

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

RECEIVED FEB 28 1992

NATIONAL REGISTER

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

1. Name of Property

historic name Riverview Hotel other names/site number ES-I-8

2. Location

street & number Main Street city, town Irvine state Kentucky code KY county Estill code 065 zip code 40336

3. Classification

Ownership of Property: private (checked), public-local, public-State, public-Federal. Category of Property: building(s) (checked), district, site, structure, object. Number of Resources within Property: Contributing 1, Noncontributing 0, Total 1. Name of related multiple property listing: N/A. Number of contributing resources previously listed in the National Register: 0.

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 (checked) does not meet the National Register criteria. See continuation sheet. Signature of certifying official: David L. Morgan, State Historic Preservation Officer, Kentucky Heritage Council. Date: 2-13-92.

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

5. National Park Service Certification

I, hereby, certify that this property is: entered in the National Register (checked), determined eligible for the National Register, determined not eligible for the National Register, removed from the National Register, other (explain:). Signature of the Keeper: Patrick Andrews, Date of Action: 4/3/92.

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: Hotel

Current Functions (enter categories from instructions)

Work in progress

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and 20th Century Revivals:

Classical Revival

Materials (enter categories from instructions)

foundation stone: limestone

walls brick

roof asphalt

other _____

Describe present and historic physical appearance.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Industry

Period of Significance

1915-1920

Significant Dates

Cultural Affiliation

NA

Significant Person

William A. Wallace, Sr.

Architect/Builder

NA

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

See continuation sheet

9. Major Bibliographical References

See continuation sheet

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

Specify repository:

Kentucky Heritage Council

10. Geographical Data

Acreage of property less than 1 acre

UTM References

A

1	6
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2	3	7	6	6	0
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4	1	7	6	4	2	0
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 Zone Easting Northing

C

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B

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 Zone Easting Northing

D

--	--	--	--	--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Helen C. Powell
 organization H. Powell and Co., Inc. date 11/25/91
 street & number 2230 Idle Hour Center, Ste. 201 telephone 606-266-5351
 city or town Lexington state KY zip code 40502

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The Riverview Hotel is located on the west side of South Main Street or KY 52 north of the Kentucky River in Irvine, the county seat of Estill County. Estill County is located on the boundary of the Outer Bluegrass and the Coal Fields regions of Kentucky. Irvine, which had a population of 2788 in 1984, is 46 miles southeast of Lexington. Access to the town comes via the Mountain Parkway 14 miles to the north or Interstate 75, 23 miles to the west.

According to the files of the Kentucky Heritage Council, there are two sites listed on the National Register in Estill County, both outside the city limits of Irvine. Cottage Iron Furnace (Es-1) and Fitchburg Furnace (Es-3) were both listed in 1974. Ten sites have been surveyed in rural part of the county and seven sites in Irvine.

The Riverview Hotel is a three-story brick building with a stone foundation. The main or east facade facing South Main Street is four bays on the second and third floors where the hotel rooms are located. The windows are 1/1. Pressed metal has been used to ornament the bracketed cornice and pedimented hood moldings above the windows on the east facade. On the second floor of the main facade, the second window from the northeast corner of the building has been changed to a door and the hood molding removed.

The north or side facade has ten bays with segmentally arched windows. The 1920 Sanborn Map shows a two-story frame kitchen attached to the west or rear of the building. Since the publication of the Sanborn Map, the kitchen has been removed and a metal fire escape added.

The first floor of the main facade has three entrances. According to the 1920 edition of the Sanborn Insurance Maps for Irvine, the entrances led to a jewelry store or commercial space on the south end, hallway and stairs to the hotel rooms in the center, and hotel lobby on the north end. To the rear or west of the lobby on the north side of the building was the dining room.

The pattern of the original floors on the interiors of the spaces which were the jewelry store and lobby indicate that the original first floor facades had angled entries. The present facades are not angled and are flush with the edge of the sidewalk.

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The original band of clerestory windows remain, but at present are boarded up. A one-story, flat-roofed porch which was shown on the 1920 Sanborn Insurance Map covers the central entry leading to the hallway and stairs.

