courthouse Square Historic District
Location: Bell County, Kentucky
Photographer: L. Martin Perry
Date: Spring, 1989
Location of Negatives: Kentucky Heritage Council, Frankfort, KY

Photo 16: view to Northeast of Dollar General Store, property 9.
Photo 17: view to Southwest of commercial blocks along Kentucky Avenue, properties 14-23.
Photo 18: view to Northwest of commercial block, property 12.

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Section number SKETCH MAP Page 1



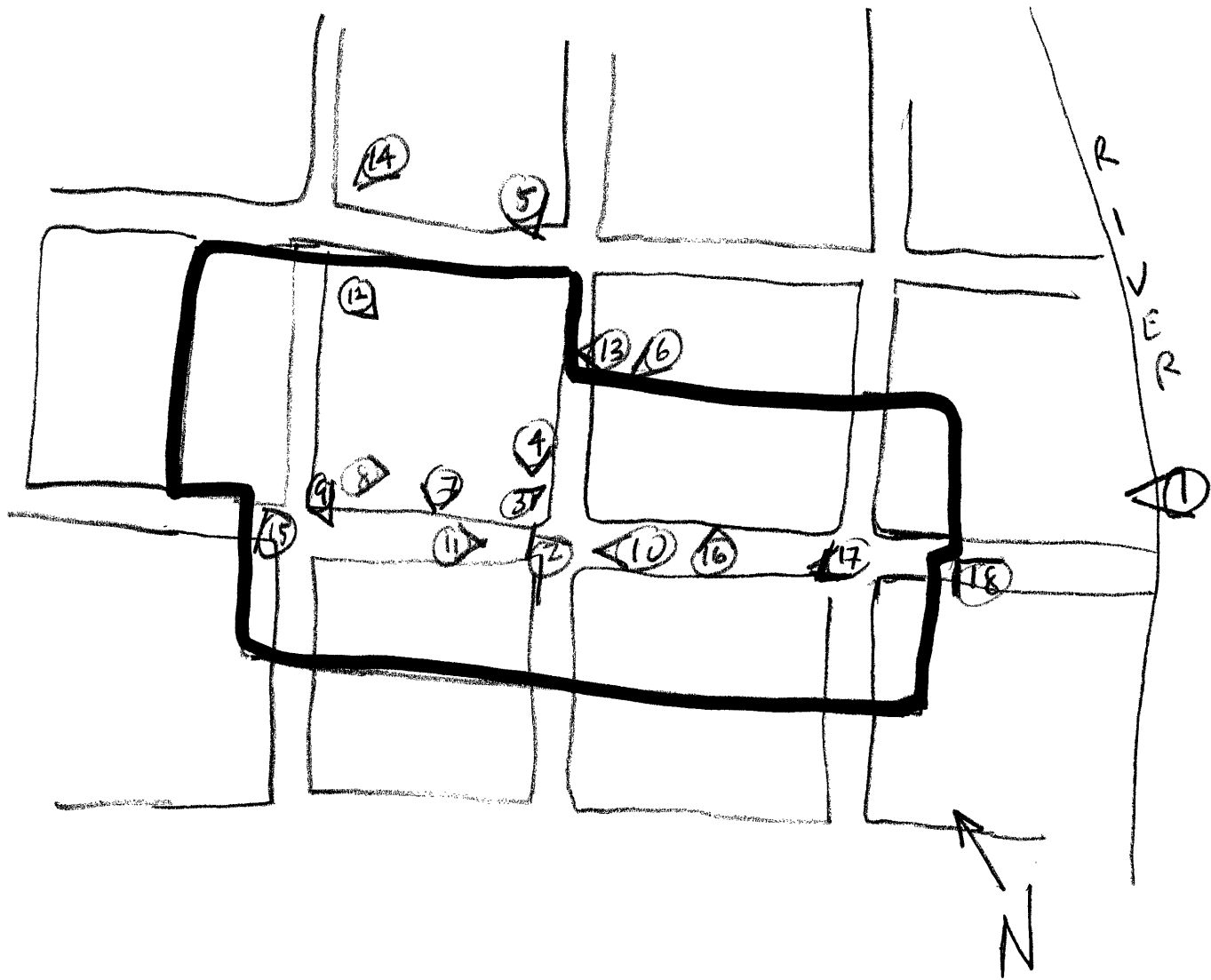
SKETCH MAP: PINEVILLE COURTHOUSE SQUARE HISTORIC DISTRICT

(NOT TO SCALE)

