

0140 NO. 1024-0018  
EXP. 12/31/84

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received SEP 28 1982  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Monticello Historic Commercial District

and/or common

2. Location

street & number Main <sup>and Columbia Sts.</sup> ~~Street and The Square~~ not for publication

city, town Monticello NA vicinity of ~~Congressional District~~

state Kentucky code 021 county Wayne code

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	NA In process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	NA being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

5. Location of Legal Description

courthouse, registry of deeds, etc. Wayne County Courthouse

street & number North Main Street

city, town Monticello state Kentucky

6. Representation in Existing Surveys

title Survey of Historic Sites in Kentucky has this property been determined eligible?  yes  no

date 1982  federal  state  county  local

depository for survey records Kentucky Heritage Council

city, town Frankfort state Kentucky

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

Monticello is located in the center of present day Wayne County, approximately twelve miles south of the Cumberland River and fifteen miles north of the Kentucky/Tennessee line. It is located along the line which runs from northeast to southwest which separates the terrain of Wayne County into two distinct types: The fertile, arable Pennyriple plateaus land of the northwestern part of the county and the steep, forested, mountainous land of the southeast. The previous National Register listings from Wayne County are located in the Pennyriple area north of Monticello.

The Monticello Commercial District contains fourteen buildings and one object. Three of the buildings are non-contributing. The district includes all nine commercial buildings which face the town square which is a 200' X 200' widening of the intersection of Main and Columbia Streets, a monument located at the center of the square, and five commercial buildings on the block of North Main Street which adjoins the square.

All but one of the contributing buildings were constructed in the fifteen-year period of 1895-1910 when Monticello experienced its greatest period of growth. The turn-of-the-century buildings are two-story masonry commercial buildings with standard one over one windows on the second floor. Eight have the kind of corbelling in the cornice which is common to eastern and southern Kentucky commercial buildings of this period. Half of these turn-of-the-century storefronts retain their cast-iron elements on the first floor facade.

It is interesting that the only building in the district which utilized stone on the main facade--the Rankin Brothers Theatre--was the one completely faced with a new material. The art deco facade which was added in the thirties, along with the addition of carrera glass to the storefront of the Daughtery Building, two buildings away are historically acceptable modifications to buildings in the district. The only other substantial alteration to a contributing building was the removal of the cornice of the Dalton-Phillips Building. Although, this change detracts from the linear unity of the district, the character of the building remains unquestionably of the turn-of-the-century period.

The Phillips-Lair Building on the southeast side of the square is the only pre-1890 commercial building in Monticello. Built in the late 1860s by H.L. and Dr. H.A. Phillips, this Italianate commercial building has six four-over-four windows on the second floor, bracketed cornices at the eaves and metal segmental arched hood moldings. Both storefronts have experienced considerable modification over the years (Photo #1).

Across Columbia Street on the same side of the square is the Fairchild Building which like the Phillips-Lair Building contains two stores. Built in 1900 for W.F. Fairchild who used the north half for his jewelry store, this attractive building has also housed doctors offices, the post office, and various other commercial concerns. Like many buildings in Kentucky, the cast-iron storefront was produced by George L. Mesher and Company of Evansville, Indiana. The storefront to the right retains its original form while the one on the left has had limited modification below the transom with the removal of the recessed door and the replacement of the original windows. The canopy appears to be original. The pressed tin cornice and the three double windows on the second floor enhance the attractiveness of this building (Photo 2).

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates**      1870-1930      **Builder/Architect**

**Statement of Significance (in one paragraph)**

The Monticello Historic Commercial District is significant as an architectural expression of the turn-of-the-century commercial boom which saw Monticello change from a village into a city. The boom was based in the production of oil--Wayne County produced more oil than all other Kentucky counties between 1890 and 1910. A substantial part of the housing stock of Monticello dates from that period; but it is in the core of the commercial district that one finds the best concentration of buildings which give testimony to the oil boom, which more than any other historical event shaped the appearance of present day Monticello.