With technical assistance from the Kentucky Heritage Council, the Riverview Hotel is currently being rehabilitated for use as a medical clinic. Renovations are being made according to the Secretary of the Interior's Standards. Original ceiling heights will be retained in the public areas. The space on the south end of the building once occupied by the jewelry store will become an office and waiting room. The space on the north side originally used as lobby and dining room is to be a pharmacy. The rooms upstairs will undergo minimal modification for use as offices and rooms for overnight guests attending conferences at the medical clinic.

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The Riverview Hotel is locally significant under criterion A for the period 1915 to 1920 within the context of "Oil Exploration in Estill County 1909 to 1930". The history of the hotel reflects that of the oil boom. Construction of the hotel between 1913 and 1918 coincides with the period when Estill County was the leading producer of oil in the state of Kentucky. According to the Estill County Deed Index from 1912 to 1918, 114 oil companies, most of which had their headquarters elsewhere, were involved in real estate transactions for leases, drilling, and erection of transmission lines in Estill County. In 1915, the L&N Railroad established a rail yard in Ravenna adjacent to Irvine and provided transportation for the oil as well as engineers and business men who came to Estill County to inspect and oversee the operations. The Riverview Hotel provided lodging for these many people active in the business. With the end of the boom in the early 1920's, the number of out-of-town businessmen decreased and the hotel apparently was no longer as profitable for lodging. James A. Wallace, Sr., the owner, leased the hotel to a doctor for use as a hospital from about 1926 until 1930.

Oil Exploration in Estill County, 1909-1930

Oil exploration and production in the United States as a whole grew significantly during the first decades of the twentieth century. The 1920 census provides the following figures related to number of oil and gas wells in the country: 1889, 37,410; 1902, 123,200; 1909, 166,320; 1919, 257,673 (Fourteenth Census of the United States, 1920, p. 22).

In Kentucky, the number of productive wells in 32 counties in the eastern, south and west central parts of state increased from 1,109 in 1909 to 5,214 in 1919, making Kentucky 10th in production on a national basis. The number of wage earners associated with oil and gas production in Kentucky grew 138% from 18,297 in 1909 to 43,563 in 1919. During the period of significance, Kentucky's growth rate placed it fourth in the nation behind Louisiana (464%), Oklahoma (190.9%) and Texas (184%). (Fourteenth Census of the United States, Volume XI, Mines and Quarries, p.42, 124). No national figures are available for the period from 1919 to 1929 because the oil and gas industries were not canvassed as part of the minerals and quarries census information in 1929.

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Oil was discovered in Estill County circa 1860 as the result of borings for coal in the vicinity of Estill Furnace, but the oil was believed to be limited in extent. In early 1915, the results from a test well drilled on Tick Fork approximately five miles northeast of Irvine revealed that the oil pool was larger than originally thought and had economic potential. By the end of 1915, there were 50 oil wells in production and the Cumberland Pipe Line was laid to connect the field with the railroad in Irvine. The first oil was sent through the pipeline in December 1915 (Eugene Shaw. The Irvine Oil Field, Estill County, Kentucky, 1918, pp. 141-142).

Development of the oil fields grew more rapidly with the completion of a pipeline to Campton in 1916. The area was estimated to have a potential of 5,000 barrels per day. In 1918, there were 1000 wells production in Estill County with most of them showing no sign of decline (Shaw:1918, page 143).

The roads from Irvine to the oil fields were described as being poor. Many oil well operators complained about the conditions and some offered to pay half the costs for macadamizing the routes. (Shaw: 1918, pp. 147-149).

Jillson's Production of Eastern Kentucky Crude Oils (1921) charted the oil production from the Cow Creek-Fitchburg pool, Ross Creek pool, and Wagersville-Station Camp Creek pool in Estill County on a yearly basis from 1909 to 1920. It shows 1915 to be the watershed year when the Cumberland Pipeline was completed. From October 1909 to end of the year, 452 barrels were produced with 616 in 1910. No production noted from 1911 through December of 1915. In December 1915, 838 barrels were produced and Estill County's production was the lowest among the counties listed.

