

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only
received **MAR 30 1982**
date entered

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

1. Name

historic Winchester Downtown Commercial District

and/or common Winchester Downtown Commercial District

2. Location

street & number _____ NA not for publication

city, town Winchester NA vicinity of congressional district 6th

state Kentucky code 021 county Clark code 049

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district (117 bldg)	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<i>N.A.</i> <input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple (see attachment 4)

street & number _____

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Clark County Courthouse

street & number South Main Street

city, town Winchester state Kentucky

6. Representation in Existing Surveys

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

date 1976 ___ federal state ___ county ___ local

depository for survey records Kentucky Heritage Commission

city, town Frankfort state Kentucky

7. Description

Condition		Check one	Check one
<input checked="" 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

The city of Winchester (population 14,200, 1970 census) is located at the far eastern edge of the Kentucky Bluegrass region. It has served as the seat of government for Clark County since its formation in 1792. Geographically, Clark County is a mixture of the eastern Bluegrass and the piedmont of the mountains. Winchester's location at the juncture of the piedmont and Bluegrass has been instrumental in the city's commercial and cultural growth. Even today, Winchester's strategic location at the crossroads is a determining factor of its economic existence. The nearest metropolitan center to Winchester is Lexington, 20 miles to the west.

The Winchester commercial district encompasses the historic core of the downtown area including all of Main Street from Washington Avenue including the St. George Hotel on the north to Ogden Alley, once the city limit, on the south. The eastern edge of the district is bounded by Church Alley. The western edge of the district follows Wall Street. Those portions of the cross streets-Washington, Broadway, and Lexington which fall between the east and west boundaries-are important inclusions within the district. Lexington Avenue and Main Street are major traffic arteries within the city, although the heaviest flow of traffic is now diverted around the historic district by means of the western bypass. The total north-south length of the district is 2½ blocks, while the width of the district varies from one half a block to one and one half blocks.

The majority of the commercial buildings within the historic district are two and three story, load bearing, brick structures constructed during the last two decades of the 19th century and the early 20th century. There are 2 residential buildings within the district, all constructed during the late 19th century.

Of the 117 buildings within the district 114 are contributing structures. There are 3 intrusive buildings, and 3 vacant and/or parking lots.

The focal point of the commercial district is the Clark County Courthouse located on Court Square. The Courthouse is the third government structure to occupy this site. Construction began in 1852 and was finished in 1855. The building was later remodeled by W. A. Brown of the Cincinnati firm of Crapsey and Brown in 1887 and by John T. Gillig of the W.P.A. in 1938-1940. The building is characterized by a central distyle-in-antis Ionis portico and Doric pilasters. Both renovations were sympathetic with the original winged temple design. The Courthouse was entered on the National Register of Historic Places August 7, 1974. (see photo #1)

Directly south of the Courthouse is the old Citizens National Bank building, easily the most impressive commercial building in Winchester. The building was designed by the Lexington firm of W. H. Aldenburg and constructed between 1888-1889. The vaguely Richardsonian building is a delightful display of rusticated stone work, arched windows, elegant ironwork, medallion faces carved in stone, decorated gables, and a slender tower at the angled main entrance. (see photo #2) Immediately to the west of the Citizens Bank Building along Court Street is the fraternal lodge in the city. Constructed between 1907 and 1912, this brick building is an imposing Classical Revival structure with heavy cornice and pediment and detailed terra cotta decoration. (see photo #2) 12-16 Court Street is a symmetrical brick building built in 1890. Two prominent shingled gables and rock faced sills and lintels highlight the building. Completing this commercial block are the J.N. Woods Building, 18-20 Court, constructed prior to 1886, and 22-26 Court which was built in two sections. The west section was built prior to 1886, while the identical west section was constructed in 1894.

