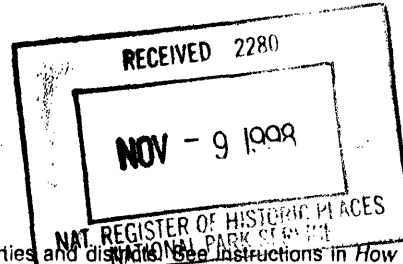


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1495

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

1. Name of Property

historic name Henderson Cotton Mill Workers Housing District

other names/site number He-H-01

2. Location

street & number Roughly bound by Washington St., Letcher St., Powell St., and Rankin Ave. [] not for publication N/A

city or town Henderson [] vicinity N/A

state Kentucky code KY county Henderson code 101 zip code 42420

3. State/Federal Agency Certification

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

David L. Morgan, SHPO and
Executive Director, KHC 10-29-98

Signature of certifying official/Title _____ Date _____
Kentucky Heritage Council/State Historic Preservation Office

State of Federal agency and bureau _____

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

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

- I hereby certify that the property is:
- 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 Edson H. Beall Date of Action 12/10/98

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
63	29	buildings
		sites
		structures
		objects
63	29	Total

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

N/A

Number of contributing resources previously listed
in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/multiple dwelling

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/multiple dwelling

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian/Italianate

Materials
(Enter categories from instructions)

foundation BRICK

walls BRICK

SYNTHETICS-vinyl

roof METAL, ASPHALT

other WOOD

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Industry

Period of Significance

1883-1941

Significant Dates

1883

1907

1923, 1941

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

The Downtown Henderson Project
P.O. Box 962
Henderson, KY 42420

Henderson Cotton Mill Workers Housing District
Name of Property

Henderson Co., Kentucky 42420
County and State

10. Geographical Data

Acreage of Property 9.46 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	16	448830	4186800
Zone	Easting		Northing
2	16	449030	4187100

3	16	449140	4186760
Zone	Easting		Northing
4	16	449050	4186630

(See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Donna G. Logsdon, Historic Preservation Consultant

organization Logsdon & Logsdon Architects date 8/1/98

street & number P.O. Box 177 telephone (502) 528-4698

city or town Hardyville state Kentucky zip code 42746

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

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

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

7. Narrative Description

Site Characteristics

The **Henderson Cotton Mill Workers Housing District** (He-H-01) located in the seat of Henderson County, Kentucky, is composed of 66 properties which contain 58 primary and five secondary buildings that contribute to the district's sense of place and time. Only 29 secondary buildings do not contribute. This housing district was built between 1883 and 1941 for employees of the Henderson Cotton Mill on Washington Street. Although the cotton mill was torn down in 1986 and is now the site of the Salvation Army building, the associated housing remains intact in the established Audubon neighborhood. The district is primarily comprised of one- and two-story brick duplexes constructed between 1883 and 1923 and a row of one- and one-and-a-half-story wood-frame single-family residences built in 1941. The property covers 9.46 acres and is accessed by on-street and alley parking.

District Development

In 1880, the site of the Henderson Cotton Mill was situated on the eastern edge of the Henderson City limits. This large lot, on the north side of Washington Street, contained the Kleymeyer & Co. brick kiln. One large lot, directly south on Washington Street, was owned by J.D. Robards and contained 30 acres. This area, east of town, appears to be sparsely populated, as opposed to the area within the city limits which had already been divided into lots with structures situated on about thirty percent of the lots (see Figure 1).

Construction of the Henderson Cotton Mill began in 1883 on the north side of Washington Street with 16 two-story brick duplexes, noted as letters of the alphabet I through X, built directly opposite the mill on the south side of Washington Street. On the west end of the row, a two-story wood-frame store, noted as H, appeared as a "New Vacant Store." On the east end, a small, vacant, one-story wood-frame building noted as Y was built (see Figure 2). Both of these buildings were not built by the Cotton Mill and have since been replaced with residences.

The mill began operating in 1885 and by 1897 expanded to include several small buildings that were constructed on the north side of the main building. At least one small wood-frame outbuilding appeared on the back lot line of each duplex on Washington

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

Street. That same year, a forty-five foot wide street separated the row of duplexes with eight on the west side and eight on the east side. Historically named Cotton Mill Avenue, it is known as Mill Street today. One of the eight buildings on the east end of Washington Street, 1314-1316, was built similar in plan type as the rest of the duplexes, however, it was noted as an office building with no sprinkler system in 1897. By 1906, the front of the building extended outward from the front facade toward the street.

The area surrounding the cotton mill continued to grow and in 1905, the city annexed the Audubon neighborhood. In 1906, the new two-story brick Audubon School was constructed on the southeast corner of Clay and Letcher Streets, replacing the old one-story wood-frame school building near the northwest corner of Letcher and Powell Streets.

In 1907, one big open lot, directly south of Washington Street between Letcher and Mill Streets, was divided into twelve lots. Each lot contained one one-story brick duplex with a wood-frame outbuilding on the rear lot line. A 35 foot wide street, named Cottage Avenue, separated these duplexes from the rear lot line of the Washington Street duplexes. In 1923, another group of one-story brick duplexes on fifteen lots were constructed directly south of Washington Street and west of Mill Street. That same year, three more duplexes were added between Letcher and Mill Streets; two on Cottage Avenue and one on Mill Street, reducing the 35 foot wide street behind the Washington Street duplexes to an alley (see Figure 3).

Perpendicular to this cluster of brick duplexes is a row of one-story wood-frame houses on the east side of Pope Street that were constructed in 1941 as the last group of worker housing for the Mill which was called Bear Brand Hosiery Mill at the time. Houses, surrounded by foliage, are set back from the street that is lined with large shade trees and a concrete sidewalk. The residences are accessed by on-street parking and a rear alley dotted with a few small garages.

Descriptive Statement

The name **Henderson Cotton Mill Workers Housing District** comes from the group of multi-family housing constructed specifically for the employees of the Henderson Cotton Mill Company between 1883 and 1941. The first group of two-story brick duplexes, built in 1883, was constructed directly across the street from the mill and reflect the characteristics of the Italianate style seen throughout Henderson, including several commercial and residential buildings built in the late-1800s on North Main Street. The

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

second group of brick duplexes, built in 1907, is similar in plan type but diminished in size, as was a similar group in 1923. By 1941, a row of single family detached wood-frame homes were constructed along a side street adjacent to the mill. These three types of housing represent the progression and evolution of worker housing associated with an industry in Henderson from 1883 to 1941.

Building Characteristics

The **Henderson Cotton Mill Workers Housing District** is a cohesive group of residential buildings that form Henderson County's only industrial worker housing district. Of the 58 primary buildings that contribute to the district, 16, or 28%, date from 1883; 10, or 17%, date from 1907; and 18, or 31%, date from 1923; with 14, or 24% dating from 1941, the end of the period of significance. All of the 1883 buildings are two-story brick duplexes with the 1907 and 1923 buildings being one-story brick duplexes. These duplexes have hipped roofs with a side entry accessed from a recessed front entry porch. The one-story wood-frame single family residences, built in 1941, have a rectangular or square floor plan, gabled asphalt shingled roofs, and a projecting raised entry porch.

Thirty-four secondary buildings, situated to the rear of the principal building, range from small wood-frame sheds to one-story concrete block garages. Five secondary buildings, built prior to 1941, are contributing to the district while 29, built after 1941, do not contribute.

The majority of the 1883 historic resources have remained intact for over 115 years and exemplify the Italianate style. The retention of character-defining features is displayed by a low hipped metal roof; broad overhanging eaves; a single-story front entry porch supported by columns; tall, narrow one-over-one-light sash wood windows with segmentally arched window heads; corbelled brick window crowns; and brick walls. These exterior, and all of the interior features such as plain fireplace facings; hardwood floor boards; and paneled doors, remain intact. Although some of these duplexes were altered in the 1940s to accommodate multiple residents after World War II, several of these buildings are still occupied by descendants of the late-19th and early-20th century mill workers. Only one office building extends out toward the street while the rest of the residential buildings are aligned further back with a front yard usually enhanced by low foliage, large shade trees, and decorative wrought iron fences with gates along the sidewalk edge.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 4**Henderson Cotton Mill Workers Housing District****Henderson County, Kentucky**

The one-story brick duplexes, dating between 1907 and 1923, are similar in style and plan type to the two-story duplexes with recessed front entries, small entry porches, a more pronounced hip roof, and paired windows with segmentally arched window heads. These resources have remained intact for over 75 years. In contrast, the one-story wood-frame residences on Pope Street, built in 1941, have a square or rectangular floor plan; gabled roofs; a raised front entry porch; and double hung windows. Together, this diverse complex of buildings continues to be used as dwelling units and represents the evolution and physical development of the Henderson Cotton Mills that began in 1883, which helped make Henderson a prosperous town.

Integrity

The **Henderson Cotton Mill Workers Housing District** meets Criterion A and is significant for its association with the Henderson Cotton Mill in relation to Henderson's Industrial development between the late-1800s and early-1900s, and other textile mills in Kentucky. The district has been identified as an area that conveys a strong sense of its historic environment through its buildings and reveals much information about the evolution and physical development of a residential neighborhood that was constructed by the cotton mill which provided necessary housing for its workers from the time when the mill began construction, in 1883, through 1941, when the last group of buildings in the proposed district were built.

This district is distinguished from other textile mills in Kentucky, in that a high density of closely related residential buildings, situated immediately to the south and west of the mill, remain intact in their original location. Also, their setting, in an area on the outskirts of downtown Henderson that was not yet developed in the 1880s, is adjacent to the historic EH&N railroad, now CSX. The design of the buildings, within the district in terms of their relationship to each other and those within the city, have retained their original materials such as wood and brick. The association of the buildings to each other and their continued use as dwelling units conveys the feeling of a cohesive unit representing the period of significance from 1883 to 1941. Therefore, it has been determined that the integrity of location, setting, design, materials, feeling, and association are the most important aspects of integrity necessary to convey the historic significance of this district.

