

2017

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

OCT 16 1989

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 Magnolia Street Historic District  
historic name  
other names/site number

2. Location 1000 and 1100 Blocks of Magnolia Street  
street & number NA not for publication  
city, town Bowling Green NA vicinity  
state Kentucky code KY county Warren code 227 zip code 42101

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>61</u>	<u>16</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	<u>61</u>	<u>16</u> objects
			<u>16</u> Total

Name of related multiple property listing: NA  
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

David L. Morgan 9-10-89  
Signature of certifying official David L. Morgan Date  
State Historic Preservation Officer, Kentucky Heritage Council  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. Allorey Bryan 11/16/89  
 See continuation sheet. \_\_\_\_\_  
 determined eligible for the National Register.  See continuation sheet. \_\_\_\_\_  
 determined not eligible for the National Register. \_\_\_\_\_  
 removed from the National Register. \_\_\_\_\_  
 other, (explain:): \_\_\_\_\_

Signature of the Keeper Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Domestic/Single Dwelling

Current Functions (enter categories from instructions)

Domestic/Single Dwelling

**7. Description**

Architectural Classification  
(enter categories from instructions)

Late 19th and early 20th Century

American Movements

Bungalow/Craftsman

Other- American Foursquare

Other- Tudor Revival

Materials (enter categories from instructions)

foundation Stone-Limestone

walls Wood-Weatherboard; Brick

roof Asphalt

other Wood

Describe present and historic physical appearance.

**8. Statement of Significance**

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

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

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

Areas of Significance (enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1920-25, 1938  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1920-25  
1938  
\_\_\_\_\_

Cultural Affiliation

NA  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

NA  
\_\_\_\_\_

Architect/Builder

Architects-Unknown  
Builder-Bowling Green Home Builders  
\_\_\_\_\_

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

See continuation sheet

**9. Major Bibliographical References**

Chambers, S. Allen, Jr.; Poppeliers, John C.; Schwartz, Nancy B. What Style Is It?  
Washington, D.C. 1983. The Preservation Pres.

Jandl, H. Ward and Stevenson, Katherine Cole. House By Mail. Washington, D.C.  
1986 The Preservation Press.

Landmark Association. Architecture of Warren County, Kentucky 1790-1940.  
Bowling Green, Kentucky. 1984 AC Publications.

Real property deeds for Warren County, Kentucky

Sanborn Fire Insurance Maps for Bowling Green, Kentucky, 1901, 1909, 1914, and 1925.

See continuation sheet

Previous documentation on file (NPS): na

preliminary determination of individual listing (36 CFR 67)  
has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings  
Survey # \_\_\_\_\_

recorded by Historic American Engineering  
Record # \_\_\_\_\_

Primary location of additional data:

State historic preservation office

Other State agency

Federal agency

Local government

University

Other

Specify repository:

Landmark Association

Bowling Green, Kentucky

**10. Geographical Data**

Acreage of property 13.4 Acres

UTM References

A 

1	6	5	4	9	8	8	0	4	0	9	2	8	2	0
Zone		Easting				Northing								

B 

1	6	5	5	0	2	7	0	4	0	9	2	9	8	0
Zone		Easting				Northing								

C 

1	6	5	5	0	2	3	0	4	0	9	2	8	5	0
Zone		Easting				Northing								

D 

1	6	5	4	9	9	3	0	4	0	9	2	6	8	0
Zone		Easting				Northing								

See continuation sheet

Verbal Boundary Description

Reference accompanying Map 1.

See continuation sheet

Boundary Justification

Reference #7. Description, paragraphs 5 and 6.

See continuation sheet

**11. Form Prepared By**

name/title Richard M. Pfefferkorn

organization Landmark Association

street & number P.O. Box 1812

city or town Bowling Green

date August 1, 1989

telephone 502/782-2489

state Kentucky zip code 42012

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Warren County, Kentucky

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Bowling Green, population 42,000, is an agricultural and industrial based community located in south central Kentucky. The county is flat to gently rolling terrain with an abundance of major karst areas located within both the urban and rural sections. The Magnolia Street Historic District lies about one mile east of the Central Business District and is bordered by two major thoroughfares and by residential development of the 1930's and 1940's on the other two sides. The district was developed as part of an early Bowling Green subdivision on the eastern edge of the corporate limits during 1920 to 1925.