Monticello is the county seat of Wayne County which was formed in 1800, the 43rd in Kentucky. In incorporated by the State Legislature on January 8, 1810,<sup>1</sup> it had a log courthouse in the center of a small square and 53 houses. The population of the city remained small throughout the 19th century. According to local historian, Augusta P. Johnson Monticello was a village of 300 in the 1860s and 1870s.<sup>2</sup>

Monticello and Wayne County experienced limited economic and population growth until the final decade of the 19th century due to its isolation south of the Cumberland River and the failure of the community to gain railroad service. Throughout the 19th century, the shipment of products remained dependent on the packetboats plying the Cumberland River and travel to Monticello required a stagecoach ride of 20 miles to Burnside, 20 miles away, for connection with the main line of the Cincinnati and Southern Railway.

Monticello's function was limited primarily to governmental affairs in the 19th century, three successive courthouses were constructed in the center of the town square. When it became necessary to build a fourth courthouse in 1878, the fiscal court decided to relocate away from the somewhat cramped square to the corner of Main and Michigan Streets, approximately one block east of the original site.<sup>3</sup> Without the courthouse, the square continued to be the focus of commercial life in the town which when it would require additional space would move east along Main to the site of the new courthouse.

Almost all the lots on the square and in the first block of Main Street had new buildings constructed on them between 1890 and 1910 as the Wayne County oil boom brought a growth in population and wealth like no other period in Wayne County history. The population

<sup>1</sup>Collins, Richard H., History of Kentucky, Covington, Kentucky, 1874, Volume II, 1874, p. 754.

<sup>2</sup>Johnson, Augusta P., A Century of Wayne County, Kentucky, 1800-1900, Louisville, The Standard Printing Company, 1939, p.60.

<sup>3</sup>Edwards, Bobby G., Glimpses of Historical Wayne County, Kentucky, Lexington, KY, The Thoroughbred Press, c. 1970, p.29.

## 9. Major Bibliographical References

Collins, Richard H., History of Kentucky, Covington, Kentucky, 19874, Volume II, 1874.

Edwards, Bobby Gale, Glimpses of Historical Wayne County, Kentucky, Lexington, Kentucky, The Thoroughbred Press, c.1970.

## 10. Geographical Data

Acreege of nominated property 2.41

Quadrangle name Monticello

Quadrangle scale 1:24000

### UMT References

A 

1	6	6	9	1	8	5	0	4	0	7	7	9	4	0
Zone			Easting				Northing							

B 

Zone			Easting				Northing							

C 

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D 

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E 

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G 

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H 

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### Verbal boundary description and justification

See Attached

### List all states and counties for properties overlapping state or county boundaries

state	NA	code	county	code
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state	code	county	code
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## 11. Form Prepared By

name/title Robert M. Polsgrove, Historic Sites Program Manager

organization Kentucky Heritage Council date September, 1982

street & number 9th Floor, Capital Plaza Tower telephone 564-7005

city or town Frankfort state Kentucky

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Mary Emma Spent

title State Historic Preservation Officer date Sept. 23, 1982

For NPS use only

I hereby certify that this property is included in the National Register

located in the National Register

J. Nelson Ryan  
Keeper of the National Register

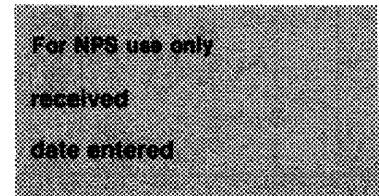
date 10/29/82

Attest:

Chief of Registration

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

**National Register of Historic Places  
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Continuation sheet Monticello Historic Commercial District Wayne County, Kentucky Item number 7 Page 2

The south side of the square has changed more than the other three sides in the 20th Century. The Huffaker-Phillips Building, a pilastered seven-bay buff brick office building constructed in 1910 has experienced the loss of its cornice and the replacement of four second-story windows by slightly smaller units (Photos 3 & 4). Across South Main from the Huffaker-Phillips Building is the major intrusion on the square, the grocery. Because it is one story, 1930s, and oriented to South Main rather than the Square, it is not included in the district.