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 1830s to 1920s **Builder/Architect** Multiple

Statement of Significance (in one paragraph)

The Downtown Commercial District of Winchester, Kentucky, contains one of the more remarkable collections of late nineteenth century commercial architecture in existence in Kentucky. The district contains an almost continuous band of Victorian era commercial architecture broken only by the Clark County Courthouse. Contained within the district is a high concentration of distinctive landmark buildings which are notable for their local adherence to high architectural styles and use of materials and surface textures. Downtown architecture is an accurate reflection of the community's changing sense of aesthetic. Buildings such as the Brown-Proctor Hotel, the Elks Building, the Clark County National Bank, the Citizens National Bank, the Clark County Courthouse, the Odd Fellows Building, Leeds Theatre, and others are elegant expressions of local as well as national architectural design during period of economic growth. In addition, the terraced "high side" of Main Street is an unusual response to the demands of commercial block development and the natural environment. In all areas of the district there is a relative lack of alterations to both the original storefronts and upper facades of these buildings. Periodic changes in architectural and commercial aesthetics during the twentieth century are in little evidence on Main Street because change has come slowly and deliberately to Winchester. This thoroughly unique and heavily concentrated collection of commercial architecture reflects nearly one hundred fifty years of economic and cultural development that makes the Winchester Main Street Commercial District outstanding among the core areas of Kentucky's cities. Additional importance of the district can be found in the integral role it played in the economic and cultural development of the mountain region of eastern Kentucky. Downtown Winchester served as the distribution center for raw materials, such as timber, iron and coal that followed the railroad lines down the mountains to be funneled out to the nation at large through Winchester. The fortunes created in natural resources in the Appalachian region helped to build the banks, hotels, shops and homes in Winchester. The development of the eastern mountains of the state is, in part, reflected in the physical appearances of the Winchester Downtown Commercial District.

The recorded history of Winchester dates to 1792 when a group of Virginia settlers, deliberating over a barrel of whiskey, chose this site as the center of government for the newly created Clark County. Because Winchester developed late during the early settlement period, it did not develop a substantial pioneer community. Five years after its founding, the town contained only eleven log buildings. The town grew more rapidly during the first three decades of the nineteenth century due to its location as the mid-way point on the stage coach lines which ran from Mt. Sterling to Lexington. A number of fine Federal style brick inns and homes developed during this period. Among the inns attracting trade to Winchester were the Indian Queen, the Flanagan House, and the Hickman Tavern. By 1831, Winchester had grown to 640 acres with population of 620.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data *UTM VACREAGE NOT VERIFIED*

Acreege of nominated property 21 acres

Quadrangle name Winchester

Quadrangle scale 1:24,000

UMT References

A

16	748040	4208795
Zone	Easting	Northing

B

16	747880	4208330
Zone	Easting	Northing

C

16	747710	4208410
Zone	Easting	Northing

D

16	747810	4208610
Zone	Easting	Northing

E

16	747780	4208620
Zone	Easting	Northing

F

16	747895	4208845
Zone	Easting	Northing

G

16	747920	4208830
Zone	Easting	Northing

H

16	747940	4208865
Zone	Easting	Northing

Verbal boundary description and justification

I. 16 747970 4208860

J. 16 747960 4208820

See continuation sheet for description. (Boundaries marked in red on Property Identification Map.) For justification, see #7, p. 4, last paragraph.

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

state	NA	code	county	code
state		code	county	code

11. Form Prepared By

name/title Eric L. Eiseman/Main Street Project Manager

organization Winchester Main Street Revitalization Project date January 25, 1982

street & number 28 Wall Street telephone 744-7019

city or town Winchester 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *Mary Corman Opper*

title SHPO

date 3/11/82

For HCRS use only
I hereby certify that this property is included in the National Register

William H. Drakman
Keeper of the National Register

date 4-28-82

Attest: _____ date _____
Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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Winchester Downtown Business District
Clark County, Kentucky