The Magnolia Street Historic District, located in Bowling Green, Warren County, Kentucky, is a small residential district of single-family dwellings comprising both sides of the 1000 and 1100 blocks of Magnolia Street. The district is composed of a total of 77 buildings of which 43 are dwellings, 28 garages, four sheds, and two commercial buildings. Of the total, 61 are contributing and 16 are non-contributing buildings. This area was developed as part of an early 20th century subdivision known as the Fairground Addition. In the district, which includes Sections C and D of the original plat, the houses were constructed between 1920 and 1925 with the exception of two which were built in 1912 and 1938. Of the 43 houses in the district, 30 are of the Bungalow style popularized in the 1920's, and 13 are of related styles.

The Fairground Addition Number 1 to the City of Bowling Green was platted in six sections consisting of 145 total lots c.1912, and went from Laurel Avenue (U.S. 31-W Bypass) to Nutwood Street and from Broadway to Tenth Street (see Map 1). This early Bowling Green subdivision was laid out in typical grid-iron fashion with intersecting parallel 60 foot streets. Fifteen foot alleys provided rear access to all lots. The lots were rectangular in shape averaging 50 feet wide by 183 feet in depth.

The Magnolia Street Historic District contains the four block faces of Sections C and D of the Fairground Addition Number 1. The majority of the lots are 50'x183', with twelve at 53'x183', and twelve at 52½'x183'. Houses are centered on these lots with a 30 foot setback from the street. Sidewalks run down both sides of Magnolia Street and many mature trees line the street and the front yards.

The houses in the Fairground Addition Sections C and D retain the best integrity of all the houses built in the surrounding areas. Scattered along Laurel Avenue (Sections A and B) only a few original houses remain due to the construction of the Bowling Green Bypass in 1949. Those that do remain have been significantly altered and the use changed to highway business purposes. This area also contains many modern business structures which replaced the original houses. The other two sections, E and F, along Nutwood Street contain some houses of the Bungalow style and influence, but only of marginal significance. There are

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also several intrusive modern dwellings along with some unsympathetic alterations, thereby rendering this area ineligible. Broadway on the southwest end of the district, clearly delineates the boundary as business uses of modern design are prominent along that street. And on the northeast end, Tenth Street is boundary of the district. Beginning at this street, the integrity of the buildings begins to fall off significantly.

The strong sense of historic setting and the heavy concentration of Bungalows that permeated the 1000 and 1100 blocks of Magnolia Street is not present in the Laurel Avenue and Nutwood Street blocks. Consequently, this author included only the houses along the 1000 and 1100 blocks of Magnolia Street.

Architecturally, the district is best characterized by a very large concentration of the Bungalow style. This district contains some of the finest examples of this style within a compact two-block area anywhere in Bowling Green. The traditional characteristics of this popular style are found in substantial intact form, namely, single story and story and a half, large front porches, simplistic form, fine degree of craftsmanship, and the use of natural materials. Within the district there are 30 Bungalows, some plain and small with one story and others more elaborate with one and one half stories. Examples of some of the finer and intact Bungalows include 1121 Magnolia(4), 1103 Magnolia(9), 1023 Magnolia(13), 1021 Magnolia(14), 1100 Magnolia(29), 1036 Magnolia(34), and 1032 Magnolia(35).

Other related architectural styles represented in the district include three Tudor Revival cottages at 1127 Magnolia(2), 1128 Magnolia(21), and 1050 Magnolia(30); two American Foursquares at 1045 Magnolia(11) and 1017 Magnolia(16); an International style house at 1009 Magnolia(19); a Prairie style at 1002 Magnolia(40); and a vernacular house at 1022 Magnolia(38).

The integrity of the Magnolia Street Historic District is very strong. The preponderance of the Bungalow style (70 per cent of the district's total housing stock) and the characteristics mentioned earlier present the case. This area has remained a strong single family residential area since its development in 1920-25 with many families occupying their houses for periods of 30 to 60 years. All but a very few of the houses have been well maintained and have not suffered insensitive alterations. The alterations which have occurred consist primarily of replacement siding and unobtrusive rear additions.