Production skyrocketed with the completion of the line. In 1916, 810,772 barrels were produced and Estill County was second only to Wayne County which produced 1,929,903. By 1917, Estill County was credited with 2,171,501 barrels and led the state in the production of oil. Estill County was still in the lead in 1918 with 1,862,149. Estill produced 1,208,145 barrels in 1919, but was surpassed by Lee County which produced 3,229,589. Through September 1920, Estill had produced only 77,011 barrels and was running second to Lee.

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Jillson estimated that the production in Estill County would continue to decline as it had with the Cow Creek-Fitchburg pool. Its peak production in 1917 was 222,267 barrels and Jillson predicted future production to be: 68,000 barrels in 1921, 60,500 barrels in 1922, 53,000 barrels in 1923. (Jillson, 1921: 21).

In another monograph, Jillson summarizes Kentucky's involvement with oil production with an initial growth in demand for crude oil due to increased use of kerosene and its byproducts in the early twentieth century. Initial exploration and production led to over production and stalemated market between 1913 and 1915 which was revived by the wartime demands for crude oil (Jillson, 1919: 7). With the end of World War I came another decline in the demand for oil.

The effect of the oil exploration on development in Irvine and Estill County can be seen from a comparison of population figures from the US census for the years 1880 through 1930. "Irvine" represents the Irvine magistral district and includes more than the town of Irvine itself. Population figures for people within the corporation limits of "Irvine town" were only listed in 1900 for a total of 260 people and in 1910 for a total of 272. As indicated by the *, the 1920 census did not break down counties into minor civil divisions or magistral districts as was done in previous census years.

Population Figures: US Census

	1880	1890	1900	1910	1920	1930
Irvine district	1676	2916	2156	3615	*	6323
Estill County	9860	10836	11669	12273	15569	17079

The Irvine district grew 73% between 1880 and 1890 during the construction of the railroad described in the following paragraphs. Without the 1920 figures, it is difficult to document the decade when the overall 74% increase between 1910 and 1930 occurred. Estill County, however, did show a 27% increase in population between 1910 and 1920, the period of the oil boom, when the population of Kentucky as a whole only grew 5.5 % (Sixteenth Census of the United States, "State Populations", p. 173).

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Incorporated in December 1811 with 37 lots arranged around a public square (Estill County Deed Book A, page 72), Irvine had a mid-nineteenth century population of 234 people. The regional economy was based on the production of pig iron for car-wheels which was shipped down the Kentucky River to industrial centers on the Ohio border. The iron industry began to decline in the 1870's due to the scarcity of iron ore, the consumption of all of the timber in the immediate vicinity, financial panic of 1873, and the taxes imposed on the river transportation of the ore (Mary Verhoeff, Kentucky River Navigation, p.160).

Irvine's growth began when the Versailles to Irvine portion of the Richmond, Nicholasville, Irvine and Beattyville Railroad was completed in October 1890. No population figures are available for Irvine alone, but the Irvine District grew from 1676 people in 1880 to 2916 in 1890. The owners intended to extend the railroad to Middlesboro, but construction halted and the railroad was placed in the hands of a receiver in December 1891. Renamed the Louisville and Atlantic Railroad, it emerged from receivership in August 1899 under the control of Philadelphia capitalists who also took over another railroad line from Beattyville to Beattyville Junction in July 1900. The railroad was extended from Irvine to Beattyville in 1902 to complete the 101-mile railroad and connect with the Lexington and Eastern Railroad in the vicinity of Airedale, Kentucky. The Lexington and Eastern Railroad operated between Lexington and Beattyville via Winchester, Clay City, Slade, and Natural Bridge (Herr, 1959: 118; Klein, 1972:402). See Attachment #1 for map of railroads and relationships to communities.