CONTINUATION SHEET

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Building	Owner	Address
65 South Wall St.	Orie LeBus	65 South Wall St.
57 South Wall St.	John P. Nunnan	Court St.
Clark County Jail	Clark County	CountyCourt House
City Hall	City of Winchester	30 South Wall St.
30 S. Wall St.	City of Winchester	30 South Wall St.
	% Hon. Carroll E. Ecton	
28 S. Wall St.	City of Winchester	30 South Wall St.
26 S. Wall St.	Winchester Municipal	26 South Wall St.
	Utilities	
20 S. Wall St.	The Winchester Sun	20 S. Wall St.
12 W. Lexington	Asa R. SpharII	511 Boone Ave.
16-18 W. Lexington	William Todd	18 W. Lexington
20-22 W. Lexington	Asa R. Sphar II	511 Boone Ave.
7 W. Lexington	Gardner Wagers	18 Village Drv.
9 W. Lexington	Tom Gullett	Box 763
15 W. Lexington	Dept. of Human Resources	15 West Lexington
17 W. Lexington	Eva Blanton	22 Wainscott
21-25 W. Lexington	Eva Blanton	22 Wainscott
1 E. Lexington	Wilson Conner	17 Redwood Ct.
20 E. Lexington	1st Baptist Church	20 East Lexington
5 West Lexington	Dr. C. R. Smith	5 West Lexington
6-10 Court St.	Masonic Lodge	6-10 Court St.
12-16 Court St.	Thomas McIntosh	12-16 Court St.
12-16 Court St.	Bruce Coates	12-16 Court St.
20 Court St.	Mr. G. Mayo	20 Court St.
22-24 Court St.	John P. Nunnan	22-24 Court St.
5 Cleveland	Bill Buckner	5 Cleveland
Post Office	% Postmaster	Post Office
13 W. Broadway	Tom Stephenson	13 W. Broadway
17-19 W. Broadway	Ed Stone	17-19 W. Broadway
21-23 East Broadway	John D. Haddix	Jackson, Ky.
25 East Broadway	Romeo Norton	Rt. 15
31 East Broadway	Harold Jordon	
	% M. Rowady	Box 57
14 West Washington	Robert A. Johnson	222 Vaught Road
13-15 West Washington	Harvey Chenault	27 Hiawatha Trail
13-15 West Washington	Robert Sloat	Alfan Court
16 West Washington	John Oliver	305 West Lexington
2-8 North Main	Nathan Cohen	#1 5 West Broadway
12 North Main	Ella Watson Bradshaw	315 South Maple
14 North Main	Ed Stone	14 North Main
16 North Main	Ed Stone	16 North Main
18 North Main	Alvin Graham	18 North Main
20 North Main	Bruce Ratliff	130 West Lexington
24 North Main	Vic Bloomfield	41 South Main
26 North Main	Cora Freeman Hamblin	628 Colby Road
28 North Main	Lewis Adams	Iron Works Road #5

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30 North Main	Cora Freeman Hamblin	628 Colby Road
24-36 North Main	Michael Ames	First Security Bank Lexington, Kentucky
38 North Main	Bill Christopher	516 South Maple
40-42 North Main	M. Rowady & N. Cohen	Box 57
44-46-48-50 North Main	Lenita Budnick	
	% Mike Rowady	Box 57
52-54-56-60 North Main	Jake Green	
	% Mike Rowady	Box 57
102 North Main St.	Harvey Chenault	27 Hiawatha Trail
55 North Main	Richard McCready	57 South Main
53 North Main	Lewis Adams	Iron Works Road
51 North Main	Asa R. Spahr II	511 Boone
45 North Main	Rebecca Silverman	302 Belmont Avenue
39 North Main	T.L. Beckham	39 South Main
37 North Main	Charakees Theatres	
	% Wayne Frazee	19 Valley Drive
33 North Main	Dr. Robert Scobee	870 Boonesboro Road
31-29 North Main	Ella Watson Bradshaw	315 South Maple
27 North Main	Cora Freeman Hamblin	628 Colby Road
25 North Main	Maxine Brewer	25 North Main
21-23 North Main	James Allen, Jr.	Box 278 Stanton, Ky. 40380
17-19 North Main	James Allen Jr.	Box 278 Stanton, Ky. 40380
13 North Main	Willard Martin	385 Boone Avenue
7-9 North Main	Stan Lane	77 Milwood Drive
5 North Main	George Fox	5 North Main
1 North Main	Union Benevolent Society	227 W. Broadway
1 South Main	Beatrice Day	
	% Maxi Attorney	Mt. Sterling, Ky.
1 South Main	Frances McCormick	
	% Bev White	South Main
7 South Main	Vic Bloomfield	41 South Main
11 South Main	George Ensor	R2 Mt. Sterling, Ky.
15 South Main	Owen Epperson	15 South Main
17-21 South Main	Lucille Hamilton	70 South Main
23 South Main	Henry Rosenthal	129 Lana Lane
29 South Main	Janet White Prewitt	29 South Main
31 South Main	Bernard Fraley	150 Cherokees Drive
37 South Main	Ralph Palmer, Inc.	37 South Main
39 South Main	Janet White Prewitt	29 South Main
41 South Main	Vic Bloomfield	41 South Main
43 South Main	H. L. & Marion Rosenthal	43 South Main
47 South Main	% Ben J. Hays	Boonesboro Road
29-51-53 South Main	Mary Mitchell Grant	49 South Main
55 South Main	Richard McCready	57 South Main
57-61-63-67 South Main	Richard McCready	57 South Main