The integrity of the district's 66 contributing properties, as determined by the criteria outlined below, is extremely high. All of the historic resources in the district have

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 5**Henderson Cotton Mill Workers Housing District****Henderson County, Kentucky**

Integrity of location because they have remained on their lots since they were constructed. Their setting provides an accurate picture of the way the Audubon neighborhood looked during the 1940s with tree lined streets, sidewalks, and wrought iron fences. Situated close to two major transportation routes, the EH&N Railroad and Washington Street, the brick duplexes and wood-frame houses sit back from the street and are all raised above street level with on-street or alley parking. Only one office building projects into the front yard. Large shade trees and low foliage surround most buildings in a grassy landscape that is often highlighted with wrought iron railings.

Integrity of design in this district is fairly high considering their scale, massing and materials that have been maintained. Integrity of design will exist for a building when it has retained the original scale, materials, patterns of fenestration and proportion. Additions that use similar materials, are in scale with the original structure, and are compatible in design and character with the original building form, will also allow a building to retain its contributing status. Integrity of materials in the district is fairly high because the majority of building exteriors have retained their original building materials and character-defining features that reflect the period of historic significance. The appearance of the **Henderson Cotton Mill Workers Housing District** today conveys the feeling of what it was like to live in a densely populated area of modest-sized houses that were erected specifically for the mill workers.

All 58 principal historic buildings in the district have been evaluated using the criteria outlined below for registration requirements.

Alterations

Common alterations to historic buildings generally fall into four categories: 1) alterations to the exterior fabric including original weatherboard siding covered with vinyl or aluminum siding, or other non-historic materials; 2) alterations to original window and/or door openings including the installation of new windows in existing openings, infilling existing openings, or making new openings in the exterior walls; 3) porch alterations involving the replacement of original elements such as columns, enclosing an open porch, adding a porch, or complete removal of the feature; and 4) additions to the buildings with compatible scale and similar materials as the principal building.

In the **Henderson Cotton Mill Workers Housing District** for buildings significant in terms of Criterion A, it has been determined that changes can generally exist in two or possibly three of the four categories outlined above without compromising the overall integrity of

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 6

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

design for the building. Many combinations exist based on the four typical alterations listed above. Once the nature and extent of the alteration is determined, it is then analyzed and evaluated based on when the alteration took place, whether the alteration can be easily removed, reversed or should be considered a part of the history of the building. Alterations reflecting popular building trends or building code requirements, as well as the number of buildings that have similar alterations, and the impact on the overall character of the historic district, is taken into consideration. Examples of individual buildings displaying changes within the four categories are discussed below.

Of the 58 primary contributing buildings in the district, 37, or 63%, have little or no changes; 19, or 33%, have one alteration; one, or 2% percent have two alterations; and one or 2% have three alterations. The following examples of buildings display each of the four categories.

Two buildings retaining the highest degree of integrity in the district are # 1226-1228 Washington Street # 6, and 126-128 Rankin Avenue # 45. Both duplexes retain all of their original exterior character-defining features and the same building configuration since they were constructed in 1883 and 1923 respectively. Original brick walls pierced by tall, narrow, singled and paired, one-over-one light windows with segmentally arched windows tops; hipped roofs; recessed side entries accessed by a covered porch supported by wood posts or brick columns show the progression of the Italianate style from the late Victorian period into the early-20th century. The level of integrity is high based on the continuity of using similar character-defining features and building materials over a period of between 75 and 115 years that has created a cohesive district through the continued use of the basic building type.

Examples of buildings with one alteration in the district are 1210-1212 Washington Street # 3 and 116-118 Mill Street # 36 & # 37, built in 1883 and 1923 respectively. Shutters have been added to the paired windows on 116-118 Mill Street and porch columns have been changed from wood posts to decorative wrought iron columns at 1210-1212 Washington Street. Both of these alterations have occurred within the district with some frequency. These alterations are reversible, since the shutters can be removed and the columns can be replaced with square painted wood posts.

Although two changes have occurred at 1200-1202 Washington Street, they retain their contributing status since the majority of their character defining features remain intact. The front entry porch has been modified with the addition of lattice work and recent wrought iron columns. Both of these alterations are minimal and are reversible

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 7

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

considering the majority of the materials and character defining features remain intact.

Only the old Henderson Cotton Mill office building, at 1314-1316 Washington Street, displays three changes. Although the building footprint was similar to the other duplexes in 1883, the building was noted as an office without sprinklers in 1897, and by 1906 the building expanded toward the street. A parapet wall extending above the roof line and new windows in existing openings have altered its original appearance in later years. This massive building is considered contributing despite the alterations because the adaptation into an office building occurred over 100 years ago, thus adding to the history of the evolution of the district.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 8

Henderson Cotton Mill Workers Housing District Henderson County, Kentucky

List of Resources

He-H-01		HENDERSON COTTON MILL WORKERS HOUSING DISTRICT															
Code	Address	Stories				Materials						Alter		Date	Eval.		
		1	1.5	2	2.5	WD	BR	BV	ST	CB	PC	Y	N		C	NC	
	Washington Street																
1	1200-1202			X			X					X			1883	X	
2	1206-1208			X			X					X			1883	X	
3	1210-1212			X			X					X			1883	X	
4	1216			X			X					X			1883	X	
5	1220-1222			X			X					X			1883	X	
6	1226-1228			X			X					X			1883	X	
7	1230-1232			X			X						X		1883	X	
8	1236-1238			X			X						X		1883	X	
9	1300-1302			X			X					X			1883	X	
10	1306-1308			X			X						X		1883	X	
11	1314-1316			X			X					X			1883	X	
12	1318-1320			X			X						X		1883	X	
13	1322-1324			X			X						X		1883	X	
14	1326-1328			X			X					X			1883	X	
15	1332-1334			X			X					X			1883	X	
16	1336-1338			X			X						X		1883	X	
17	126-128 Cottage St.	X					X						X		1907	X	

WD=WOOD; BR=BRICK, BV= BRICK VENEER, ST=STONE, CB=CONCRETE BLOCK, PC=POURED CONCRETE; Y=YES, N=NO; C=CONTRIBUTING, NC=NON-CONTRIBUTING

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 9

Henderson Cotton Mill Workers Housing District Henderson County, Kentucky

List of Resources - continued

He-II-01_ HENDERSON COTTON MILL WORKERS HOUSING DISTRICT																
Code	Address	Stories			Materials						Alter		Date	Eval.		
		1.5	2	2.5	WD	BR	BV	ST	CB	PC	Y	N		C	NC	
18	120-122 Cottage St.	X				X						X		1907	X	
19	116-118 Cottage St.	X				X						X		1923	X	
20	117-199 Cottage St.	X				X						X		1923	X	
21	121-123 Cottage St.	X				X						X		1907	X	
22	127-129 Cottage St.	X				X						X		1907	X	
23	131-133 Cottage St.	X				X						X		1907	X	
24	137-139 Cottage St.	X				X						X		1907	X	
25	136-138 Cottage St.	X				X					X			1907	X	
26	130-132 Cottage St.	X				X						X		1907	X	
27	126-128 Cottage St.	X				X						X		1907	X	
28	120-122 Cottage St.	X				X						X		1907	X	
29	116-118 Mill St.	X				X					X			1923	X	
30	117-119 Mill St.	X				X						X		1923	X	
31	121-123 Mill St.	X				X					X			1923	X	
32	127-129 Mill St.	X				X						X		1923	X	
33	131-133 Mill St.	X				X						X		1923	X	
34	137-139 Mill St.	X				X					X			1923	X	

WD=WOOD, BR=BRICK, BV= BRICK VENEER, ST=STONE, CB=CONCRETE BLOCK, PC=POURED CONCRETE; Y=YES, N=NO; C=CONTRIBUTING, NC=NON-CONTRIBUTING

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 10

Henderson Cotton Mill Workers Housing District Henderson County, Kentucky

List of Resources - continued

He-H-01		HENDERSON COTTON MILL WORKERS HOUSING DISTRICT															
Code	Address	Stories				Materials						Alter		Date	Eval.		
		1	1.5	2	2.5	WD	BR	BV	ST	CB	PC	Y	N		C	NC	
35	136-138 Rankin Ave.	X					X						X		1923	X	
36	130-132 Rankin Ave.	X					X					X			1923	X	
37	126-128 Rankin Ave.	X					X						X		1923	X	
38	122 Rankin Ave.	X					X						X		1923	X	
39	116-118 Rankin Ave.	X					X					X			1923	X	
40	117-119 Rankin Ave.	X					X					X			1923	X	
41	121-123 Rankin Ave.	X					X						X		1923	X	
42	127-129 Rankin Ave.	X					X						X		1923	X	
43	131-133 Rankin Ave.	X					X						X		1923	X	
44	137-139 Rankin Ave.	X					X						X		1923	X	
45	2 Pope St.		X			X						X			1941	X	
46	4 Pope St.	X				X							X		1941	X	
47	6 Pope St.		X			X						X			1941	X	
48	8 Pope St.	X				X							X		1941	X	
49	10 Pope St.	X				X						X			1941	X	
50	12 Pope St.		X			X							X		1941	X	
51	14 Pope St.		X			X							X		1941	X	

WD=WOOD, BR=BRICK, BV= BRICK VENEER, ST=STONE, CB=CONCRETE BLOCK, PC=POURED CONCRETE; Y=YES, N=NO; C=CONTRIBUTING, NC=NON-CONTRIBUTING

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 11

List of Resources - continued

He-H-01		HENDERSON COTTON MILL WORKERS HOUSING DISTRICT															
Code	Address	Stories				Materials						Alter		Date	Eval.		
		1	1.5	2	2.5	WD	BR	BV	ST	CB	PC	Y	N		C	NC	
52	16 Pope St.		X			X							X		1941	X	
53	18 Pope St.	X				X							X		1941	X	
54	20 Pope St.		X			X							X		1941	X	
55	22 Pope St.	X				X						X			1941	X	
56	24 Pope St.		X			X						X			1941	X	
57	26 Pope St.	X				X							X		1941	X	
58	1201 Washington St.	X				X							X		1941	X	

WD=WOOD, BR=BRICK, BV= BRICK VENEER, ST=STONE, CB=CONCRETE BLOCK, PC=POURED CONCRETE; Y=YES, N=NO; C=CONTRIBUTING, NC=NON-CONTRIBUTING

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

8. Statement of Significance

The **Henderson Cotton Mill Workers Housing District** meets National Register Criterion A for its association with the late-19th century industrial complex of cotton mill buildings in Henderson and is significant in the area of Industry because it reveals the gradual trends and changes in patterns of siting, building types, and styles of residential housing that is associated with a few historical industrial complexes. The **Henderson Cotton Mill Workers Housing District** represents the best example of a residential community constructed specifically for its employees adjacent to a cotton mill in an urban setting in Kentucky. The district is significant within the historic context "The Industrial Development of the Henderson Cotton Mill Company: 1883-1941."