The north side of the square contains two substantial buildings--on either side of West Columbia Street--which contribute to the district. The Masonic Lodge Building was built in 1905 by W.S. Stine for commercial space. He leased the second story to the Masonic Lodge #431 which in subsequent years acquired the building. This is the largest building in the district and contains three storefronts on the first floor and four double windows on the second. Although the second floor windows have been downsized and the transom on the store front covered, this substantial building retains much of its original character (Photo 5). Across Columbia Street on the west side is the Huffaker-Shearer Building which was constructed in 1905 by J.C. Huffaker and Dock Shearer. It provided commercial space on the first floor and additional rooms for the Central Hotel, which was located next door, upstairs. Originally, the Huffaker-Shearer Building had a pressed tin bracketed cornice with decorative parapet and three window openings with metal hoods on the second floor. The cast-iron storefront on the first floor has attractive acanthus and rosette pattern (Photo #6). The Huffaker-Shearer Building is unusual in that the second floor has sustained more change over the years than has the first floor primarily as a result of the repairs carried out after the destruction of the Central Hotel. Part of the Hotel Building was incorporated into the surviving building to provide access to the second floor and the decorative cornice and hoodmolds were replaced and a new facing of brick was applied. Fortunately, these changes were restricted to the second floor.

On the north side of the square, the commercial buildings are oriented to Main Street where the major expansion of the commercial district has occurred. Between the square and the courthouse are the Citizens Bank Building and the H.H. Heninger Building. The Citizens Bank Building has four bays on the Main Street side and six on the side facing the square (Photo #7). A small storefront originally faced the square from the rear of the building but this has been covered in recent years with no apparent harm to the cast iron. The main facade has experienced little change since its construction. The cast-iron work with rosette and acanthus design remains as does the diagonal entrance at the corner of Main and the Square. The transoms have been filled in but all of the original details on the second floor--windows stone lintels, and corbeling remain. The building was used by the bank until 1933 and has been used as a restaurant and for offices since that date.

Adjoining the Central Bank Building is the Heninger Building which dates from 1901. Built by H.H. Heninger who operated a men's and women's clothing store in the main block of the building and resided in the right, set-back section, this is the most elaborate of the turn-of-the-century buildings. It utilizes classical motifs at the second level and has an abbreviated mansard roof above. The flamboyance of the commercial facade is carried over to the residential wing which has an Queen Ann corner tower (Photo #8).

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Monticello Historic Commercial District

Continuation sheet Wayne County, Kentucky Item number 7 Page 3

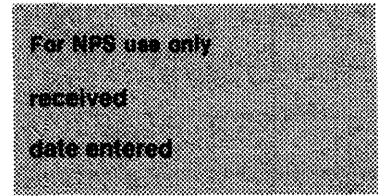
Across Main from the Central Bank and the Heninger Building is what was once a block of eight buildings of the same height and scale (Photo 9). Three of these buildings have received a new sheathing in the course of their incorporation into the remodeled Monticello Bank. Fortunately, four adjacent buildings retain their earlier character and continue to contribute to the district. They are the Walker Building, 102 North Main; the Rankin Brothers Theatre, 104 North Main; the Denney Building, 106 North Main; and the Daughtery Building at 108 North Main. All were built between 1903 and 1905. As mentioned above, the Theatre facade was remodeled in Art Deco style during the 30s and the carriage glass was added to the Daughtery Building. Otherwise the second stories of three of the buildings and the first floor of the Walker Building retain their original details.

The focal point of the district is the center of the square which since 1923 has featured the "Doughboy" monument (Photo 10). This memorial to the American infantrymen of World War I was dedicated by American Legion Post 134 on April 8, 1923. Wallace Drummond of Monticello led the local campaign to raise the \$5,000, a substantial figure in 1923, required for the bronze statue and to carve its marble base. The statue which is officially called "The Spirit of the American Doughboy," was designed by E.M. Viquesnay of Americus, Georgia. The monument depicts an infantryman carrying a grenade in his right hand and rifle in his left moving forward toward the enemy. The bronze figure is about six feet high and is mounted on a marble base about eight feet above the street. The present base is about ten feet across which is considerably smaller than the original which provided a circular grassy area with sidewalk and benches between the pedestal and the street (Photo 11). The area surrounding the memorial has been reduced over the year due to efforts to expedite the flow of automobile traffic in the square.