In analyzing the integrity of the houses in the Magnolia Street Historic District, those factors considered included massing, rooflines, fenestration, exterior finish material, detailing, and setting. When analyzed in those terms, 61 buildings were deemed contributing and 16 as non-contributing. None has had its setting seriously altered. Rooflines and basic massing are unchanged in all instances. Non-historic additions and non-historic garages have been kept to the rear of

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the houses and remain fairly unobtrusive from the street. Only seven houses have had artificial siding applied over the original weatherboard of the same dimension, but in all instances, it is felt that the historic character of the houses has not been seriously compromised by the changes. Two houses have screened-in front porches and two have had the porches filled in, but in no instance are these alterations irreversible, and when considered in relation to each of the other historic elements, it was felt that these alterations to the appearance were not significant enough to render the houses non-contributing. In addition, four of the houses have had the front porch supports replaced with wrought iron. Again, these changes were not significant enough to classify them as non-contributing since the other elements had not been compromised.

Of the 16 buildings designated as non-contributing, one is a modern business structure (21-A), two are seriously altered business structures (1 and 21), and the remaining are modern ranch style houses and garages built in the 1970's.

## INVENTORY LIST

Information for each of the properties in the Magnolia Street Historic District is listed in the following sequence: Map 1 identification number; street address; Kentucky Survey Number; Original Plat information; date of construction; and builder, if known.

- C 1. 1131 Magnolia Street (WA-B-372)  
Section C, Lots 1, 2 & 3, Fairground Addition - c.1925

One story side gabled single family Bungalow with gabled porch. Porch has red brick, white mortar parapets and square piers capped with concrete sills; above concrete caps, piers continue pyramidally, supporting square paneled columns.

Main elevation three bayed; front door flanked by single sash windows vertically mullioned 5-over-1. West elevation has red brick chimney. East elevation three bayed with central projecting bay under subsidiary gable. Knee braces on gable ends and enclosed rafter ends. On east and west facade, sill is delineated with molding strip running length of building. Half hipped rear addition. Uncoursed stone foundation.

NC Garage: One story frame modern - c.1970.

NC Commercial Building: Frame one story, severely altered - c.1920.

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- C 2. 1127 Magnolia Street (WA-B-388)  
Section C, Lot 4, Fairground Addition - c.1924

One story, steeply pitched side gabled single family Tudor Revival Cottage with subsidiary front gables. Asphalt shingled roof ending with white-painted soffits set flush with walls on gable ends and boxed eaves of cornice returns.

Larger front gable contains paired casement windows with mullioned fanlight set in masonry arch with cast concrete sill. Pediment of larger front gable displays decorative ashlar masonry work. Smaller front gable contains vertically planked front door set with three clear glazed lights. This entrance gable projects one foot from the body of the house. Integral corner porch (now screened in) composed of two segmental arches, with buttressing corner pier. Buttressing also occurs at outer corners of projecting front gable (front door) and at the remaining corner of front elevation, so as to create irregular three bay rhythm in main facade. Buttresses capped with cast concrete gabled house motif (pyramid superimposed on cube).

Engaged chimney flanked by sash windows, 6-over-6, gable end of south elevation. In rear of house, low-pitched hind gabled ell projects from main block of house, flush with main of east elevation, inset four feet from main wall of west elevation. Subsidiary hind gabled ell of same pitch shares eastern roof of this ell and projects four feet further. Pediment in gable end of these two ells covered with aluminum siding. On east and west walls of major ell, cast concrete silled sash windows, mullioned 3-over-3, maintain three bay rhythm. This is one of three Tudor-style cottages on a street dominated by bungalows.

- NC Garage: One story frame, asbestos siding - c.1950.

- C 3. 1125 Magnolia Street (WA-B-387)  
Section C, Lot 5, Fairground Additon - c.1924

One and a half story side gabled single family Bungalow with centered dormer and shed roofed porch supported by pyramid columns on brick piers. Centered front door flanked by single and trebled sash windows mullioned 6-over-1. East elevation has shed roofed projecting bay, containing three sash windows; engaged chimney. Wall treatment brick, with shingling in gable pediments and belt course. Exposed beam ends. Foundation of cast concrete.

- NC Garage: Concrete block, one story, two car - c.1950.