A number of key events define the post-bellum history of Henderson, including the completion of the Evansville, Henderson & Nashville railroad in 1871; the organization and industrial development of the Henderson Cotton Mill Company and associated housing in 1883; the opening of the mill in 1885; the construction of the Audubon School in 1906; housing construction for mill workers in 1907 and 1923; change in ownership and name of the mill in 1922 to Consolidated Textile Corporation and again in 1937 to Bear Brand Hosiery; more employee houses constructed in 1941; a change in name and ownership in 1969 to the Audubon Hosiery Mill; and the growth and development of the residential area known as the Audubon neighborhood around the Henderson Cotton Mill. These key events will be discussed in "The Industrial Development of the Henderson Cotton Mill Company: 1883-1941," the historic context of evaluation.

This district was evaluated within two sub-themes: Industry and Domestic Architecture. These sub-themes were developed as part of a survey project that included several individual properties in Henderson and was completed in 1998. These resources are discussed in the "Henderson Historic Resources Survey and National Register Nominations Final Survey Summary Report" on file at the Kentucky Heritage Council in Frankfort, Kentucky. The following Statement of Significance will incorporate excerpts from these two sub-themes.

The proposed historic district encompasses part of a nine block area of late-nineteenth and early-twentieth century buildings constructed as housing for the employees of the Henderson Cotton Mill. The opening of the Henderson Cotton Mill in 1885 transformed an undeveloped area of town into a densely populated residential neighborhood. A major factor in the continued growth and development of this important industry was its location on two main transportation arteries in town, Washington Street and the Evansville,

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 2

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

Henderson & Nashville railroad which provided easy access to the manufacturing plant. A residential community, comprised of a numerous houses, churches, stores, and schools, surrounded the mill and its associated worker housing which showed continued support for one of the area's leading industries. Although the mill has vanished, the **Henderson Cotton Mill Workers Housing District** is situated within a thriving urban residential community known as the Audubon neighborhood.

Architecturally, the district's distinctive character is defined by the majority of one- and two-story brick duplexes with elements from the Italianate style and a row of one-story wood-frame single-family residences with simple craftsman details that remain intact. These buildings, as seen together with the matrix of streets, alleys, and lots on which they are located, provide an excellent picture of the evolution of the development of the **Henderson Cotton Mill Workers Housing District** from 1883 to 1941, when the last historic structure in the district was constructed. In terms of Criterion A, the district is significant in the area of Industry because it represents a type of housing that was associated with one of the earliest industries. The Henderson Cotton Mill was the city's largest industrial development in the nineteenth century as well as the only industry in Henderson County that constructed housing for its employees, providing steady employment for almost 100 years. The location of the mill, in a sparsely populated area on the edge of town in the late-19th century, encouraged the development of a dense residential neighborhood around the mill worker housing which remains intact today.

The buildings in this setting are extremely significant in the history and development of Henderson and Henderson County because they represent an excellent example of the single-family detached workers housing associated with the textile industry that was constructed at only one other site in Kentucky, the Maysville Cotton Mill in Mason County. The Henderson Cotton Mill was developed, organized, and partially funded in 1883 by investors who were familiar with a concept that was originally based on a model city for the textile industry and an initiator of the American Industrial Revolution in the nineteenth century in Lowell, Massachusetts.

Common elements in establishing an industrial housing complex include: a group of manufacturing buildings in an urban area; a residential development exclusively for employees; located on a transportation corridor; physical buildings remaining intact; and a residential neighborhood surrounding the worker housing.

The significance of Henderson's Cotton Mill, in relation to the county's industrial development from 1883 through 1941, is the best framework for discussing the

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 3**Henderson Cotton Mill Workers Housing District****Henderson County, Kentucky**

importance of this cohesive group of Mill Worker's Housing that was constructed specifically for its employees. The juxtaposition of these buildings in this setting and their close proximity to two transportation corridors, the railroad and Washington Street, are extremely significant in the history and development of the Audubon neighborhood, Henderson, and Henderson County. Therefore, the following statement of significance will analyze the Industrial Development of Henderson, discuss the Development of the Henderson Cotton Mill Workers Housing District, and compare the textile mill and its associated worker housing with other similar industrial complexes that were prevalent in the State of Kentucky during the period of significance, between 1883 and 1941.

Industrial Development of Henderson

Kentucky's early industrial history followed the same general pattern as most southern states in that it was dominated primarily by extractive industries (Springer, 1951: 13). Of the 26 industries in Henderson in 1880, 81 percent were tobacco or lumber processors, distillers, brick manufacturers and feed producers, however, by 1901, only 72 percent of the 51 industries produced similar products (Springer, 1951: 99-100). Unlike many of the southern states, Henderson's early settlement was in close proximity to northern markets which helped it become one of the Western Kentucky cities which progressed rapidly during the first few decades of its history (Springer, 1951: 13). By the mid-1930s, the percentage of extractive industries had decreased to less than 50 percent and as of 1950 declined to nine percent (Springer, 1951: 100).

From its inception, Henderson served primarily as a trading and shipping center for its agricultural products using the river to transport furs and pelts to various trading posts along the waterways (Springer, 1951: 14). When the Louisville & Nashville railroad was completed in 1879 (Arnett, 1992: 122), connecting Louisville with St. Louis, manufacturers could be sure of a market at any season. By the early-1890s, Henderson was considered the western Kentucky terminal for both the Illinois Central and Louisville and Nashville branch lines while the Ohio River bridge gave access to northern markets (Arnett, 1992: 170).

Henderson's industrial development was hindered by the Prohibition after World War I and the Great Depression through the mid-1930s. After the flood of 1937, Henderson began to prosper economically because new industries were drawn to the town since it remained on high ground and was one of the few river towns that survived the natural disaster. One year later, a Board of Trade was formed in an effort to attract new

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

industries and by the end of the year, 16 industries were in operation, employing less than seven percent of the total population (Springer, 1951: 33).

Economic recovery was spurred on during the 1940s when a number of furniture companies, several plastics firms, and the nations producer of industrial brushes moved a division of its business to Henderson. By 1950, Henderson had 41 industries (Arnett, 1992: 176).

An analysis of Henderson's industrial development has produced five major types of industries that were prevalent during the period of significance, 1883 through 1941: tobacco, distilleries, vehicles, building materials, and textiles. It is apparent that these industries survived due to their location on several major transportation routes: the Ohio River, two federal and four state highways, the Illinois Central, and the Louisville & Nashville Railroad, which provided access to larger markets; low-wage labor and lower taxes; and the availability and close proximity to raw materials.

Tobacco

Although the majority of the tobacco industry was produced in the surrounding countryside, the town of Henderson was the primary shipping and trading center (Springer, 1951: 19). The great tobacco stemming industry formed the town's economic foundation until the 1930's. Although the production of dark heavy-leaf tobacco sold poorly in the United States, it became the staple for exporting overseas (Springer, 1951: 99). By 1810, Henderson was recognized as Kentucky's first and largest exporter of dark tobacco (Springer, 1951: 18).

In 1890, there were 18 factories manufacturing and processing over 5 million pounds of tobacco yearly in the city while there were 51 individual tobacco industries in the county shipping over 12 million pounds. At this time, Henderson was recognized as the world's largest "strip tobacco" exporter and produced about one-third of the world's supply (Clark, 1888: 263-264).

By the early-1920s, peak tobacco production brought the total to 40 million pounds (Arnett, 1992: 170). Between 1929 and 1933, only a few tobacco processors remained in operation in Henderson (Springer, 1951: 101) since Great Britain reduced the tobacco market by imposing a prohibitive tax on American tobacco in retaliation of the high tariff imposed by the United States on British goods (Economic, 1952: Appendix D). By 1938,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

only two tobacco industries were in operation producing less than 5 million pounds of tobacco annually (Springer, 1951: 33).

Twelve years later, only three tobacco processing firms were operating in Henderson. Numerous companies were forced to close due to the shrinking dark tobacco growing area of western Kentucky (Springer, 1951: 57).

Distilleries

By the end of the 18th century, distilleries were a part of the local economy (Springer, 1951: 31). The first known whiskey distillery in the county was built in Henderson by D.R. Burbank in 1867-1868 and closed a few years later. Hill & Winstead purchased building and grounds from Henderson Car Works and made whiskey in 1880 manufacturing the renowned "Silk Velvet" sour mash (Starling, 1996: 517) until the beginning of World War I (Arnett, 1992: 171).