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71 South Main	Charles T. Walters	71 South Main
101-107 South Main	Wilson Conner	107 South Main
109 South Main	City of Winchester	
	% Library Corporation	30 Wall St.
113 South Main	Robert Jackson	7 Lee St.
115 South Main	John & Winnie Williams	115 South Main Street
102-114 South Main	Al Florence, Ind. Dev.Inc,	116 N. Upper -Lexington
72-74 South Main	Ben & Barbara Falmlen	16 Boone Avenue
70 South Main	Lucille Hamilton	70 South Main
68 South Main	Edsel Jones	68 South Main
62 South Main	I.O.O.F. Lodge	
	% Jack McKenzie	13 Sunset Drive
56-58 South Main	% Ben J.Hays	Boonesboro Road
51 South Main	Robert Cohen	Box 849
50 South Main	Robert King	925 Colby Road
44-48 South Main	Melville Smith	115 Waveland
44-48 South Main	Beverly Smith	Colby Road
Courthouse	Clark County Fiscal Ct.	Main St.
6-10 South Main	Ella Watson Bradshaw	315 South Maple
2 South Main	Ella Watson Bradshaw	315 South Maple
19 West Lexington	Wm. E. Dunbar	19 Harris Dr.

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Wall Street forms the west edge of the Courthouse Square and is the setting of the city's administrative buildings. The Clark County-Winchester Jail is located at the southwest corner of the square area. Constructed in 1912, it is a two-story brick building which was designed in a manner to evoke the Spanish Colonial Revival style. The building is noted for its red tile roof, curvilinear dormers and arcaded porch. The Winchester City Hall, also constructed in 1912, is located just north of the jail. City hall is an eclectic mixture of classical and medieval features. (see photo #3) The building boasts a full Doric entablature and pediment and a machicolated and crenellated tower with round arched openings. The current city manager's office, 30 Wall Street, is housed in the servicing wing of the Court View Hotel built prior to 1886. The building is distinguished by fine stone work trim at the quoins and keystones. The northwest corner of Courthouse Square is occupied by the Parrish and Bradlee Building, 20 Wall Street, built between 1907-1908. This large, brick commercial structure was designed by John W. Crone. The building is noted for an arcade supported by pilaster strips on the east facade and an eight-bay arcade supported on the north facade. (see photo#3)

The northern streetscape of Courthouse Square is determined by two large buildings on Cleveland Avenue. The McEldowney Building, 5 Cleveland, is the tallest structure in Winchester. Constructed in 1909, the building is detailed in the Beaux-Arts classical manner which takes its inspiration from Italian Renaissance palaces. (see photo #4) This first building in town to employ a reinforced concrete frame is noted for its keystones, cornices, and low relief tables at the main entrance. To the west is the Winchester Post Office which has a well executed neo-classical facade with a shallow hexastyle Roman Doric portico. (see photo #4) This brick building with marble facing was designed by the office of the Supervisory Architect of the Treasury and constructed between 1912-1914. McGuire's Pharmacy building at the corner of Cleveland and South Main completes the encirclement of the Courthouse. Flemish bond brick walls are the only remaining architectural evidence which reveals the building's Federal period construction date. McGuire's Pharmacy may be the oldest commercial structure extant on Main Street. Italianate hoodmolds and bracketed cornices were added in the late 1870s.