The three non-contributing buildings in the district include the Moore Building, a 1930s two-story building that is of a different style and height from the other buildings in the district. Two buildings of buff colored tile built in the 1930s or 1940s are also located in the district. Only about fifteen feet of the Travis Building can be seen in the space between the Dalton-Phillips and Phillips-Lair Building on the east side of the square while the Anderson Building which replaced the Hotel on the west side of the square is much more noticeable.

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Continuation sheet      Monticello Historic Commercial District      Item number      8      Page      2

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of the county increased from 12,852 in 1890 to 17,518 in 1910 and Monticello grew from the 300 of the 1870s to 1,514 in 1920.<sup>1</sup> A substantial part of the goods and services required by the oil industry and its growing workforce were provided from the Monticello Commercial District. Due to the insubstantial nature of oil producing equipment and the brevity of the oil boom years, remains the most concrete physical testimony of that era.

The only significant change to the district since the collapse of the oil boom in the teens was the installation of the Doughboy Memorial in 1923. This impressive locally conceived and designed memorial to the men of Wayne County who fell in World War I filled the public square in the center of the town which had been vacant for 45 years.

<sup>1</sup>Kentucky Department of Commerce, Deskbook of Economic Statistics, Frankfort, Kentucky, 1975, p. 7.

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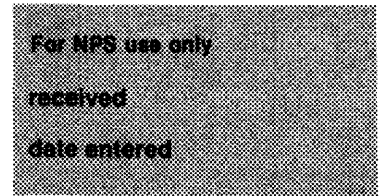
Monticello Historic Commercial District

Continuation sheet Wayne County, Kentucky

Item number

9

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Gibson, Jerry, The Wheel at the Crossroads of Time, Private Printing, 1976.

Johnson, Augusta P., A Century of Wayne County Kentucky 1800-900, Louisville:  
The Standard Printing Company, 1939.

Kentucky Department of Commerce, Deskbook of Economic Statistics, Frankfort, Ky., 1975.

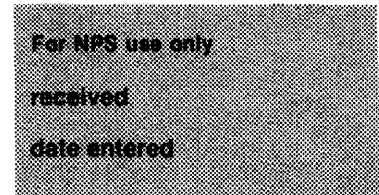
Walker, Garnet, Exploring Wayne County . . ., History of the Pioneers, Churches,  
Schools, etc., 74 pp.

Wayne County Outlook, The, Oil Boom Changed the Direction of City and County, November 6,  
1980, p. 1.



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Continuation sheet Monticello Historic Commercial District Item number 10 Page 2  
Wayne County, Kentucky

The district includes lots 6, 7, 8, 9, 10, and 11 in property unit number 2, lots 4, 5 and 6 in property unit number 24, lot 4 in property unit 21, and lots 4, 5, 6 and 7 in property unit 20 as shown on the property identification map for Monticello shown below.