The E.W. Worsham Distillery, built in the summer of 1881, made "Peerless" brand and was eventually known as the Kentucky Peerless Distilling Company, one of the largest distilleries in Kentucky, west of the Green River (Henderson Gleaner, 1913: 38). In 1913, they owned three large bonded warehouses, a copper shop with barrel storage, and grain bins. The business closed in 1917 to save corn for the war effort and was permanently closed by Prohibition (Arnett, 1992: 171).

By the end of World War I, in 1918, the Federal Government passed Volstead acts, which closed all industries producing drinks containing more than one- and one-half percent alcohol (Springer, 1951: 31) bring to a close one of Henderson's viable industries.

Vehicles

The third sizeable industry in Henderson was horse drawn vehicles which dates from about 1862 (Arnett, 1992: 173). By the turn-of-the-century three buggy and wagon factories emerged employing 150 people (Springer, 1951: 31). The George Delker Company was the oldest. Established in 1863, it occupied a 78,000 square foot building in town and manufactured medium and high grade light vehicles (Dannheiser, 1978: 224). Almost twenty years later, the Henderson Buggy Company was organized and employed between 50 and 60 people turning out three hundred buggies annually (Starling, 1996:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 6

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

519). The George Delker Company took over the Henderson Buggy Company when it discontinued its business. In 1904, the company moved and acquired additional space by erecting buildings on five acres of ground with a total of 125,000 square feet (Henderson Gleaner, 1913: 44).

The Delker Brothers Buggy Company, organized in 1900 and incorporated in 1905, occupied a three-story brick factory building equipped to manufacture vehicles. In addition to the building there was an office building, several outbuildings and a large warehouse on the railroad covering nearly 125,000 total square feet of floor space (Henderson Gleaner, 1913 :39).

In 1903 the Coquillard Wagon Works manufactured 600 horse-drawn wagons annually (Gleaner, 1950: C-6). This company was purchased by Henderson Wagon Works and eventually the H.J. Heinz Company in 1918 (Arnett, 1992: 173) until it closed in 1938. Atlas Tack purchased the building in 1940 and started operations in 1941 in the same building (Gleaner, 1950: C-6).

The Park Carriage Company, established and incorporated in 1907, manufactured light vehicles in a brick building measuring 104 x 100 feet and consumed three floors (Henderson Gleaner, 1913: 34).

Eventually, buggies and carriages gave way to the automobile (Springer, 1951: 31) with several closures around 1910 (Springer, 1951: 101). According to the 1913 city atlas, only three companies: the George Delker Company, the Delker Brothers Buggy Company, and the Park Carriage Company; were still in existence (Arnett, 1992: 173). When the demand for horse-drawn vehicles diminished in 1926, Delker Brothers Manufacturing Company began producing furniture (Dannheiser, 1978: 224). Other companies attempted to convert their production from vehicles to automotive accessories, later discontinuing their business (Springer, 1951: 31).

Building Materials

The Kleymeyer & Klutey Brick and Tile Works, established in 1868 and incorporated in 1900, was one of the largest brick and tile works in this section of the country. Operating two separate brick yards, one of 100 acres, and the other 50 acres, they manufactured machine made brick with a sand finished face (Henderson Gleaner, 1913: 42). They also operated two kilns manufacturing large scale tile for underground drainage (Starling,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 7

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

1996: 522). One of their kilns was located on the Henderson Cotton Mill property and produced the bricks that were used in constructing the mill and associated worker housing. Merrill, 1985: 116). By 1913, they had six kilns and 18 drying racks (Arnett, 1992: 175).

Until 1857, about three-fourths of the county remained in virgin timber, however, by 1880, lumber companies made it their business to prepare lumber for sale for erecting buildings and furniture (Springer, 1951: 28). Joseph Clore & Sons saw and planing mill, established in 1856 on seven acres of land (Starling, 1996: 521) was the leading producer of lumber products for Henderson and supplied the surrounding area with its sawn and turned wood materials. In later years, it was succeeded by the Shannon Lumber Company (Gleaner, 1950: D-2). Several other lumber mills were established in the early-1900s including P.P. Johnson & Son's Mill and Lumber Yard, in 1901, which offered wholesale and retail dealers rough and dressed lumber. Located on the corner of Green and First Streets, they had an office, warehouse, and sheds for dressed lumber and owned and operated a mill at Sixth and Water Streets where they manufactured doors (Henderson Gleaner, 1913: 40).

In 1906, the Worsham-Walker Hardware Company occupied a double three-story building at 229-231 First Street and was renamed the Lambert-Grisham Hardware Company one year later. By 1913, the hardware store had grown and occupied three warehouses (Henderson Gleaner, 1913: 39). The Norris & Lockett Company, founded in 1906, was one of the largest wholesale and retail hardware establishments in this section of the country and occupied three floors of a large double building on Elm Street and a warehouse 25 x 150 feet (Henderson Gleaner, 1913: 36).

Henderson Builder's Supply Company, organized and incorporated in 1908, dealt in rough and dressed lumber, doors, sash, moldings, etc. They occupied a 150 x 200 foot lot at 125 Green Street with a warehouse, office, storage rooms, and covered sheds for dressed lumber (Henderson Gleaner, 1913 :35).

The furniture manufacturing industry developed slowly in Henderson. One of the first furniture companies in Henderson was the Ohio Valley Furniture Company which began in the Audubon area in 1886 and was later known as the Audubon Furniture Company. In 1895, Marstall Furniture occupied the building. By 1900, 600 people worked at the Henderson Cotton Mill while Marstall employed only 150 men (Arnett, 1992: 204). After 1931, Delker Brothers Manufacturing Company used it for storage (Gleaner, 1950).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 8

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

The Delker Brothers Furniture Company, established in 1904, became the largest furniture manufacturer in Henderson by 1940. Ten years later, the plant occupied two-thirds of a city block and employed 300 people while Period Tables, an offshoot of Delkers that was formed in 1943, employed only 240 people (Springer, 1951: 41-43).

Textiles

In the 1880s, the largest of the new industries were two textile factories financed by New England interests. These factories were built to serve the growing Midwest market and utilize low-wage labor (Springer, 1951: 28). The Henderson Woolen Mills, organized and incorporated in 1882, was located on the corner of Third and Water Streets in downtown Henderson. The main mill building was a large, three-story brick structure with a basement and attic. In addition to the main building there was a picker room, 35 x 35 feet; a dye house, 30 x 40 feet (Starling, 1996: 509); a drying room, 18 x 20 feet; and a wareroom 70 x 20 feet. An automatic cut-off engine and a 60 inch boiler provide the power. The mill ran 60 looms, 1,700 spindles and two sets of cards. One hundred and forty operatives were employed making "Kentucky Jeans." In 1886, fifty people were employed in the new a pants department. The first floor or basement was used by the sewing department; the second floor, weaving or finishing; the third, carding and spinning, and the fourth floor was for stock (Starling, 1996: 510). Using both domestic and imported wool, this was the first industry on record that employed women in Henderson (Arnett, 1992: 173). The Henderson Woolen Mills buildings were occupied by the Arthur B. Jarvis Tobacco Stemmer between 1901 and 1913, according to Fire Insurance Sanborn Maps.

In contrast, the Henderson Cotton Mill Company was situated on a large area of land on Washington Street adjacent to the city limits. Constructed in 1883, it opened in 1885 employing 200 women, men and boys (Arnett, 1992: 173). The three-story, U-shaped, 200,000 square foot structure had two rail sidings, and a large water tower connected to the main water line for added pressure in case of fire (Springer, 1951: 50). Unlike any other industry in Henderson County, this mill erected employee housing and, except for a short period of time during the Great Depression, operated continuously until 1983.

In conclusion, of all the industries analyzed in Henderson County between 1883 and 1941, the tobacco industry declined due in part to Great Britain imposing a tax in the 1930s; the distilleries were shut down because of the Prohibition in 1918; and buggy and carriage production faded away by the 1920s with the introduction of automobiles. In contrast, as

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 9

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

building materials continued to steadily increase, the Henderson Cotton Mill also expanded and became the city's largest industry in the nineteenth century (Gleaner, 1950), offering steady employment for almost 100 years, was the only industry that provided housing for its employees in the county, and was the one of the few cotton textile mills in the state of Kentucky.

The Development of the Henderson Cotton Mill Workers Housing District

Henderson Cotton Mills (He-H-01), organized in 1883, was based on a concept of constructing a textile mill with associated worker housing, known as the New England mill system. Starting with a capital stock of \$ 400,000, a large amount of the stock was owned by people who lived in Lowell and Hopdale, Massachusetts (Starling, 1996: 509). Walter Brashear, who lived at Alves and Washington Streets, was the architect for the cotton mill and the Coquillard Wagon Works ("Audubon's," 1950). In 1883, the contract for building this immense mill was awarded to Holtzclaw Brothers of Washington City. Work began under superintendent W.A. Johnson. The mill was one of the largest in the West and was completed during the winter of 1883 and 1884 (Starling, 1996: 509). Opening in September 1885, James Ewing Rankin, was the firm president, with W.W. Cumnock, superintendent, and Paul J. Marrs, secretary-treasurer ("Audubon's," 1950).

This three-story brick building utilized thirteen million bricks that were made by the Kleymeyer and Klutey firm which operated a kiln on the property. The walls of the main building were three feet thick at ground level (Merrill, 1985: 116-117) with a boiler house, 40 x 60 feet; an engine room, 30 x 60 feet; and a picker room, 60 x 40 feet in separate buildings on the site. The basement beneath the entire main building was used for the generation of power (Starling, 1996: 508). In later years, the basement was used as the maintenance shop, boiler room, shipping and receiving. First floor operations included weaving, finishing, looping, and the office. Knitting and spinning were on the second floor; carding and storage for finished products were housed on the third floor (Bonnell interview). The capacity of the mill was 600 looms, with 2,200 spindles (Starling, 1996: 508).