The Louisville and Nashville Railroad bought the Lexington and Atlantic Railroad in 1909 and the Lexington and Eastern in 1910 as routes to connect the coal fields of southeastern Kentucky to the industrialized Covington-Cincinnati area. Included in the improvements in the grade of line undertaken to facilitate the movement of coal were the 26 miles of track between Winchester and Irvine. Work was completed by May 1916. In October 1915, the division headquarters was established to service the eastern Kentucky coal fields in Ravenna, a town and rail yard built by the L&N adjacent to Irvine (Herr, 1959:119 and Klein, 1972: 404).

Periods of rapid population increase due to improved transportation and economic booms encourage speculators to invest not only in energy production, but in support services necessary for a transient population. James A. Wallace, builder of the

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Riverview Hotel was active in real estate speculation throughout his lifetime. Wallace's name first appears in the Estill County Deed Indexes in 1892. Between 1888 and 1912, there were 85 transactions, from 1912 to 1918, 70 transactions, 1918 to 1927, 92 transactions, and 1927 to 1934, 19 transactions. In August 1914, Wallace was listed as a partner in the development of the Wallace Addition, a subdivision 65 residential lots measuring 40 feet by 160 to 185 feet located between the Kentucky River and Broadway between Irvine and Ravenna (Estill County Deed Book 32, page 483). The J.A. Wallace Lumber Company is shown on the 1923 edition of the Sanborn Maps for Irvine, but not on the 1930 edition.

In January 1913, James A. Wallace, Sr. acquired the house and lot where the Riverview Hotel now stands from Ruben and Myra Todd (Estill County Deed Book 31, page 226). A reference was made to the hotel in the deed executed in December 1918 when Wallace acquired the adjacent lot to the south (Estill County Deed Book 45, page 487). Circa 1926, the Riverview Hotel was leased to Dr. O.P. Hume from Richmond for use as a clinic. The name was changed to the Riverview Hospital and the local weekly newspaper carried a column called the Riverview Hospital news with reports on tonsillectomies and appendectomies performed there. Hume leased the hospital until 1930 when the L&N Railroad responded to economic conditions by laying off workers in the nearby Ravenna Yard (Interview with Forest Hume, son of Dr. O.P. Hume).

Wallace owned the Riverview Hotel until his death on February 22, 1934. At that time, Wallace owned sixteen pieces of real estate in Irvine including the hotel. He left his property and estate to his widow Ollie P. Wallace, son James A. Wallace, Jr, and daughter Mary Elizabeth Wallace. He also had debts of \$45,000 plus interest that he owed to Union Trust Bank and five individuals. As the result of a lawsuit by the creditors, the property was sold at a special commissioner's sale to B.B. Witt in December 1934 (Estill County Deed Book 68, page 534). In February 1935, William L. Wallace, a nephew of James A. Wallace bought the hotel from Witt (Estill County Deed Book 72, page 462). William L. Wallace owned the hotel until 1945 when he sold it to Earl B. Baker (Estill County Deed Book 82, page 143).

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Property Types Associated with Oil Exploration in Estill County

Property types associated with early twentieth century oil exploration include functional resources such as oil wells, pipe lines, and rail lines. Other commercial buildings whose construction was made possible by the oil boom such as the Riverview Hotel provided support services for the numerous transient workers, engineers, and business men who came to the area on a temporary basis and left once it was over. The present survey of historic resources in Estill County contains a total of 17 survey sites, most of which are domestic and predate the oil boom. Additional survey work needs to be done in Estill County to document historic resources related to this significant early twentieth century period of the county's development which is virtually undocumented in the written history of the county.

Research done in the libraries of the University of Kentucky, Eastern Kentucky University, Kentucky Historical Society, and the Estill County Public Library yielded two histories of Estill County. E.C. Park's history is undated, but mentions no events after 1905. Hallie Tipton Johnstone's history is more recent, but is focused on earlier political and economic events and omits the oil boom. Most of the Estill County and Irvine newspapers prior to 1928 were lost in floods before the state began its microfilming program. The most relevant information on oil production came from the Estill County bibliography and other monographs written by Willard Rouse Jillson. The state geological survey bulletins located in the Geology Library at the University of Kentucky contain information on oil and gas production on a statewide basis. Additional research on oil production in Irvine could be done using articles in trade publications from the period.