The west side of the 20-60 block of North Main Street is comprised entirely of a mixture of late 19th century commercial buildings with Italianate influence, and early 20th century commercial buildings with Italianate influence, and early 20th century commercial buildings. The "business block" of Smith P. Kerr on the northwest corner of Main and Broadway is a three-story strongly corbeled building with rock faced stone lintels, sills and foundations. The rounded main entrance is flanked by rustic hewn stone columns and capitals - "S.P. Kerr/1899" is inscribed in a bronze plaque at the top of the corner. (see photo #5) 10-12-14 North Main Street are simple brick structures built between 1886-1890 during the general expansion north to the railroad. 18 North Main built between 1895-1901 and is noted for an unusual, semi-projecting bay on the second floor. The remainder of block consists of early 20th century commercial brick structures, sympathetic to the previous 19th century structures. The Nunan building, 34-36 North Main dominates the middle of the block with its imposing classical facade, Doric pilasters and entablature. The three-story, reddish yellow brick Piersall Building, constructed in 1908, is a suitable companion to the Nunan Building. (see photo #6)

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The St. George Hotel, 100-108 North Main, was constructed between 1903-1904 at its present location at the northwest corner of Main and Washington. (see photo #7) This 3-story brick hotel and business complex is capped by a 4-story tower at the southwest corner. For one year, the St. George Hotel was the finest hotel in Winchester until the Brown-Proctor surpassed it in 1905. The St. George catered to the thriving railroad and grain trade which developed at the north end of Main Street.

The streetscape on the east side of the 1-55 block of North Main Street forms a contiguous whole except for two vacant lots at 55 and 15 North Main. The buildings follow the manner of the late commercial Italianate style. Key buildings on the block are 7-11 North Main, built between 1886 and 1890 with four pairs of round arched windows and dentiled cornice work; and 3 North Main which has two round oriel windows at the second story. (see photo #8) The Leeds Theatre, 37 North Main, is a grand early 1920s theatre which makes opulent use of glazed tiles. The building combines classical detailing and a hint of Spanish American forms then in vogue to create a rich setting for the earliest movie palace in Winchester. (see photo #9)

The east side of South Main Street between Lexington Avenue and Broadway, known as the "high side" of Main Street contains perhaps the richest commercial architecture within the district. The high side is distinguished by a raised sidewalk that is 4 to 6 feet above street level. An interconnecting system of terraces and steps lead from the street to the storefronts. The last remaining vestiges of the early 20th century post and globe lighting system stand in front of the commercial buildings. The buildings on the high side are characterized by two and three-story brick facades embellished by hood molds, corbel tables, bracketed cornices, arched windows, and stone fronts. (see photo #10) Significant features in the streetscape are the grand vaulted entry at 17 South Main, the mansard roof and unusual wall dormer and simplified acroterion at 19-21 South Main, the Richardsonian use of stone and brick lintels and arches at 23-25 South Main, and the fantastic segmental gable with low relief swags and frieze work at 41 South Main. (see photo #11) The Clark County National Bank at 47 South Main was designed by Phelix Lundin, a Lexington architect in 1880. A modified Renaissance Revival is reflected in the classical detailing of the cast iron front. Supporters of the building in 1880, claim it was at the time the finest bank building in the state outside of Louisville. John W. Crone designed the Elks Building, 59-61 South Main, in 1904. A two-story bay window is located in the center of this four-story brick building. Colorful, yet sympathetic paint work accentuates the architectural detail of 60-62 and 66-68 South Main. (see photo #12)

5 East Lexington is a small cottage built between 1895-1901 in the Shingle Style. A prominent Palladian window also associates the building with the Colonial Revival. (see photo #13) The building has served as a professional office for over 40 years. Across the street is the First Baptist Church designed by the Cincinnati firm of Crapsey and Brown in 1887. The original Romanesque Revival design was significantly altered in the Colonial Revival manner in the 20th century. (see photo #14)

South Main Street from Lexington Avenue to Ogden Alley is dominated by two large scale local landmarks. Located at the southeast corner of Main and Lexington is the old Winchester Opera House. (see photo #15) This three-story brick building was designed in 1877 by the

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Cincinnati firm of Elzner and Anderson and built for J.D. Simpson, the first mayor of Winchester. The dominant architectural feature is the four-story tower and entrance at the northwest corner. The Main Street facade is occupied by late 19th century storefronts. Immediately to the south is the Presbyterian Church, a provincial church of the mid-19th century enlivened by heavily bracketed cornices, Gothic detail, and a buttressed central tower. Winchester architect John Walden designed the sympathetic renovation of the building as a city library in 1976. The Brown-Proctor Hotel, at the southwest corner of Lexington and Main, is the largest commercial building within the district. The plans and specifications for the building were drawn in 1904 by Lexington Architect H.W. Aldenburg who 15 years earlier designed the Citizens National Bank. The walls of the hotel are surfaced with banded Indiana limestone on the first floor and granite brick on the second through fourth floors. The walls are capped by a classical dentilled modillion block cornice. (see photo #16) The Colonial Revival interior is noted for its screen of Ionic columns with gilded capitals, open string stair, and mosaic tile floor in the reception area.