The mill was accessed on the east by the Louisville & Nashville railroad (1885 Sanborn Maps) and the south by a major thorough fare, Washington Street. Historic photographs, dating between 1955 and 1957, show the main mill building had arched window heads over 9-over-9 light wood windows and a six-foot tall chain link fence that surrounded the building topped with three rows of barbed wire.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 10

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

Lighted by incandescent bulbs, each story had a fire hydrant and hose supplied from water mains that came from the mill (Starling, 1996: 509). The industry employed 200 men, women and boys and produced 160,000 yards of fine sheeting weekly (Arnett, 1992: 173-175). By 1905, the mill employed 700 operatives (Gleaner, 1950). For nearly forty years this mill produced fine cotton sheeting at its peak, employing nearly 1,000 people and producing 160,000 yards weekly (Merrill, 1985: 116). These goods were sought from Cincinnati to San Francisco.

Four thousand, five hundred bales of cotton were consumed annually and their payroll for help aggregated \$ 2,650 per week. This mill was regarded equal to the best in the United States by those who had been long engaged in the manufacture of cotton goods. Superintendent, W.W. Cumnock, was credited for this reputation.

In addition to the mill, the company owned fourteen acres of land lying on both sides of Washington Street and thirty-two double two-story brick tenement houses with five rooms each that were rented or owned by mill workers (Starling, 1996: 509). This was the first and only workers housing for an industrial complex in the county as of 1998 and in 1883 the houses cost a total of \$ 30,000, or less than \$ 1,000 each ("Audubon's," 1950).

Functioning under the title Henderson Cotton Mills until 1922, when James E. Rankin, Jr. retired as president at the age of 75, it was then sold to Consolidated Textile Corporation which operated it until 1931. The flood of 1937 helped Henderson recover economically because the town became known as the only city on the Ohio River between Pittsburgh and Cairo they was not flooded in that deluge (Merrill, 1985: 116).

The first firm to come to Henderson in 1937 was Bear Brand Hosiery (Merrill, 1985: 116) who owned 7 or 8 plants in Kankakee, Illinois; Gary, Indiana; Hickory, North Carolina; and Paxton, Illinois (Burns interview). Less than two months after the 1937 flood, A.J. Kruse was sent to Henderson from Bear Brand's Kankakee, Illinois plant and opened a training school on North Main Street where he trained 20 men and women to operate knitting and looping machines (Merrill, 1985: 116). Looping is the process used to close the toe of the stocking forming a seam that finished the sock. On April 24, 1937, Bear Brand purchased the Cotton Mill plant and nine of the brick tenement houses (Arnett, 1992: 175) and fifteen acres later that year (Springer, 1951: 50). As soon as the deed was turned over to Henry Pope, president of the hosiery firm, he ordered the sale of the old machinery and installation of the new (Arnett, 1992: 175). Mr. Kruse became superintendent of Bear Brand Hosiery that year ("Audubon's," 1950), and on June 14th, the plant went into operation with 20 employees (Arnett, 1992: 175). In 1938, 20

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 11**Henderson Cotton Mill Workers Housing District****Henderson County, Kentucky**

employees produced an average of 6,000 pairs of sock daily (Springer, 1951: 50).

Between 1940 and 1941, Mr. Pope had Bear Brand Hosiery erect fourteen wood-frame employee residences adjacent to the west end of the mill on Pope Street. This act strengthened labor-management relations considerably (Springer, 1951: 50). This row of houses located on the east side of Pope Street, between Washington Street and Center Circle, were rented to Bear Brand employees ("Audubon's," 1950).

The basement of the Cotton Mills that was originally used for recreational purposes was converted to a cafeteria/restaurant by Bear Brand. An average of 200 employees ate dinner daily there receiving meat, two vegetables, salad, pie, and a drink for 35 cents. Although the cafeteria operated at a loss, Bear Brand believed that a well fed contented employee a good job on the production line ("Audubon's," 1950).

In 1950, there were a total of 310 employees producing 40,000 pairs of socks daily (Springer, 1951: 50) making it was one of the largest industries in Henderson at the time. Seventy percent of the employees were women in 1950 working on an hourly basis with incentive pay, Christmas bonus, and paid vacation days (Dixon interview).

Bear Brand Hosiery sold a large quantity of its product through mail order houses and wholesalers. One hundred percent of its cotton came from the Kankakee, Illinois home plant where it was processed before shipping (Springer, 1951: 50).

Children of the employees needed a place to play so around 1960, Bear Brand built a pool named after the mill president, Henry Pope. In 1976, however, the site was filled in and a bakery was built in its place (Dixon interview).

The Bear Brand plant operated successfully for thirty-three years building its payroll to nearly 600 people under the management of Elmer Korth. On November 1, 1969, Mr. Korth and Ray Nation bought the business (Burns interview) and changed the name to Audubon Hosiery Mill (Dixon interview). Mr. Korth put a store on the first floor for employees to buy hosiery (Lancaster interview), and gave the wives of the workers one dozen pairs of stocking every Christmas (Bonnell interview). He also invented the tube sock and perfected it so it held its shape. J.C. Penney sold the socks at 1.5 million dollars worth the first year (Lancaster interview). The biggest purchasers of hosiery were J.C. Penny, Wigwam and Sears (Bonnell interview). Korth ran the mill for fifteen more years (Merrill, 1985: 116-117) until inflating energy costs forced its closure. The heating bill for one month in 1982 cost nearly \$ 40,000.00, one-tenth of what it cost to build the

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 12

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

whole factory one hundred years before. Mr. Korth served as president of the mill until 1982 (Dixon interview).

In January 1983, the Audubon Hosiery Mill was dissolved due to the increasing energy costs. Machinery and equipment were then sold at auction six months later inviting textile companies from the south to buy the equipment (Burns interview). In 1983, Elvie L. Cobb purchased the mill, hoping to find a tenant (Merrill, 1985: 117). Dale Sights then bought the mill at an auction in 1985 (Sights interview) and had eleven million brick cleaned, that were sold and shipped elsewhere for reuse. The structural timber - 10 x 10 inch square yellow poplar columns were removed (Baird interview) and the heart pine wood was sold and shipped to Virginia and milled. (Sights interview).

Approximately 14 percent of the total industrial workers in Henderson were employed by three manufacturers in 1950: Bear Brand Hosiery, previously Henderson Cotton Mills; Dixie Lou Frocks and CB&S Dress Factory, however Dixie Lou Frocks and CB&S Dress Factory were established in the late-1940s, (Springer, 1951: 48) after the period of significance.

Textile Mills in Kentucky

The beginning of the textile industry in the South was contemporary with New England but did not develop to any large proportions. Six small horse-power mills for the spinning of cotton were started in 1809 in Kentucky (Pusey, 1931: 124) although their exact location and name are unknown. Louisville had a number of mills producing jeans and doe-skins: the Old Kentucky Woolen Mills, the Falls City Woolen Mills, the Eclipse Woolen Mills, and the Louisville Woolen Mills. All except one, which remains idle, have gone out of existence. Another woolen mill in Franklin, Simpson County has been dismantled (Pusey, 1931: 125).

A brief overview of the remaining textile mills in Kentucky that have available documentation are: the Grahamton Mill in Meade County; the Mayfield Woolen Mills in Graves County; and the Maysville Cotton Mill in Mason County. These mills will be discussed and compared with the **Henderson Cotton Mill Workers Housing District** in Henderson County.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 13**Henderson Cotton Mill Workers Housing District****Henderson County, Kentucky****Grahamton Mill**

The Grahamton textile mill was established in Louisville in 1829, and moved to Otter Creek near U.S. Route 60 in Meade County in 1837. The four-story greystone mill buildings produced cloth powered by water. Since the late-1840s, the firm was incorporated as the Grahamton Manufacturing Company and ran continuously except for guerilla attacks during the Civil War. Measuring 60 by 120 feet, it was two-stories tall with a loft. It also suffered damage due to the fire in 1913 which led to an additional story being added as well as accessory buildings. The mill did carding, spinning, and weaving and worked in both cotton and wool, linseys, cottonades, brown, blue, and white jeans and a special brand of cloth called "Otter Creek Stripe." Later the mill was exclusively a spinning mill, confining its production to cotton yarns, especially mop yarns. In 1835, the land purchase equalled 300 acres. By 1847, it increased to over 1,600 acres to the extent that they owned the village and neighborhood with a store building and office. The number of employees ranged between forty and sixty that were recruited from the surrounding district. Several generations of families grew up connected to the mill working an average of ten hours a days (Pusey, 1931: 128-131).

The mill was closed in 1940 when the village, post office, and mill were acquired by Fort Knox for their expansion (Rennick, 1984: 121). As of December 1990, the two main mill buildings are in ruins, the mill dam gate house, a portion of the mill race, traces of a dam, bridge, house foundation remnants, and a single house, are all that were left of the former town that is now located within the Fort Knox Military Reservation (Urbahns, 1992: 39).

Mayfield Woolen Mills

One of the largest factories producing clothing in the United States was located in Mayfield. The Mayfield Woolen Mills, later known as Mary Nell Industries, Inc., was organized in 1860 and employed 700 people producing 400 pairs of pants per hour in 1923. Using their own power plant, the structure grew from 8,488 square feet to 266,180 square feet. This two-story brick structure occupied two city blocks in downtown Mayfield and closed in 1994 (Logsdon, 1995: 48-49). In September 1996, the vacant mill building burned. Bricks were cleaned and sold and all that remains as of 1998 is a portion of the concrete and brick foundation (Bostic interview).

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

National Register of Historic Places Continuation Sheet

Section number 8 Page 14

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

Maysville Cotton Mill

The Maysville Cotton Mill, established in Maysville in the early-1830's, was built by William Shotwell. It is the oldest textile mill in the State that has remained in continuous operation. Situated on Second Street in downtown Maysville, the property was passed to January and Wood from 1848 to 1851 and has been continuously operated by interests connected with the January, Wood and Cochran families (Pusey, 1931: 126). As of 1998, the mill is still owned and operated by a sixth generation of January and Wood families according to owner Bill Adair, Sr. (Adair interview).