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Section 9: Bibliography

Estill County Deed books and Indexes.

Flanary, Ron, Dave Oroszi, and Garland McKee. The Louisville and Nashville in the Mountains. Silver Spring, Md.: Old Line Graphics, 1990.

Herr, Kinkaid A. The Louisville and Nashville Railroad. Louisville, L&N Magazine, 1959.

Interview with Earl B. Baker, Richmond, Kentucky. Baker is a former owner of the Riverview Hotel.

Interview with Forest Hume, Richmond, Kentucky. Hume is the son of Dr. O.P. Hume who leased the Riverview Hotel for use as a medical clinic from circa 1926 to 1930.

Jillson, W.R. A Bibliography of Estill County. Lawrenceburg: Anderson Press, 1957.

Jillson, W.R. Production of Eastern Kentucky Crude Oils. Winchester: Cumberland Pipeline Co., 1919.

Jillson, W.R. Sketch of Development of Oil and Gas Industry in Kentucky (1819-1919). Volume 1, #1: Mineral and Forest Resources of Kentucky, Department of Geology and Forestry, April 1919.

Johnstone, Halley Tipton. Estill County History. Irvine: Estill County Library.

Klein, Maury. History of the Louisville and Nashville Railroad. New York: Macmillan, 1972.

Park, E.C. Irvine and Estill County, Kentucky. no date: Kentucky Historical Society Library, Frankfort, Ky.

Sanborn Insurance Maps of Irvine, 1920, 1923, 1926.

Shaw, Eugene W. The Irvine Oil Field, Estill County, Kentucky. U.S. Geological Survey, Bulletin 661, pages 141-192.

Sulzer, Elmer G. Ghost Railroads of Kentucky. Indianapolis: Vane A. Jones Co., 1967.

Verhoeff, Mary. The Kentucky River Navigation. Louisville: Filson Club Publication #28, 1917.

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Section 9: Bibliography

Government Documents

Thirteenth Census of the United States, Volume XI, Mines and Quarries. Washington: 1909.

Fourteenth Census of the United States, Volume XI, Mines and Quarries. Washington: 1919.

Fifteenth census of the United States, Volume XI, Mines and Quarries. Washington: 1929.

Section 10: Geographical Data

Boundary description

Starting at point A in the southwest corner of the intersection of Main and Mack Streets; then proceeding south 54 feet along the west curb of Main Street to point B; then proceeding west 86 feet along the south wall of the hotel to point C; then proceeding north 54 feet along the west wall of the hotel to point D in the south curb of Mack Street; then proceeding east along the south curb of Mack Street 86 feet to the point of beginning at A.