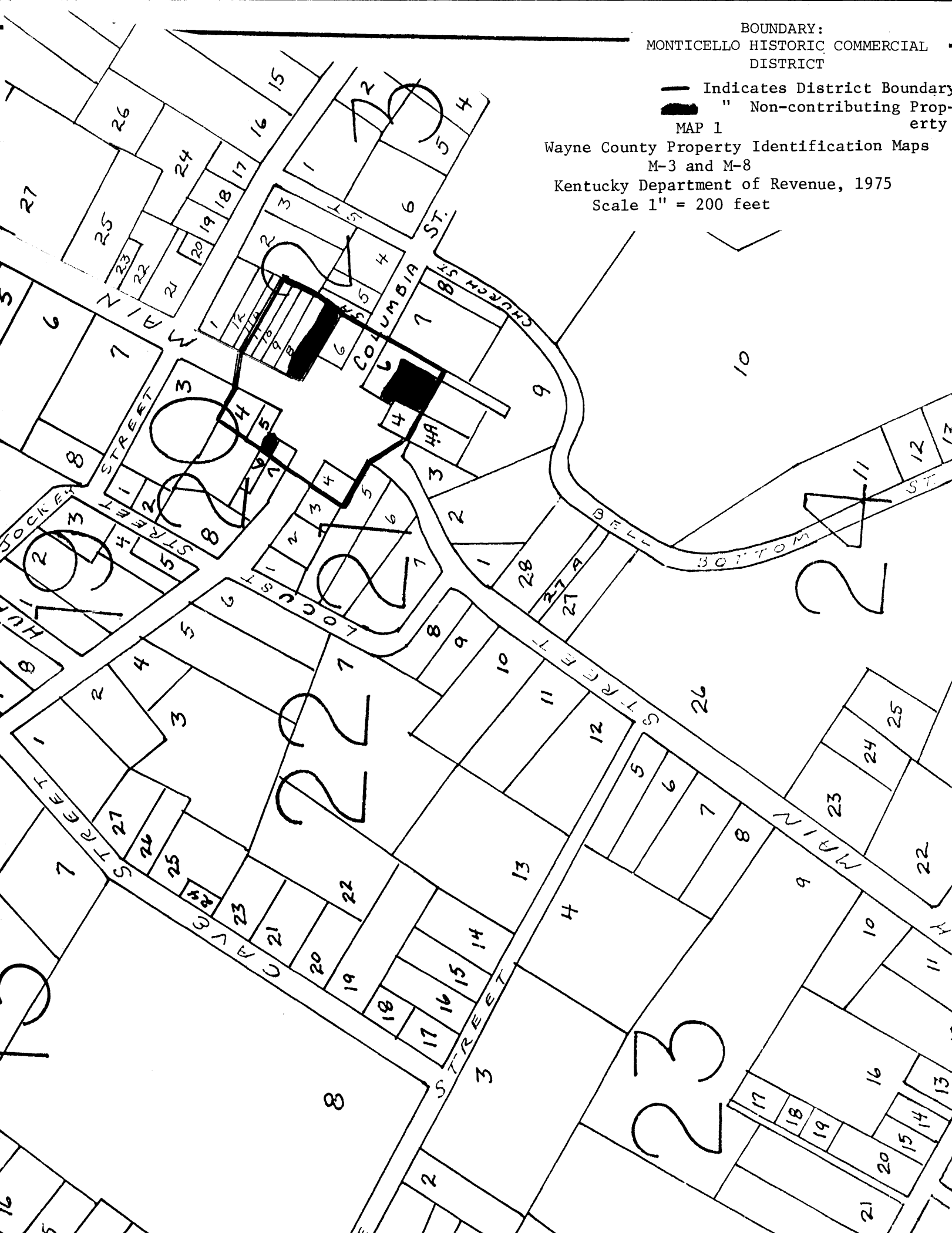
The Monticello Historic Commercial District begins at the southwest corner of the Lodge Building located on the southwest corner of the Square; it continues north across West Columbia Avenue along the rear of buildings located in the northwest side of the Square and the 101 and 103 North Main Street; thence east along the eastern side of 103 North Main Street to North Main; thence across North Main to the northern boundary of 108 North Main Street, continuing along northern boundary of 108 North Main to the northeast corner of the building; thence south along the rear of the buildings 108, 106, 104, 102, and 100 North Main Street and the Fairchild Building located on the southeast corner of the Square to East Columbia Street, thence across East Columbia Street along the rear wall of the Phillips-Lair building located on the southwest corner of the Square to the southwest corner of the same building; thence north along the western wall of the Phillips Lair building, the Travis building, and the Dalton Philips building to South Main Street; thence across Main Street and north along the eastern boundary of the Downtown Supermarket, and the western boundary of the Lodge Hall building to the point of origin.