- [12] BLOCK #
- (2) NR INVENTORY #

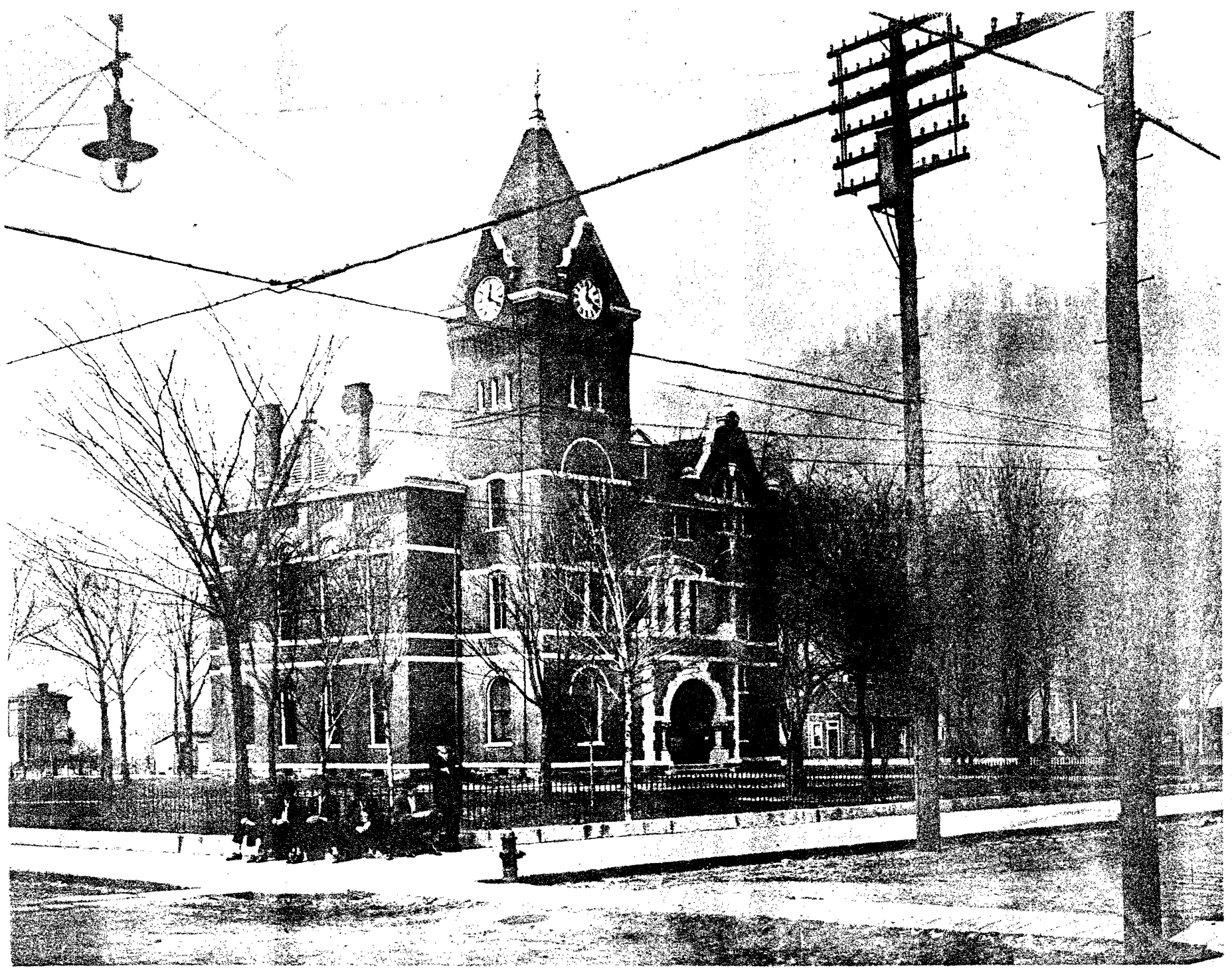
- [2] CONTRIBUTING PROPERTY
- [Hatched] NON-CONTRIBUTING PROPERTY