The original mill building, measuring sixty-three by thirty three feet, is three stories tall with a loft (Pusey, 1931: 125) and dormer windows that remain visible, is still in use as of 1998. Portions of the mill were rebuilt after a fire in 1915 with the last major construction taking place in 1919. Successive additions have been constructed around the original mill building dating from the 1940s, 1960s, and the 1970s. Some of the red brick buildings were covered with stucco in the 1950s and are currently in need of repair. (Adair interview).

Historically, the mill produced batting, cordage, twine, cotton rope, miner's wicks and carpet warp (Pusey, 1931: 125). As of 1998, the mill continues to manufacture carpet warp for weaving, batting, crochet yarns, cordage, and twine for parcel post. The cotton mill continues to produce cotton as well as rayon, since the 1940s, and polyester, since the 1970s. Employing 50 people in 1998, the peak production period in 1970 employed 400 (Adair interview).

Although about twenty one- and two-story wood-frame single family residences were constructed by the mill to house workers, only one two-story residence and the office building remain intact as of 1998 (Adair interview).

Operating for over 160 years, the mill temporarily closed once during the Civil War, from November 1861 to March 1862 (Pusey, 1931: 127). Therefore, the Maysville Cotton Mill in Mason County is one of the largest, continuously operating textile mill with associated worker housing that remains in existence today.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 15

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

Henderson Cotton Mill Workers Housing District

The **Henderson Cotton Mill Workers Housing District** represents an adaptation of industrial worker housing that was based on the New England Mill System in Lowell, Massachusetts that was derived from Manchester, England. Built between 1883 and 1941, the district is located in the Audubon neighborhood that grew up and eventually surrounded the mill and its associated worker housing during the early-1900s with dwellings, shops, a church, and school. Prior to 1906, a mission, known as the Fourth Presbyterian Church, was located on the corner of Clay and Letcher Streets where the Audubon School was built to serve the children in the area from 1906 until 1976.

Today, the **Henderson Cotton Mill Workers Housing District** represents a group of substantial brick duplexes and single wood-frame residences that were built by the county's largest industry for its workers. These homes, built in 1883, 1907, 1923, and 1941, have remained intact since they were constructed. Their continued presence portrays the physical development and evolution of a thriving cotton mill town at the turn-of-the-century. Although the Henderson Cotton Mill no longer exists, a new Salvation Army building has been built on its site, infilling a void, thus keeping the residential neighborhood intact.

Today, this cohesive group of one- and two-story brick and wood-frame single- and multi-family residences, situated on similar size lots in the Audubon neighborhood, are an excellent example of building type of worker housing that was constructed adjacent to the town's major industry, blending in with the surrounding one- and two-story wood-frame residences that were built after 1900 in the Audubon neighborhood. Therefore, the **Henderson Cotton Mill Workers Housing District** continues to express historic integrity in terms of its location, setting, design, materials, workmanship, and feeling, while representing the years spanning between 1883 and 1941.

In conclusion, of the four textile mills discussed, all of them were located in an urban area and on a major transportation corridor, however, only Maysville and Henderson still have buildings that remain intact. Of these two, the mill buildings have survived in Maysville and the mill has continued to operate for over 160 years while Henderson's Cotton Mill building was torn down after 100 years. Also, only Maysville and Henderson provided housing for its workers, and of the two, all of the **Henderson Cotton Mill Workers Housing** erected between 1883 and 1941 remain extant while all except one house remains in Maysville.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 16

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

Therefore, the **Henderson Cotton Mill Workers Housing District** represents a portion of Henderson's largest industry in the 19th-century and is the best example of a cohesive group of worker housing that was constructed by a textile industry that remains intact, not only in Henderson County but in the State of Kentucky.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 1

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

9. Bibliography

Previous Research at the Kentucky Heritage Council:

Kentucky Historic Resources Inventory Forms for Henderson and Henderson County

Historical Maps:

An Illustrated Historical Atlas of Henderson & Union Counties, Kentucky. D.J. Lake & Co., 1880.

U.S.G.S. Topographic Maps: 1993.

Property Identification Maps: 1954.

Branson Survey Maps: 1996.

Fire Insurance Sanborn Maps: 1885, 1892, 1897, 1901, 1906, 1913, 1923, 1931, 1931-1956.

Newspapers:

Industrial Edition, Henderson Daily Gleaner Illustrated, Henderson Co., Ky., 1905.

Industrial and Historical Edition, Henderson Daily Gleaner Illustrated, Henderson Co., Ky., March 23, 1913.

Gleaner and Journal, Henderson, Kentucky, September 24, 1950.

Henderson County Courthouse:

Deeds, Tax Cards, County and city maps, 1931 Sanborn Maps of Henderson, Aerial Photographs

Secondary Resources:

Amos, Christine. "Henderson Commercial District National Register of Historic Places Registration Form." July 20, 1989. Kentucky Heritage Council, Frankfort, Kentucky.

A Pictorial History of Henderson and Henderson County. Gleaner-Journal Publishing Co., 1996.

Arnett, Maralea. The Annals and Scandals of Henderson County, Kentucky. Fremar Publishing Co., Corydon, Kentucky, 1992.

"Audubon's Industrial Expansion Started with Cotton Mill." Henderson, Kentucky: Gleaner and Journal, 9/24/50.

Baughner, Ruby Dell, & Sarah Hendricks Claypool. Kentucky Yesterday and Today. Evansville, Indiana: Kincaid Publishing House, 1962.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 9 Page 2

Henderson Cotton Mill Workers Housing District Henderson County, Kentucky

9. Bibliography-continued**Secondary Resources:**

- Beck, Melinda and Charles Glass. "Lowell: A Town is Reborn." Newsweek, September 28, 1981.
- Brown, Claudia R. "Alves Historic District National Register of Historic Places Registration Form." April, 1989. Kentucky Heritage Council, Frankfort, Kentucky.
- Clark, Thomas D. A History of Kentucky. Lexington, Kentucky: John Bradford Press, 1954.
- Clark, C.M. The Picturesque Ohio. Cincinnati: Cranston and Stowe Publishing Co., 1888.
- Dannheiser, Frieda J. The History of Henderson County, Kentucky. Evansville, Indiana: Unigraphic, Inc., 1978.
- Frankum, Jr., Ronald B. "Henderson, Richard." The Kentucky Encyclopedia. Lexington, Kentucky: The University Press of Kentucky, 1992.
- Henderson, A Guide to Audubon's Home Town in Kentucky. Northport, New York: Bacon, Percy & Daggett Publisher, 1941.
- Henderson City Directories. 1893-1894, 1899-1900. Henderson Public Library.
- Jacobs, Frieda Dannheiser. History of Henderson County, Kentucky 1888-1978. Volumes 1 & 2, Evansville, Indiana: Unigraphic, Inc., 1980.
- Jones, George E. "'High Tech' Ends in a Long Slump in an Old Mill Town." U.S. News & World Report, April 6, 1981.
- Kentucky Historic Farms 200 Years of Kentucky Agriculture. Paducah, Kentucky: Turner Publishing Company, 1994.
- King, Gail and Susan Thurman. Currents - Henderson's River Book. Henderson, Kentucky: Henderson County Public Library, 1991.
- Kleber, John E. The Kentucky Encyclopedia. Lexington, Kentucky: The University Press of Kentucky, 1992.
- Klein, Maury. "From Utopia to Mill Town." American History Illustrated, October, 1981.
- Klein, Maury. "From Utopia to Mill Town Part II: The Mill Girls." American History Illustrated, November, 1981.
- Klotter, James C. Our Kentucky: A Study of the Bluegrass State. Lexington, Kentucky: The University Press of Kentucky, 1992.
- Logsdon, Donna G. "Mayfield Final Survey Summary Report." September, 1995.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 3

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

9. Bibliography-continued

Secondary Resources:

- Martin, Dr. Charles E. "The Pennyrile Cultural Landscape." Frankfort, Kentucky. Kentucky Heritage Council, 1988.
- Merrill, Jr., Boynton. "Henderson." The Kentucky Encyclopedia. Lexington, Kentucky: The University Press of Kentucky, 1992.
- Merrill, Jr., Boynton. Old Henderson Homes and Buildings. Henderson, Kentucky: Historic Henderson Publishing Council, 1985.
- Montell, William Lynwood and Michael Lynn Morse. Kentucky Folk Architecture. Lexington, Kentucky: The University Press of Kentucky, 1976.
- Our Towns, Kentucky's Communities After 200 Years. Volumes 1 & 2, Louisville, Kentucky: Courier-Journal.
- Pusey, Dr. William Allen. "Grahamton and the Early Textile Mills of Kentucky." The Filson Club History Quarterly, Vol 5. No. 3, Louisville, Kentucky: July, 1931.
- Rennick, Robert M. Kentucky Place Names. Lexington, Kentucky: The University Press of Kentucky, 1984.
- Schecter, Dorothy A. "Lowell Mill Town Renaissance." Horizon, June 1985.
- Springer, Ray Earl, Jr. "A Geographic Analysis of the Industrial Situation in Henderson, Kentucky." Master's thesis, Indiana University, 1951.
- Starling, Edmund L. History of Henderson County, Kentucky. Evansville, Indiana: Unigraphic, Inc., 1887.
- Urbahns, Paul W. Grahamton As We Remember It. Vine Grove, Kentucky: Ancestral Trails Historical Society, Inc., 1992

Interviews:

Bob Baird	Mary Carroll	Joe Gabe	Julie Martin
James Barron	Dorothy	Rudolph Griffin	Steve Martin
Jim Bates	Chadwell	Linda Hallmark	Netta Mullins
Barbara Belcher	Ron Chapman	Steve Hargis	Norris Priest
Jim Blue	Dorothy Clark	James Harmon	Mary E. Priest
Carl Bonnell	James R. Clark	Johnell Harmon	Dale Sights
Dorothy Bonnell	Niki Coghill	Pauline Howell	Donald Wathen
Jim Bostic	Darlene Cosby	Ruth Jacobs	James L. Ward
George Burns	Clyde Denton	Ralph Jung	Jack Wathen
Don Burrus	Marilyn Dixon	Wilma Jung	M. Winchester
	Michelle Eakins	Marie Kruse	Bill Adair, Sr.
	Loreen Fraembs	E. Lancaster	

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

Henderson Cotton Mill Workers Housing District

Henderson County, Kentucky

10. Verbal Boundary Description

The **Henderson Cotton Mill Workers Housing District** is, in general, comprised of part of nine city blocks: from 1200 through 1338 Washington Street; the west side and part of the east side of Cottage Street; both sides of Mill Street and Rankin Avenue between Washington and Powell Streets; and the east side of Pope Street between Washington Street and Center Circle. Specifically, the western boundary of the historic district begins along the west property line of # 1200 Washington Street and heads south following the alley between Rankin Avenue and Meadow Street. Turning eastward, the southern boundary travels along the north side of Powell Street to an alley just east of Cottage Street, excluding lots 8 & 9 on the east side of Cottage Street. The eastern boundary turns northward along this alley to Washington Street. The northern boundary is the south side of Washington Street between # 1200 and # 1338 and continues northward along Pope Street encompassing only the properties on the east side of the street ending at Center Street.

The site is delineated on Property Identification Map H-2-19-1 block 2, lots 1-2, 4-10, 12-18 and 44-50; Map H-2-18-1 block 1 lots 10-36 and 41-42; Map H-2-17 block 4, lots 2-15 as recorded in the Henderson County Property Valuation Office in Henderson Kentucky. The district consists of 9.46 acres.

Boundary Justification

The boundaries of the **Henderson Cotton Mill Workers Housing District** were chosen to designate the contiguous group of residential buildings that were constructed by the mill over a 58 year time span. These resources display the highest degree of architectural integrity and historical significance representing the period of significance from 1883 through 1941. This district covers 9.46 acres of land which includes part of nine blocks on the north and south sides of Washington Street.

The area north Washington Street was not included in the district since the old cotton mill was replaced by a recent Salvation Army building. The areas north and west of Pope Street, south of Powell Street, east of Letcher Street, and adjacent to the district on the east and west ends of Washington Street are single family residential buildings that were not constructed by the mill for worker housing.

Figure 1



Figure 2

MAY 1885
HENDERSON
 KY.

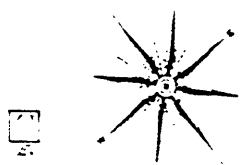
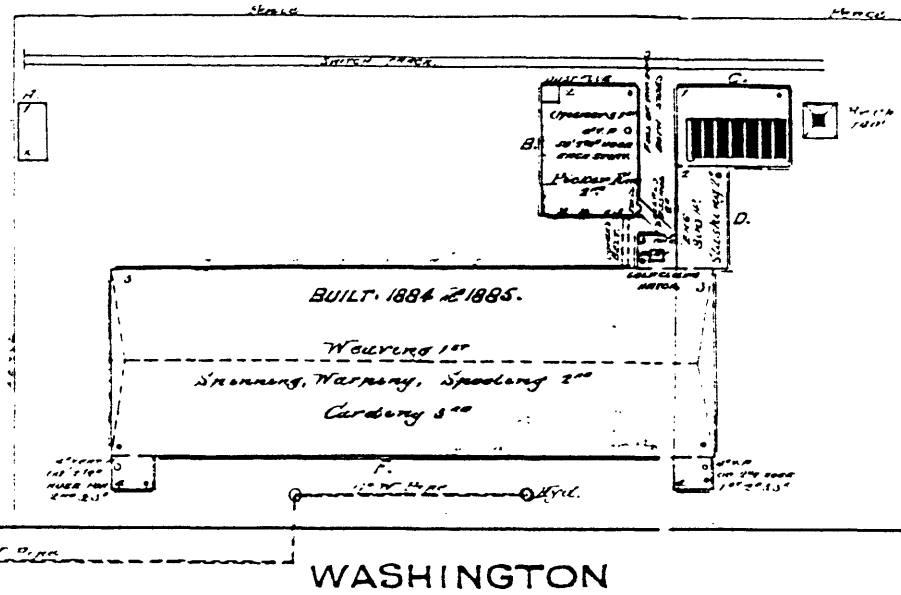
Vacant Field

HENDERSON COTTON MANUFACTURING CO.

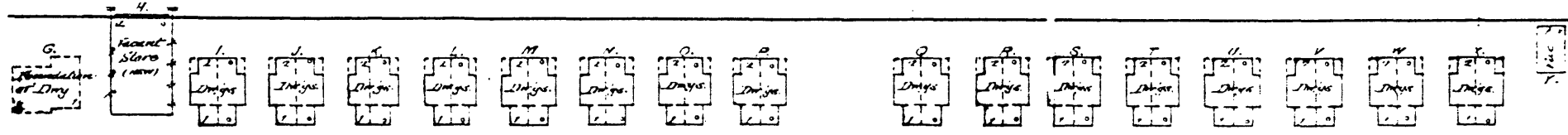
(New Mill not in Operation.)

DYNAMO TO RUN PREMISES. 42 VERTICAL MILLS IN TUNER'S PICKER NO. 4 ARE SECTION OFF USE WITH WHEELS ON STAY. PRESSURE FROM CITY WATER WORKS FROM FINE MILLS IN ALL DEPARTMENTS. 430 27° USE ON PREMISES. MILL IN CHARGE OF COMPETENT DRY & NIGHT WATCHMAN.

No. 100 South S. E. of Court St.