West Lexington Avenue between Maple Street and Main Street is made up on late 19th century commercial facades. Another notable building is the old Winchester Fire House constructed prior to 1886. (see photo #17) The building originally had a fine pediment-like gable over the central bay fire doors before the building was altered in the mid-20th century.

The final block within the district, 44-74 South Main Street, is a superb companion block to the high side directly across the street. All buildings on this block were constructed between 1875 and 1905. (see photo #18) The oldest structure on the block is 72-74 South Main, actually two separate buildings with a common facade. This circa 1875 building is distinguished by a fine bracketed cornice and stone quoins. E.N. Lamm, a Winchester architect, designed the elegant and well executed Odd Fellows Building, 64-66 South Main, in 1889. The fraternal hall is a richly textured and detailed building with rustic rock-face brackets, and first floor arch, an eye with radiating lines over the balcony, round stone window arches on the third floor, and a delicate lintel cornice topped by a parapet. The building reflects the influence of H.H. Richardson more than any other downtown building. (see photo #19) At the north end of the block is the elegant Citizens National Bank and the starting point of the district.

The boundaries of the district were carefully selected to encompass all of the essential commercial and ecclesiastical buildings which, in totality, comprise the core of the Winchester downtown area. At the same stroke, these boundaries avoid the majority of intrusive buildings, parking lots and vacant lots which surround the city's core. Located beyond the northern edge of the district are scattered private homes and contemporary businesses such as gas stations and corner markets. Adjacent to the west boundary are contemporary businesses along the Maple Street Expressway, vacant lots, and early 20th century homes on Gay Street, Broadway, and a collection of older homes on West Lexington. Beyond the southern and eastern boundaries are residential neighborhoods. More elaborate homes are found on Boone and South Maple and working class, T-plan homes on Highland and the east ends of the cross streets. North of Washington Avenue the architectural stock is comprised of mixed stock of 20th century buildings judged to be non-contributing to the historic core. The commercial core is bounded on the north by remnants of the early railroad industry.

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LIST OF INTRUSIONS

Dept. of Human Resources	15 West Lexington	c. 1965 1-story brick and concrete structure
Liquor Store	14 West Washington	small, 1-story modern frame
Parking Lot	48-52 South Wall Street	
Parking Lot	11 North Main	
Vacant lot	16-20 West Washington	
Bail Bond	65 Wall St.	2 story frame finished with bedford stone facing

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

**National Register of Historic Places
Inventory—Nomination Form**

Downtown Commercial District
Clark County, Kentucky

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After the initial Federal style building period, the town grew in smaller strides until after the Civil War. The economy of the area was predominately agricultural and Winchester found itself in competition with the outlying communities for trade and commerce. The period may not have been one of great prosperity for Winchester as the only major Greek Revival building construction in the town is the present Clark County Courthouse (1852-1855). The Civil War did not greatly disrupt or alter the life of Winchester.

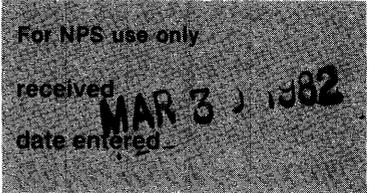
The single most significant event that profoundly altered the history of Winchester was the arrival of the railroads in the 1870s. Prior to that time Winchester's economy was based upon local agriculture and commerce, and had remained relatively unaffected by national booms and declines. The railroads altered the landscape of the area and created a boom economy which projected Winchester into the industrial era of the late 19th century. The first railroad to reach Winchester was the Elizabethtown, Lexington, and Big Sandy line which was constructed between 1872 and 1873. The Big Sandy line which ran from Ashland to Lexington captured the rich timber and coal trade in the Big Sandy Valley, bringing raw materials to the planing mills and factories of the Blue-grass. The line eventually provided Winchester merchants a direct line of trade to the markets of Chesapeake Bay, Washington, D. C., and New York City. A second railroad, the Kentucky Central, was constructed from Winchester to Lexington via Richmond and later extended north to Paris. The Kentucky Central by-passed Lexington, creating a large market in Winchester. In 1883, a third railroad, the Kentucky Central, was constructed from Winchester east into the mountains. Timber, iron ore, and cement were shipped in great quantities to the lines terminal point in Winchester. From Winchester, the raw materials from the mountains could be shipped west to Chicago, east to New York or to points north or south on the developing Louisville & Nashville Railroad.