PINEVILLE COURTHOUSE SQUARE HISTORIC DISTRICT
PHOTO KEY
BELL CO., KY





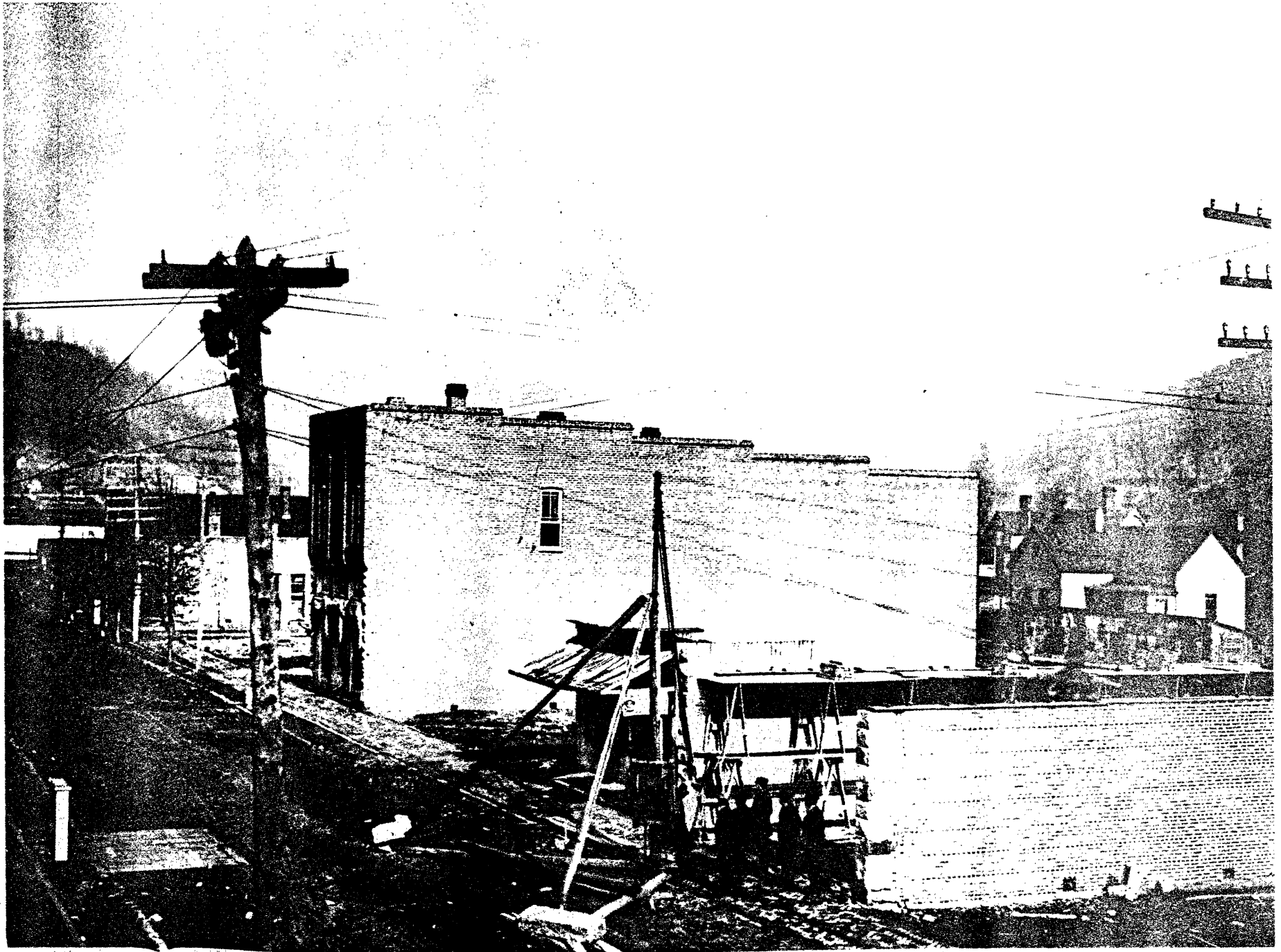
View of Pineville and Round Top from railroad cut on Pine Mountain. Date unknown. Photo # 1
from A Photographic Look
at Pineville's Early Days



Bell County Court House in Pineville. View from corner of Pine Street and Kentucky Avenue. Photo taken after 1908.

Photo # 2
from A Photographic

Look at Pineville's Early Days



Construction of the Broughton Building on Pine Street in Pineville. Included in the group standing in front of the building are R.W. Johnson, W.T. Walsh and Toney Dudney. This building presently houses part of J.J. Newberry's store. Photo taken 1908.

Photo # 3
from A Photographic Log
at Pineville's Early Day



Corner of Kentucky Avenue and Pine Street in May, 1914.