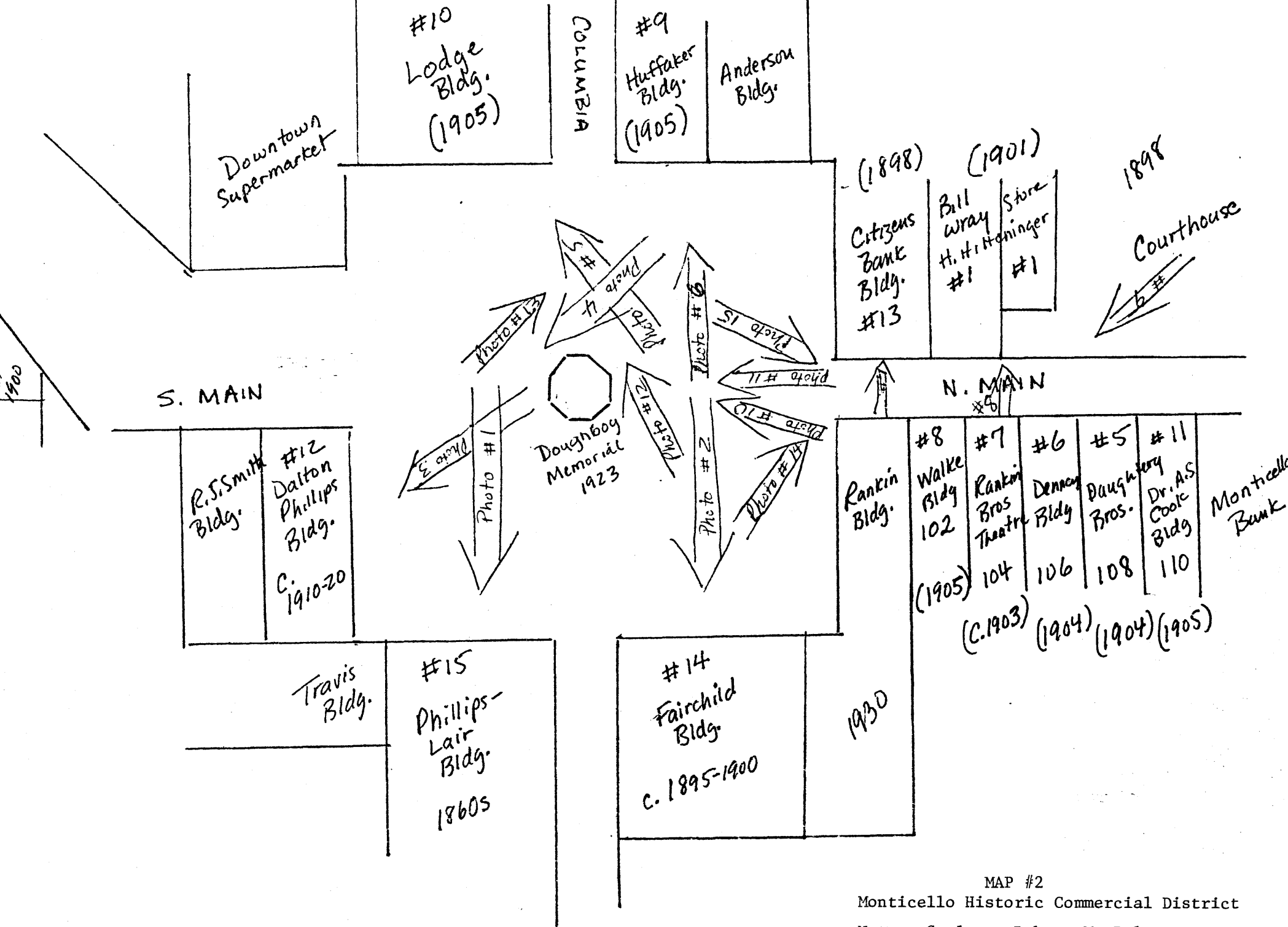
The boundaries for the district were drawn to exclude the modern courthouse and bank building which face each other across North Main Street, on South Main. The commercial buildings beyond the Square are from a later period, the 1930s and after, and most are one story. On both West and East Columbia Street, there are no commercial buildings from the turn of the century once you leave the Square.

BOUNDARY:  
MONTICELLO HISTORIC COMMERCIAL  
DISTRICT

— Indicates District Boundary  
■ " Non-contributing Property

MAP 1  
Wayne County Property Identification Maps  
M-3 and M-8  
Kentucky Department of Revenue, 1975  
Scale 1" = 200 feet





MAP #2  
 Monticello Historic Commercial District  
 Not to Scale - Robert M. Polsgrove  
 June, 1982  
 Directional Information for Photographers