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- C 4. 1121 Magnolia Street (WA-B-386)  
Section C, Lot 6, Fairground Addition - c.1924  
Bowling Green Home Builders - Builder

One story front gabled single family Bungalow with front projecting porch. Porch, supported by pyramidal columns on brick piers, has exposed rafter ends. Front door glazed and mullioned opens to main body of house; projecting bay contains casement windows articulated by cast concrete sills and lintels, a motif found on side elevations. West elevation has brick chimney; east elevation, projecting bay with window. Wall treatment brick with shingling in gable pediments. Foundation of cast concrete.

- C Shed: One story frame, beaded board vertical siding - c.1924.

- C 5. 1117 Magnolia Street (WA-B-385)  
Section C, Lot 7, Fairground Addition - c.1921  
Bowling Green Home Builders - Builder

One story front gabled single family Bungalow with full breadth front gable porch. Porch piers are brick; columns are in trio and square. Main facade is irregularly three-bayed; sash window 1-over-1; 8-over-1, and 1-over-1; front door; and sash window. Large square vent in gable pediment. West elevation symmetrically three bayed; trebled windows, single window, trebled windows. East elevation is irregularly three-bayed; window, chimney window, projecting bay containing trebled windows; window and trebled windows in shed roofed addition which runs along 60 per cent of main body of building in rear. Sash windows, 3-over-1, in pediment of rear gable. Chimney clad in brick to roof line, bare concrete above roof line. Exposed rafter ends, bevel-capped plate ends. Poured concrete foundation.

- C 6. 1113 Magnolia Street (WA-B-384)  
Section C, Lot 8, Fairground Addition - 1924  
Bowling Green Home Builders - Builder

One story hip roofed single family Bungalow. Front elevation three bayed; glazed and mullioned centered front door flanked by doubled sash windows mullioned 6-over-1, with right hand pair containing a projecting bay. Centered front gabled dormer with vent in pediment. Porch has three red brick, white mortar square piers capped by concrete sills, supporting nothing. No parapet. Knee braces attached at left to square full height pier, at right corner of projecting bay. East elevation regularly three bayed window, projecting bay containing window; window. West elevation irregularly three bayed; single

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window; doubled window; small square window; chimney; small square window. Chimney red brick; foundation poured concrete. Gabled ell in rear with shed roofed addition.

NC Garage: One story frame, shiplap vertical siding - c.1970.

C 7. 1111 Magnolia Street (WA-B-383)  
Section C, Lot 9, Fairground Addition - 1920

One and one-half story gabled single family Bungalow with centered front gabled porch. Foundation of rough cut uncoursed stone and mortar, as is also rectangular porch piers and concrete capped porch parapet (which displays decorative venting at floor level). Porch pediment and east and west gable pediments of clapboard (painted dark, contrasting color) and display large knee brackets. Roof of asphalt shingles; original exposed rafters ends now covered by aluminum siding, as is also main body of building.

All windows (front east and west elevations) vertically mullioned, 3-over-1. Three bay rhythm in main facade; paired windows, centered door (also containing mullioned glazing), paired windows, centered smaller window with larger window in pediment, and single window. West elevation: paired windows, projecting bay containing paired windows, and chimney flanked by paired windows. Rear elevation has shed roofed ell and gabled dormer with paired windows.

C 8. 1107 Magnolia (WA-B-382)  
Section C, Lot 10, Fairground Addition - 1924

One story wood frame single family Bungalow. Low hipped roof, half hip front porch has boxed eaves.

Three bay rhythm of front elevation (doubled 6-over-1 mullioned sash windows; centered front door with six lights over wood panel; and doubled 6-over-1 mullioned sash windows) is shadowed by porch which covers right half of facade. Porch projects eight feet from main body of building, has pyramidal columns set on concrete capped brick piers; porch parapet also constructed of red brick and white mortar, as is hipped chimney.

Shed roofed addition runs along entire rear wall of original building and is distinguished by wide aluminum siding as compared to original clapboard sheathing, found on main body of building.

West elevation of main body of house displays three bays; sash window paired

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with smaller casement; doubled sash windows. East elevation of main body also displays three bays; window, chimney, window; trebled windows. Center bay of east elevation is low pitched gabled projection.