Photo# 4
from A Photographic Look at
Pineville's Early Days



View of Pineville and Round Top from railroad cut on Pine Mountain. Date unknown. Photo # 19
from A Photographic Look
at Pineville's Early Days



View of Bell County Court House from Walnut Street in Pineville. Date unknown.



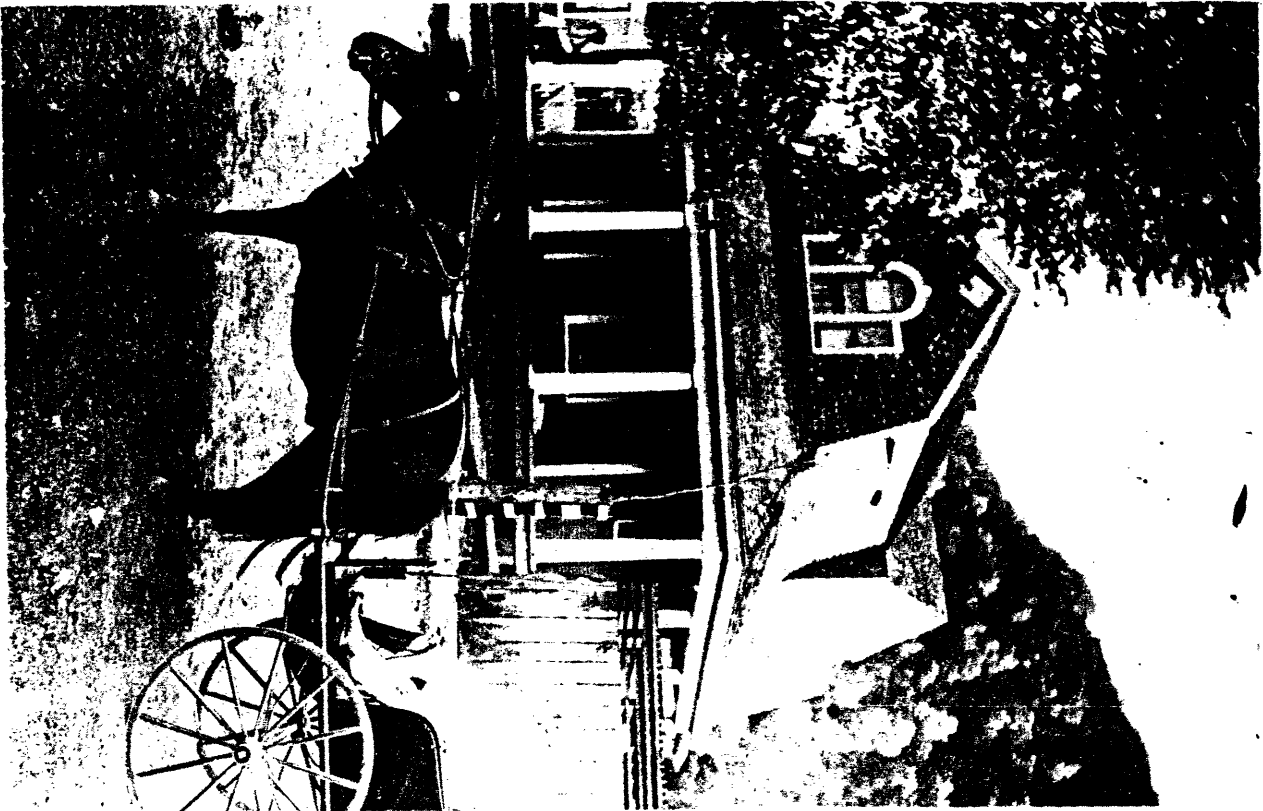
Bell County Court House in Pineville. View from corner of Pine Street and Kentucky Avenue. Photo taken after 1908.