While many other Kentucky or Southern cities languished in the post Civil War recession and panic of 1873, Winchester realized its period of greatest growth due to the advent of the railroads. The years from 1873 through the first decade of the 20th century brought widespread changes to Winchester. The city grew by more than 7,000 persons from the Civil War to 1890. In 1877, Winchester was incorporated as a city. That same year the city began construction on the new fire hall and the three-story Opera House which had a seating capacity of 600 persons. Phone service came to Winchester in 1879. In 1887, gas lines were laid for the first time in the city and the following year electric service began in the downtown area. During the decade of the 1880s, the first large residential neighborhoods reflecting the new wealth of the town were constructed south of Boone Avenue between Maple and Highland Streets. As the town prospered the older commercial core of the city between Hickman Street and the Courthouse shifted gradually northward along Main Street toward the railroad facilities on Depot Street. The proposed Winchester Downtown Commercial District is comprised almost entirely of commercial and civic structures built during this period of economic and cultural growth precipitated by the arrival of the railroads.

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Except for storefront facade alterations and the destruction of a few minor commercial buildings, the streetscape of the Winchester commercial district looks very similar to the downtown of 1900. Fire and neglect have slowly eroded the former grandeur of downtown Winchester yet the downtown district remains a virtually unbroken and architecturally rich commercial environment. Within the last five years the citizens of Winchester have dedicated themselves to improving the economic and visual impact of the downtown. Sign ordinances, tree planting programs, and sympathetic paint work have made a remarkable impact on Main Street. In addition, the city and private merchants accepted a Main Street Revitalization Grant from the Kentucky Heritage Commission in 1980 to undertake an historical rehabilitation program within the entire downtown commercial district.

The Winchester Downtown Commercial District is one of the more significant commercial cores of the late 19th century extant in Kentucky. The architectural stock presents an accurate portrayal of the change aesthetics which governed commercial construction in the small cities in the upland south. The district is important in that so few changes have occurred to obliterate the early development. The history of the community and the region can be traced from building to building, from South Main Street on northward in a linear progression to Washington Avenue. The history of commerce in the Bluegrass and upland south is written, in part, in the buildings designed and constructed in the Winchester Downtown Commercial District.