Building's foundation is uncoursed rough cut stone and mortar. Boxed eaves, etc. demonstrate Prairie Style influence on this building.

C Garage: One story stone, one car width-double length - 1924.

C 9. 1103 Magnolia Street (WA-B-381)  
Section C, Lot 11 (Front), Fairground Addition - 1921

One and one-half story side gabled single family Bungalow with shed roofed front porch and shed roofed rear addition. Front facade three bayed; glazed and mullioned front door flanked by trebled sash windows mullioned irregularly 6-over-1; front gabled dormer centered over front door, with trebled sash windows in gable end, single sash windows in each side. Roof is asphalt shingle, with enclosed rafter ends, knee braces. First story wall treatment of red brick, black mortar, to white soffit at eaves line, with white painted wood shingling in gable pediment (half story). Front porch has brick parapet and square piers capped with concrete sills supporting stoutly proportioned pyramidal columns, segmented arches. West elevation regularly three bayed with three doubled sash windows. East elevation three bayed window, chimney, window; projecting shed roofed addition on rough cut uncoursed stone, has strip windows mullioned 3-over-4.

C Garage: One story frame, two-car, wood shingle siding - 1921

C 9.A: 1025 East Eleventh Street (WA-B-443) - c.1921  
Section C, Lot 11 (Rear), Fairground Addition - c.1921

One and one-half story single family Tudor Revival with complex arrangement of gables. Front facade has door in gabled projecting bay flanked by trebled sash windows cross mullioned 4-over-4, and plastered chimney centered in front gabled which flares to shelter a side porch supported by three arches. Walls and chimneys are stuccoed; rusticated around front door on chimney.

C 10. 1053 Magnolia Street (WA-B-389)  
Section C, Lot 12 (Front), Fairground Addition - 1921

One story single family Bungalow with complex arrangement of gables. Front gabled porch covers 60 per cent of front facade; has red brick, white mortar

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parapets and square brick piers capped with concrete sills supporting pyramidal columns. Main body of front elevation three bayed; front door flanked by trebled sash windows irregularly mullioned nine over one. Wall treatment is red brick soffits, white painted wood shingles in gable pediments. Knee braces, enclosed rafter ends. East and west elevation irregularly bayed with single, doubled, and trebled sash windows. Projecting bay on east elevation; one west elevation, gabled entry porch over side door and barn door garage, vertically mullioned with five lights in each door.

- C 10.A: 1018 East Eleventh Street (WA-B-444) - c.1921.  
Section C, Lot 12 (Rear), Fairground Addition - c.1923

One and one-half story side gabled single family Bungalow with prominent front gabled porch supported by rubble piers. Centered front door flanked by paired sash windows vertically mullioned 4-over-1. South elevation has rubble chimney. One and one-half story hind gabled wing in rear. Wing clad with weatherboard; wall treatment of main body brick with weatherboard in gable pediments. Ornate triangular knee braces. Porch parapet and foundation of uncut uncoursed ashlar.

- C 11. 1045 Magnolia Street (WA-B-390)  
Section C, Lot 13, 14, 15, Fairground Addition - c.1923

Two story single family Foursquare. Hipped roof and hipped dormer have exposed rafter ends. Dormer wall of wood shingles painted white; dormer contains pair of mullioned casements, nine lights each. Roof of asphalt shingles, building wall of red brick, white mortar. Chimney of red brick with projecting band of brickwork at sill-line of first floor; no banding at sill-line of second floor. First floor windows casement with nine lights, second story windows sash, 9-over-1. Windows all have brick sills; on west elevation windows are regularly spaced in four bay rhythm; on east elevation irregular placement of window alludes to interior plan. Front elevation symmetrical; dormer with doubled windows centered on roof; doubled sash windows flanking central wall void on upper floor; deep front porch with shed roof bisected by small steeply pitched decorative front gable in center. Porch eaves are boxed. Two bay rhythm is maintained on lower level of facade with trebled windows to left balance by window-door-window rhythm to right. Brick piers support paneled rectangular porch columns.

This is one of only two Foursquares on a street dominated by Bungalows.

- C Garage: Two story, stone first floor - asbestos siding second floor, three car garage on first level, and two apartments on second - c.1923.
- C Shed: Frame one story, weatherboard - c.1923.