WASHINGTON



N O E X P O S U R E N O E X P O S U R E

N O E X P O S U R E

N O E X P O S U R E

N O E X P O S U R E

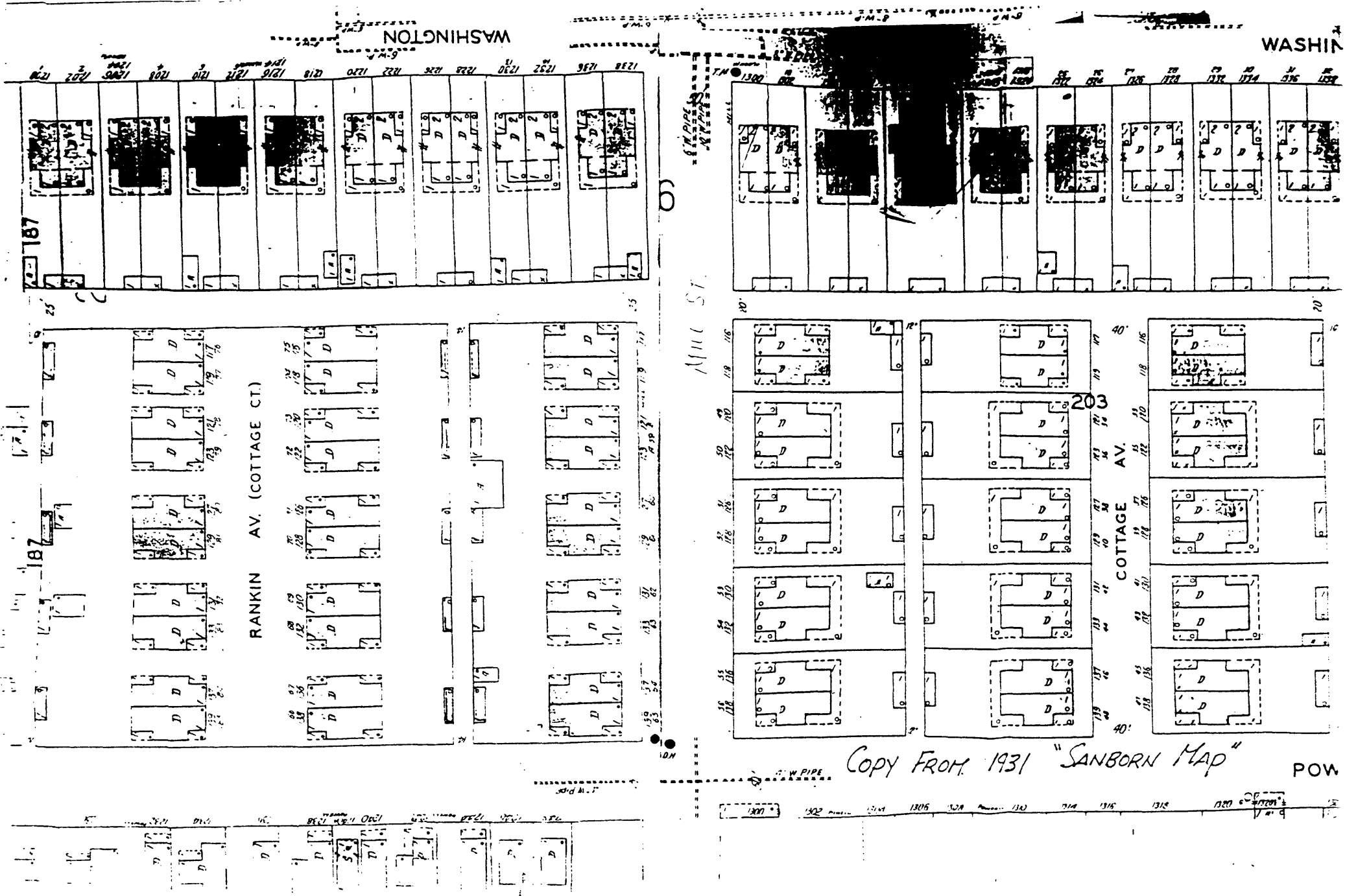
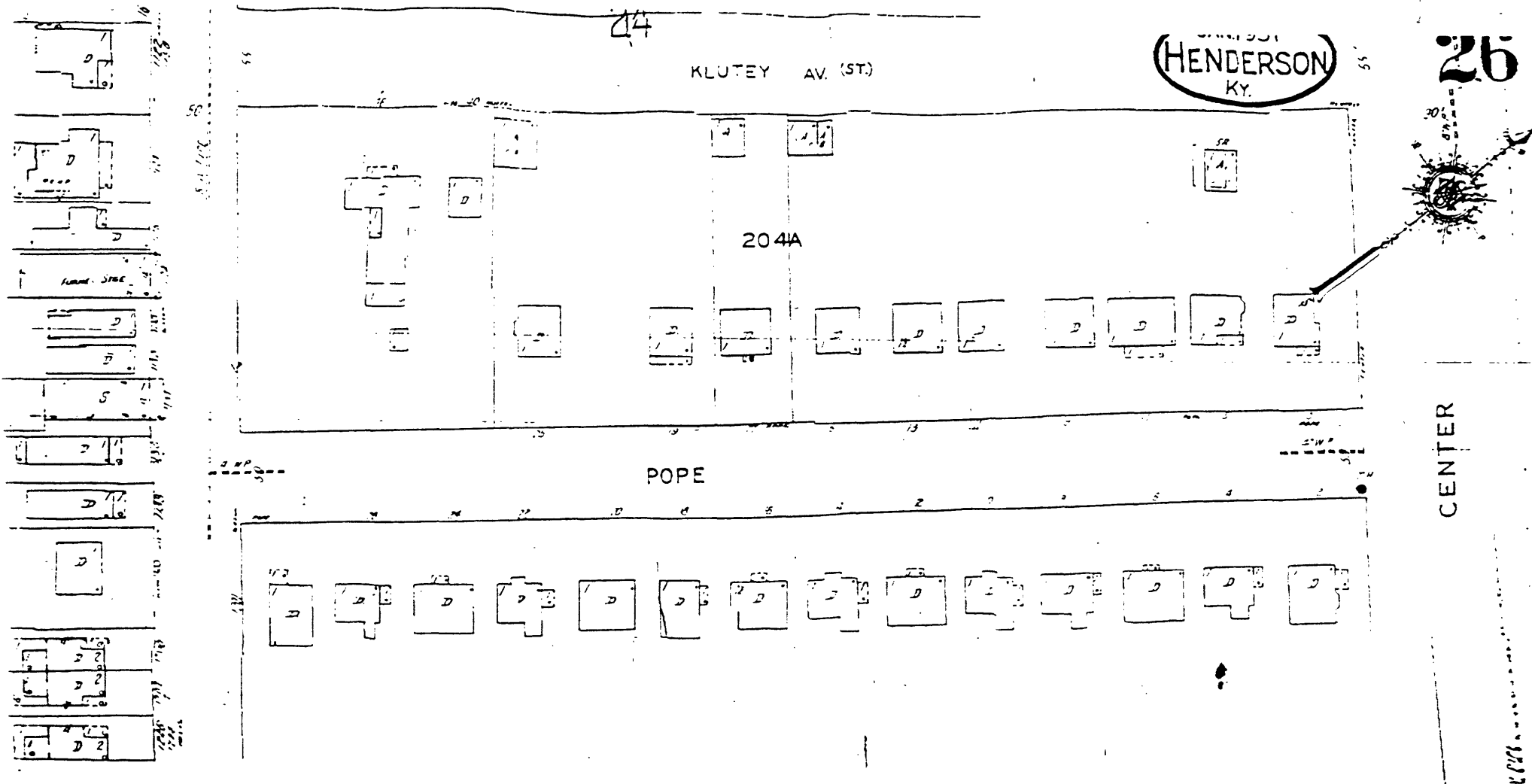
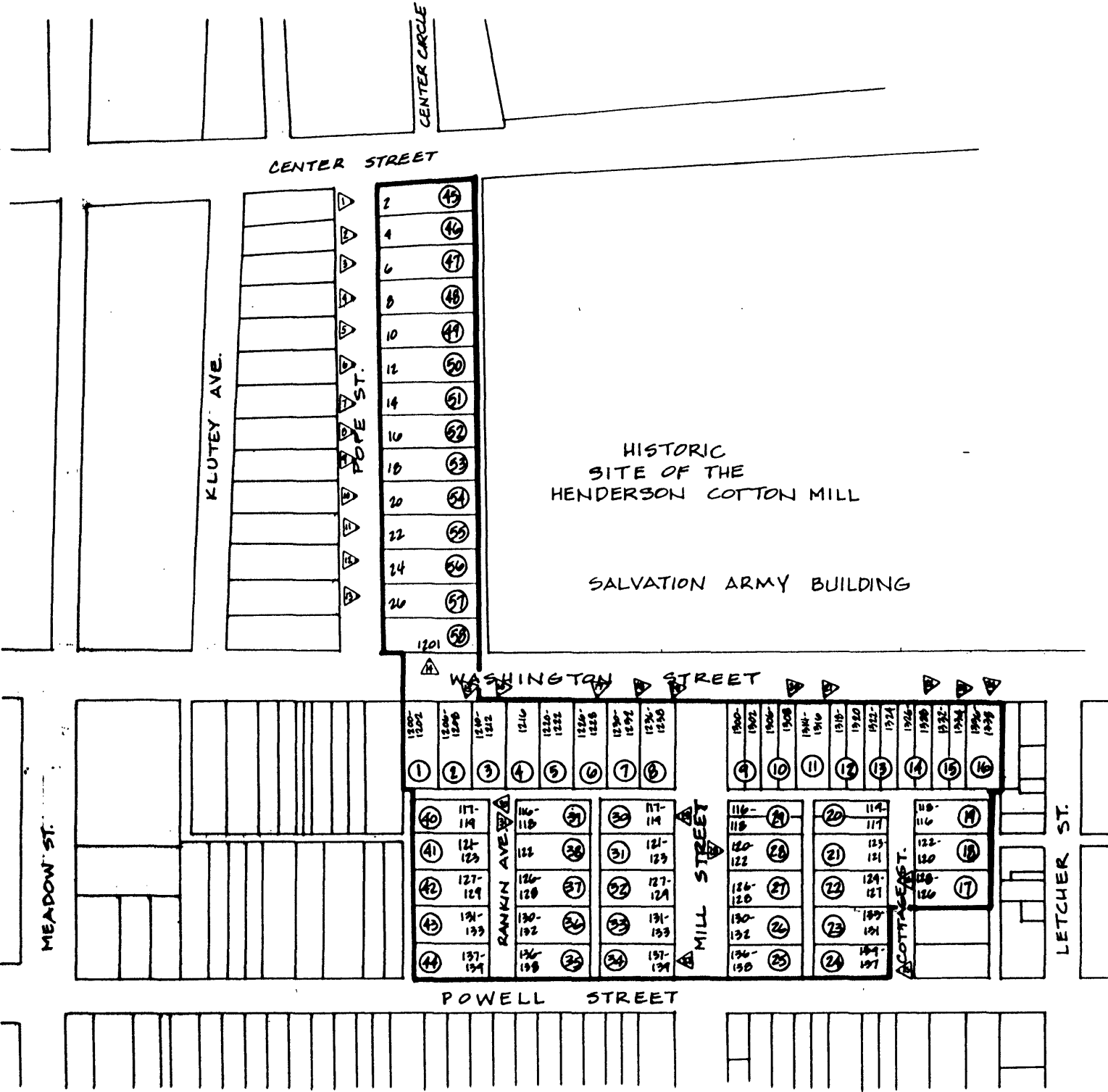


Figure 3

Figure 4





HISTORIC
SITE OF THE
HENDERSON COTTON MILL

SALVATION ARMY BUILDING

HENDERSON COTTON MILL WORKERS HOUSING DISTRICT
HENDERSON, KENTUCKY



— DISTRICT BOUNDARY
 ① BUILDING CODE NO.
 ▲ PHOTOGRAPH ANGLE

0 50 100 200 400

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

**Henderson Cotton Mill Workers Housing District
Photographs**

Henderson County, Kentucky

The following information is the same for all photographs.

3. Donna G. Logsdon
4. 8/97
5. Kentucky Heritage Council
300 Washington Street
Frankfort, Kentucky 40601

Photograph # 1

6. West (Front) facade of
2 Pope Street

Photograph # 2

6. West (front) facade of
4 Pope Street

Photograph # 3

6. West (front) facade of
6 Pope Street

Photograph # 4

6. West (front) facade of
8 Pope Street

Photograph # 5

6. West (front) facade of
10 Pope Street

Photograph # 6

6. West (front) facade of
12 Pope Street

Photograph # 7

6. West (front) facade of
14 Pope Street

Photograph # 8

6. West (front) facade of
16 Pope Street

Photograph # 9

6. West (front) facade of
18 Pope Street

Photograph # 10

6. West (front) facade of
20 Pope Street

Photograph # 11

6. West (front) facades of
22 Pope Street

Photograph # 12

6. West (front) facade of
24 Pope Street

Photograph # 13

6. West (front) facade of
26 Pope Street

Photograph # 14

6. South (front) facade of
1201 Washington Street

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

**Henderson Cotton Mill Workers Housing District
Photographs**

Henderson County, Kentucky

The following information is the same for all photographs.

3. Donna G. Logsdon
4. 8/97
5. Kentucky Heritage Council
300 Washington Street
Frankfort, Kentucky 40601

Photograph # 29

6. East (front) facade of
117-119 Mill Street

Photograph # 30

6. East (front) facade of
117-119 Rankin Avenue

Photograph # 31

6. West (front) facade of
116-118 Rankin Avenue