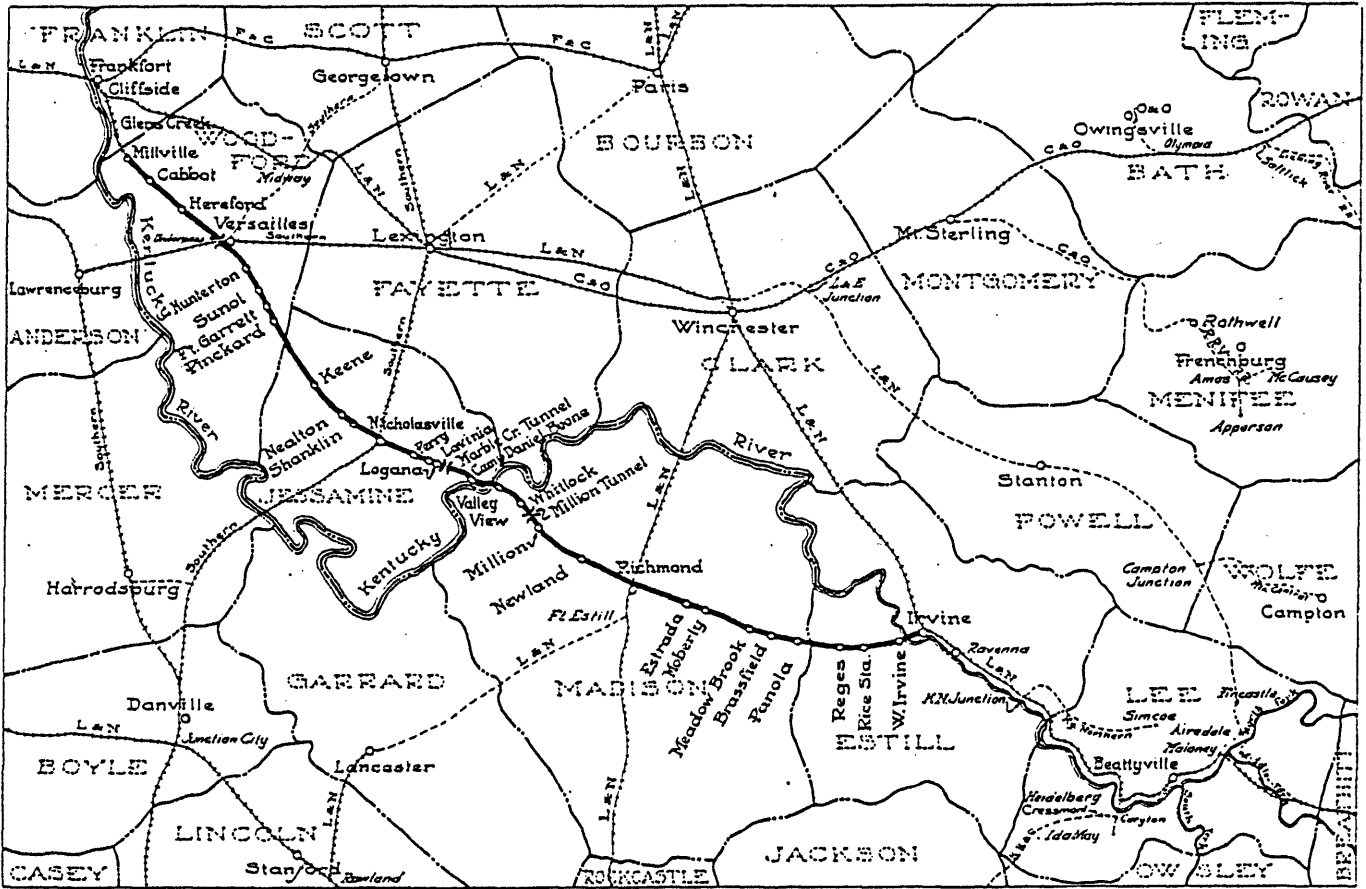
Boundary justification

The boundary includes the hotel building which measures 51 x 74 feet, the 12 x 15 foot one-story porch on the east side of the hotel, the 12 foot sidewalk on the east or Main Street side of the hotel, and the 3 foot sidewalk on the north or Mack Street side of the hotel. The boundary excludes the modern commercial buildings which were built after the period of significance on the south side of the hotel and the gravel parking lot west of the hotel. The boundary includes all of the areas and structures associated with the Riverview Hotel.

RIVERVIEW HOTEL: ATTACHMENT #1

Route of the Railroad to Irvine and relationship to other communities

Source: Elmer G. Sulzer. Ghost Railroads of Kentucky.
Indianapolis: Vane A. Jones, 1967, p. 33.



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Photograph Descriptions

Photo #1

Riverview Hotel: Main Street, Irvine Kentucky

Photographer: Helen C. Powell

Date: October 1991

Negative location: Kentucky Heritage Council

View: Front or east facade of the hotel which faces Main Street,
from Main Street looking northwest