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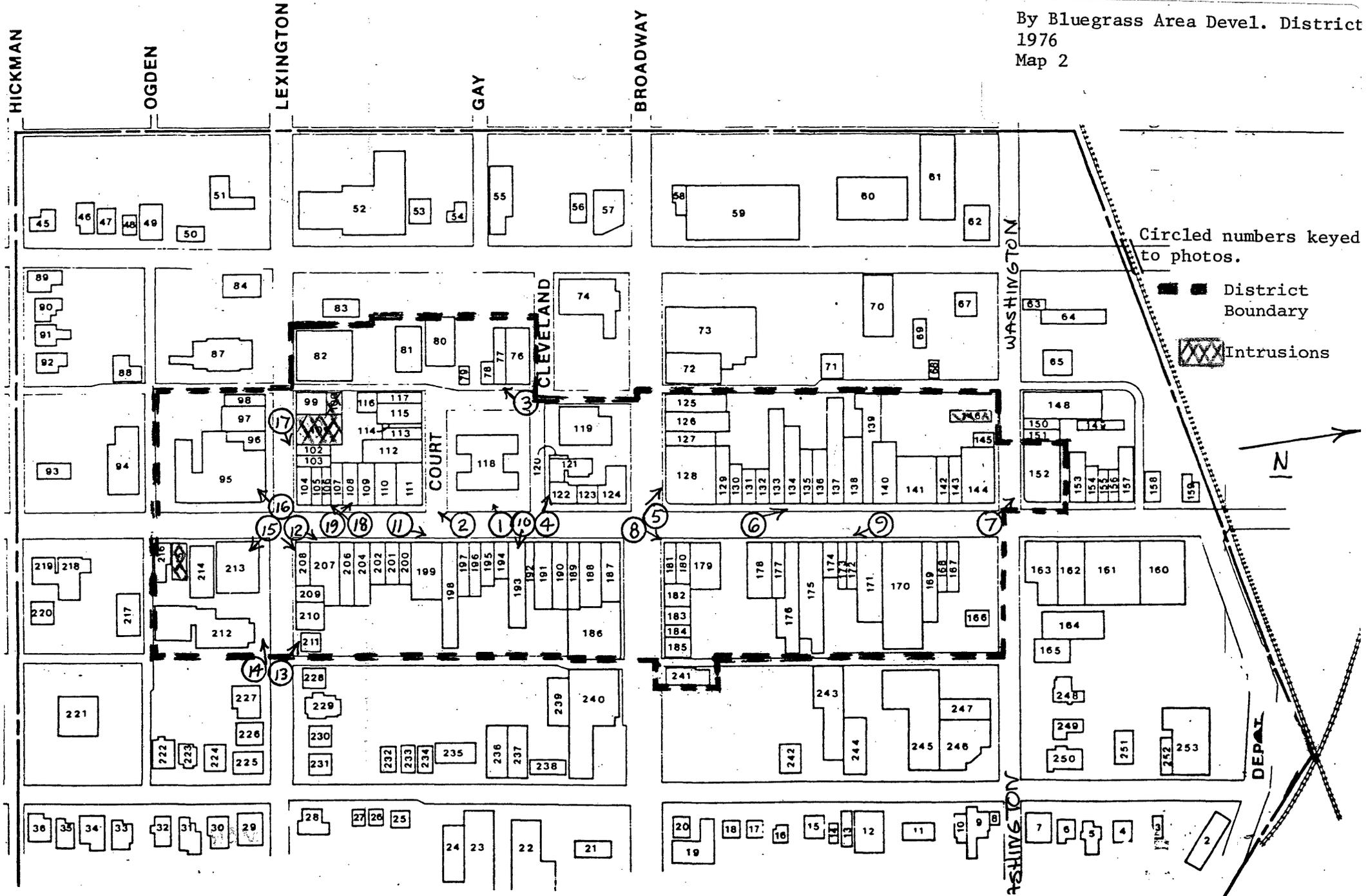
BOUNDARY DESCRIPTION:

Commencing at the south east corner of the intersection of Cleveland Street and Wall Alley the boundary runs in a northerly direction along the east side of Wall Alley to the intersection of Wall Alley and West Washington Street; thence, east along the south side of West Washington Street approximately 100'; thence, north across West Washington Street along the western property line of the St. George Hotel to the northern property line of the St. George Hotel; thence, east along the northern property line of the St. George Hotel to North Main Street; thence, south along the west side of North Main Street to the south west corner of Washington and North Main Street; thence, east along the south side of East Washington Street to the intersection of Church Alley and East Washington Street; thence, south along the west side of Church Alley to the north property line of 31 East Broadway Street; thence, east along the north property line of 31 East Broadway Street to the east property line of said property; thence south along the east property line of said property to East Broadway Street; thence, west along the north side of East Broadway street to the west side of Church Alley; thence, south along the west side of Church Alley to East Lexington Avenue; thence, continuing south across Lexington Avenue to Ogden Alley; thence, west along the north side of Ogden Alley to Wall Alley; thence, north along the east side of Wall Alley to the north side of West Lexington Avenue; thence, west across Wall Alley along the north side of Lexington Avenue to the west property line of 21-25 West Lexington Avenue; thence, in a northerly direction behind the City and County public buildings to Cleveland Street; thence, east along the south side of Cleveland Street to the starting point.

Winchester Downtown Commercial District Clark County

Winchester Downtown Improvement Study for the city of Winchester

By Bluegrass Area Devel. District 1976
Map 2



Circled numbers keyed to photos.

■ District Boundary

⊗ Intrusions

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