Photo # 20
from A Photographic

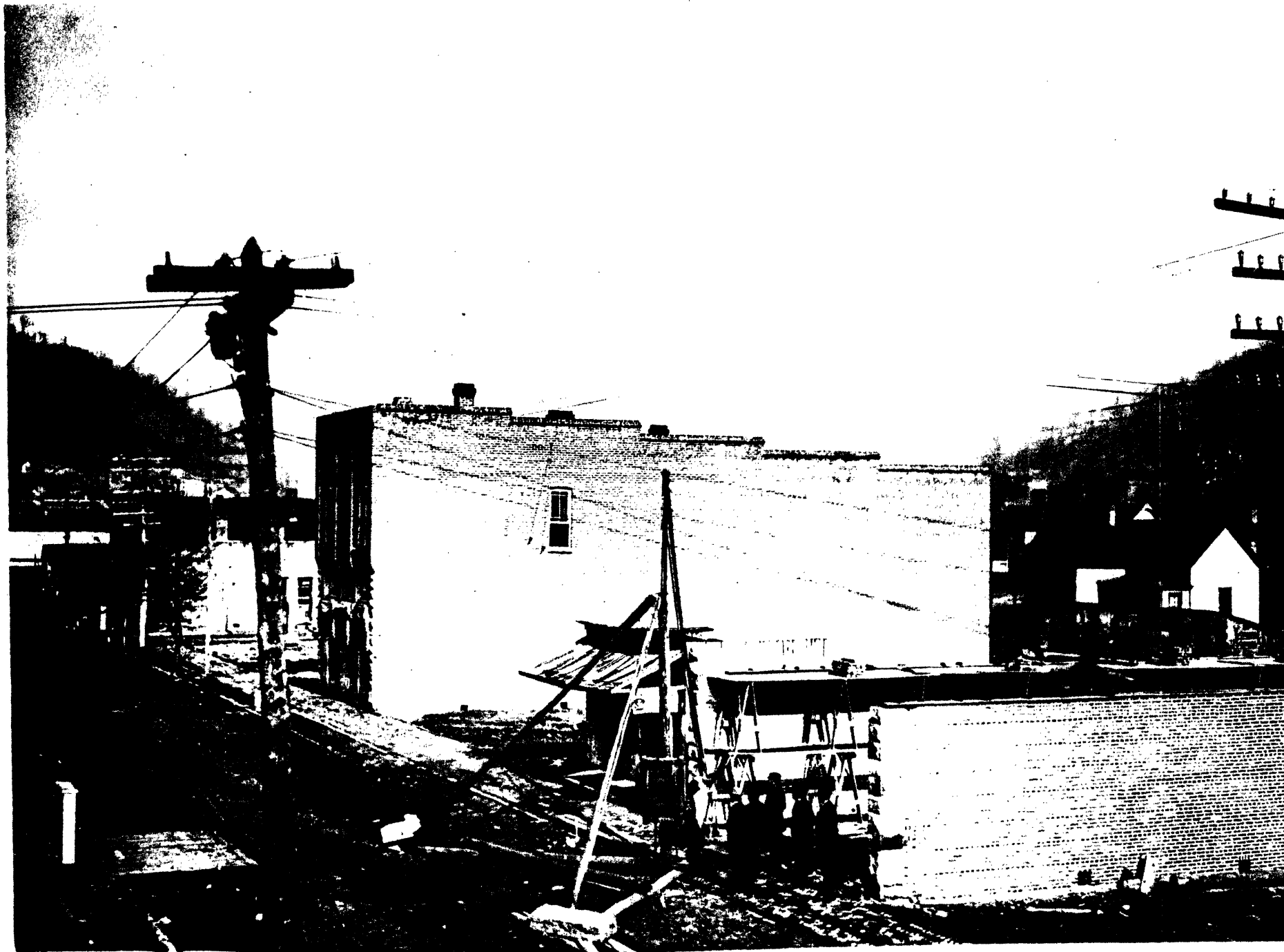
Look at Pineville's Early Days



Railroad cut at mouth of Straight Creek in 1908.



George Reese II and Genivieve Reese in front of W.T. Davis' home on Kentucky Avenue in Pineville on May 31, 1908. This is the present site of Durham Funeral Home.



Construction of the Broughton Building on Pine Street in Pineville. Included in the group standing in front of the building are R.W. Johnson, W.T. Walsh and Toney Dudney. This building presently houses part of J.J. Newberry's store. Photo taken 1908.