Photo #2

Riverview Hotel: Main Street, Irvine Kentucky

Photographer: Helen C. Powell

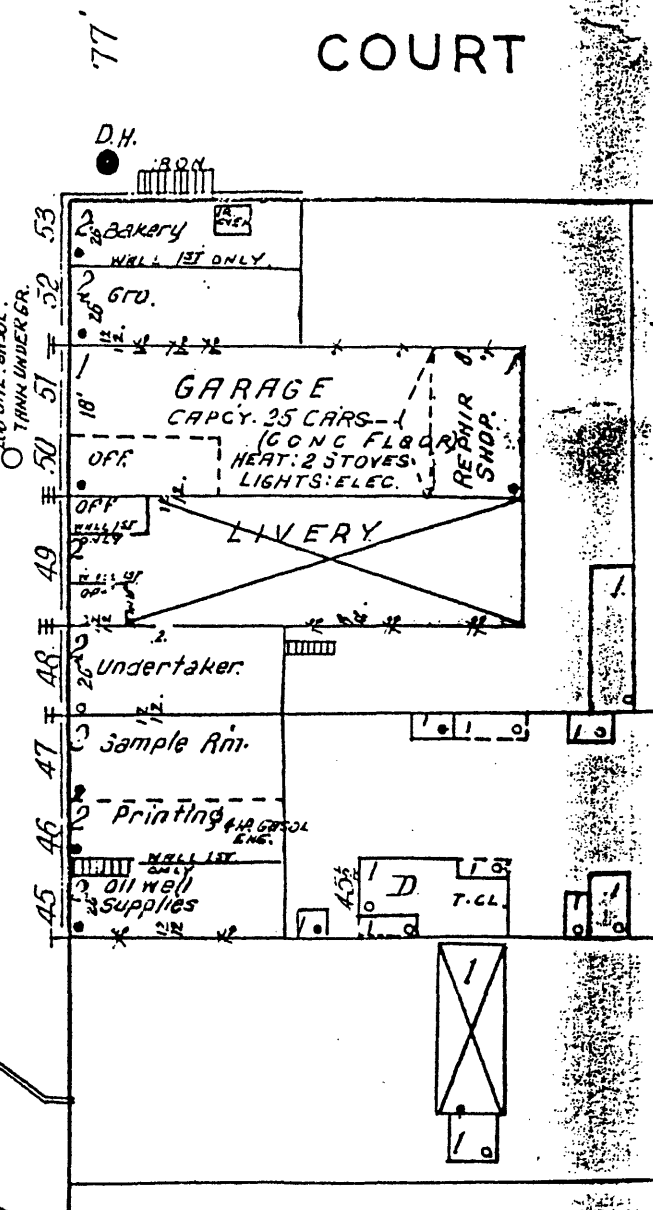
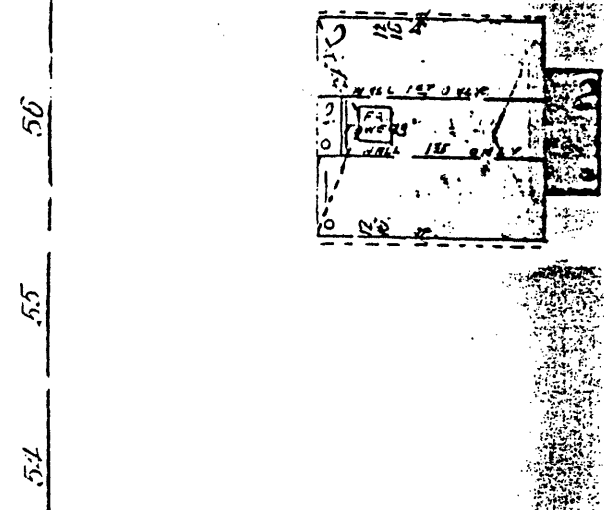
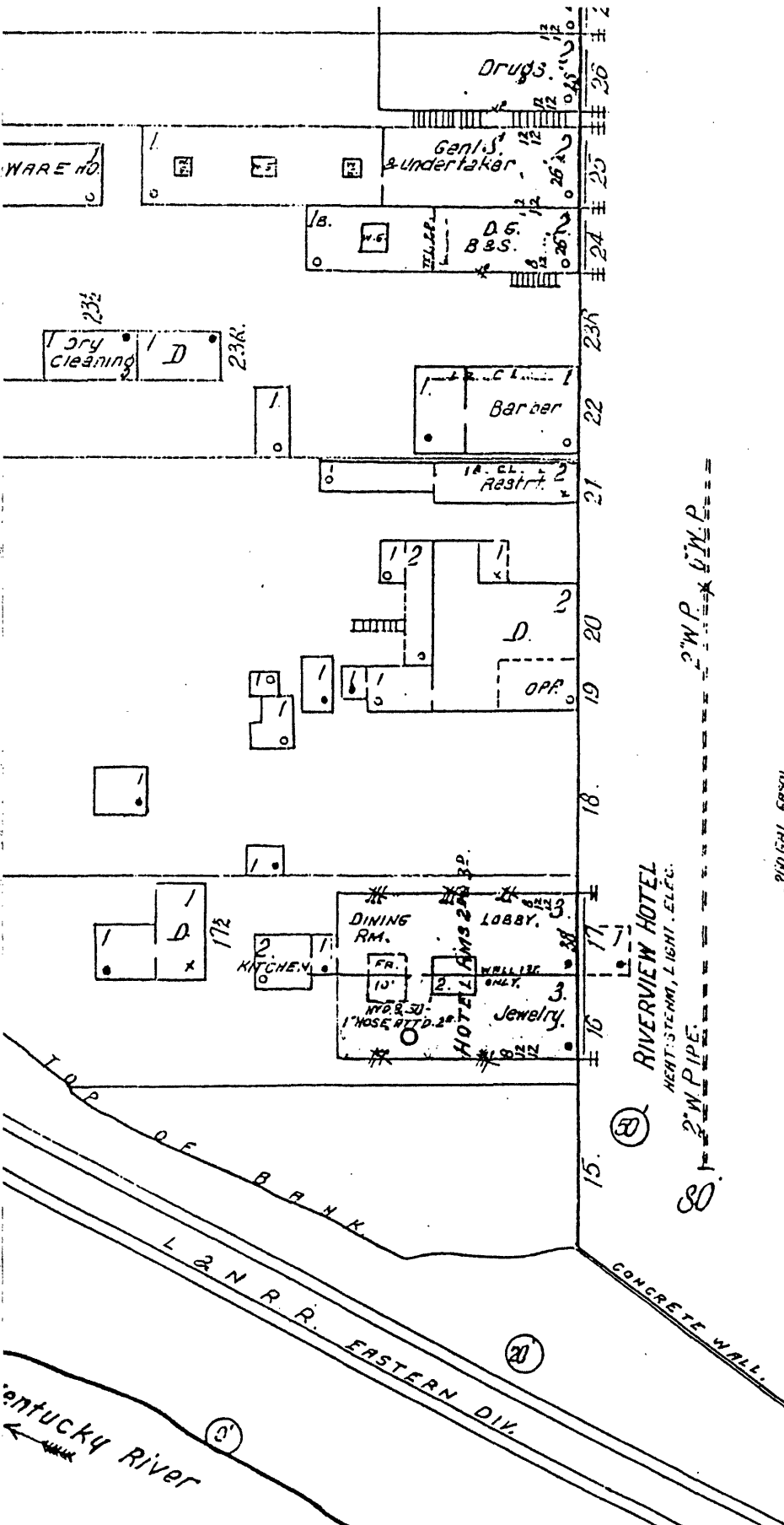
Date: October 1991

Negative location: Kentucky Heritage Council

View: North (side facing Mack Street) and west (rear) facades of
the hotel from parking lot on the north side of Mack Street,
looking southeast

Section of the Sanborn Insurance Map of 1920 showing the Riverview Hotel and relationship to the Kentucky River and Estill County Courthouse

ESTILL COUNTY COURTHOUSE



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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92000171 Date Listed: 4/3/92

Riverview Hotel Estill KY
Property Name: County: State:

Multiple Name

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

Patrick Andrus
Signature of the Keeper

4/7/92
Date of Action

=====
Amended Items in Nomination:

The SHPO has clarified that this property is not being nominated for Criterion B, thus the name entered under Significant Person should be deleted. The form is officially amended to delete this name.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)