Photo # 21
from A Photographic Look
at Pineville's Early Days

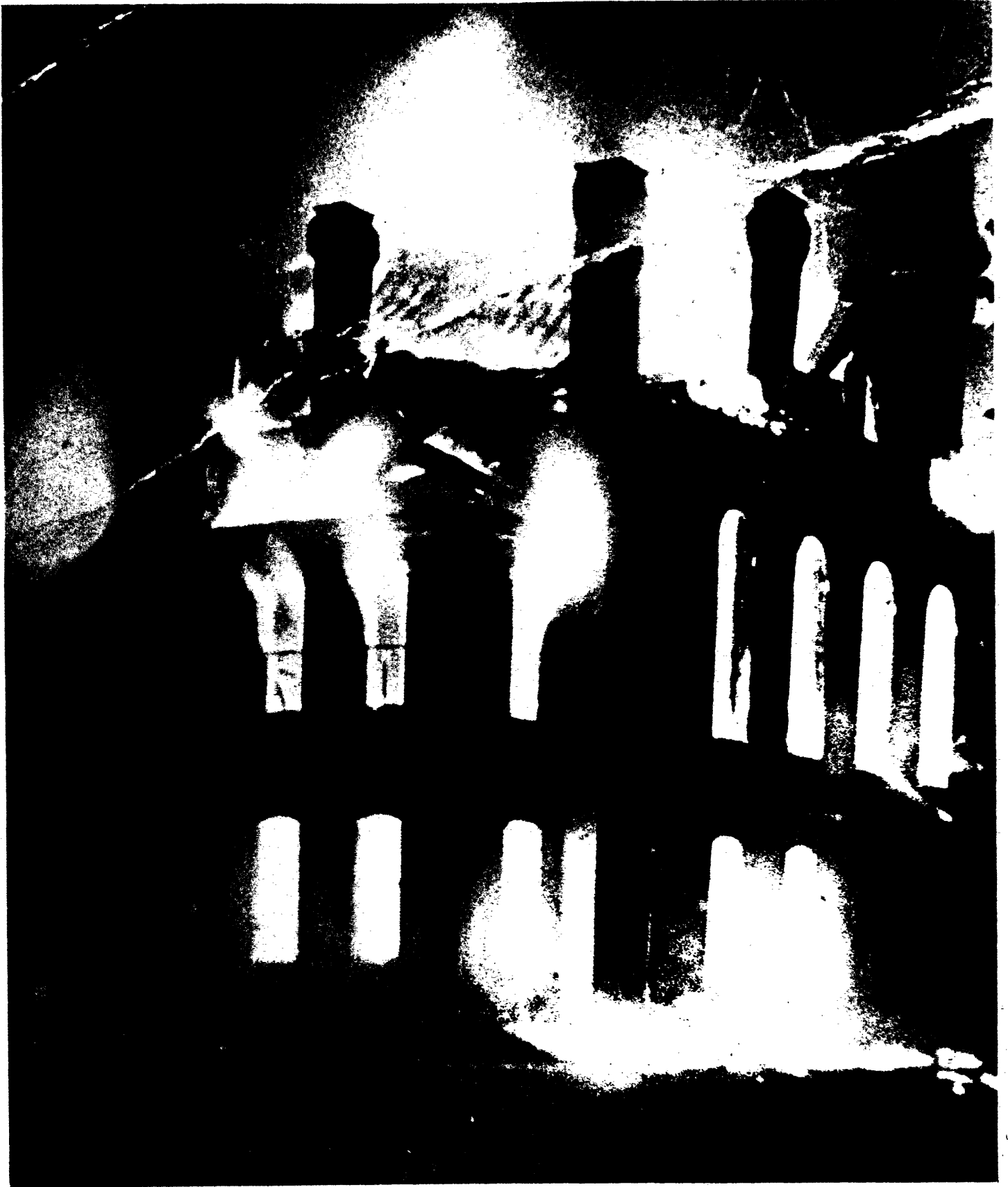


Moss Bottom's in May, 1907. Present site of Pine Mountain State Resort Park Lake (Lake Mistake).



Corner of Kentucky Avenue and Pine Street in May, 1914.

Photo# 22
from A Photographic Look at
Pineville's Early Days



View from Walnut Street in Pineville of the Bell County Court House as it burned.
June 14, 1918.

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 90001019

Date Listed: 7/19/90

Pineville Courthouse Sq. Hist. Dist.
Property Name

Bell
County

KY
State

Multiple Name

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

for Patrick Andrews
Signature of the Keeper

7/19/90
Date of Action

Amended Items in Nomination:

The Period of Significance for this district needed to be clarified. The beginning of the period, 1894, is tied to the construction of the original courthouse building, which is no longer extant. Marty Perry with the KY SHPO says that a more appropriate date to begin the Period of Significance is 1888, the year that the courthouse square was laid out. The nomination is now officially amended to clarify the Period of Significance.

DISTRIBUTION:

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