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- NC 12. 1037 Magnolia Street  
Section C, Lot 16, Fairground Addition - c.1970's

Two story modern brick veneer, vertical shiplap siding on second floor.

- C 13. 1023 Magnolia Street (WA-B-406)  
Section C, Lot 17, Fairground Addition - 1923  
Bowling Green Home Builders- Builder

One and one-half story side gabled single family Bungalow with gabled dormer and shed roofed porch. Porch supported by pyramidal columns set on pyramidal piers. Parapet and wall treatment of brick. Interior chimney placement articulated by projecting brickwork. Exposed rafter ends; triangular knee braces; belt course of wood. Casingless sash windows irregularly mullioned. Front door with sidelights flanked by trebled sash windows. Gabled dormer in rear. Shed roofed entry porch in rear has been filled in. Foundation of ashlar.

- NC Garage: Two story frame, double car with vinyl siding - c.1950.

- C 14. 1021 Magnolia Street (WA-B-400)  
Section C, Lot 18, Fairground Addition - 1924  
Bowling Green Home Builders - Builder

One and one-half story side gabled single family Bungalow with shed roofed front and rear wall dormers. Gabled belvedere. Shed roofed front porch supported by brick pyramidal piers. Centered front door flanked by trebled sash windows, vertically mullioned 3-over-1. Dormers also have trebled sash windows. Hipped chimney, west elevation; porte cochere, east elevation. Exposed rafter ends; triangular knee braces. Wall treatment brick; foundation of ashlar.

- C Garage: One story brick, double car - 1924.

- C 15. 1019 Magnolia Street (WA-B-401)  
Section C, Lot 19, Fairground Addition - c.1921

One and one-half story side gabled single family Bungalow shed roofed over porch and rear ell. Porch has parapet and piers of brick supporting short pyramidal columns. Centered front door is flanked by trebled sash windows mullioned 6-over-1. Gabled dormer had trebled sash windows, similarly mullioned. Triangular knee braces. One hipped chimney; one interior chimney.

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C Garage: One story frame, single car, weatherboard siding - c.1921.

C Shed: One story frame, weatherboard siding - c.1921.

C 16. 1017 Magnolia Street (WA-B-402)  
Section C, Lot 20, Fairground Addition - c.1921

Two story single family Foursquare with low hipped roof, one story side and rear ells. Front door has half hipped entry porch supported by triangular braces. Sash windows are mullioned 6-over-6. Boxed eaves. Walls are clad with brick in Flemish bond. Rear ell clad with brick to sill line, weatherboard above; side ell walls clad with weatherboard. Foundation of roughcut coursed stone.

NC Garage: One story frame, single car, modern - c.1970's.

C 17. 1015 Magnolia Street (WA-B-403)  
Section C, Lot 21, Fairground Addition - 1924  
Bowling Green Home Builders - Builder

One and one-half story side gabled single family Bungalow with prominent front gabled porch supported by pyramidal columns on brick piers. Centered front door flanked by single sash windows, mullioned 8-over-1. Exterior hipped chimney, west elevation; shed roofed ell, east elevation. Triangular knee braces. Wall treatment weatherboard; foundation of ashlar.

C Garage: One story, double car, stone - c.1924.

C 18. 1011 Magnolia Street (WA-B-404)  
Section C, Lot 22, Fairground Addition - c.1938

One story flat roofed assymmetrically massed single family dwelling with band of mullioned casement windows. Front door has cantilevered semicircular entry roof. Walls clad with aluminum siding. Only International Style house in Bowling Green.

NC Garage: One story, double car, modern siding - c.1970's.

C 19. 1009 Magnolia Street (WA-B-405)  
Section C, Lot 23, Fairground Addition - c.1921

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One and one-half story side gabled single family Bungalow with prominent front gabled porch. Porch supports and railing of wrought iron not original. Centered front door flanked by paired sash windows. West elevation has half hipped brick chimney; east elevation has shed roofed projecting bay. Wall treatment brick, weatherboard in gable pediments. Triangular knee braces. Rear elevation has full width shed roofed dormer with three sash windows. Shed roofed rear wing has rubble foundation. Foundation of main body of house ashlar.

C Garage: One story, one car, stone - c.1921.

NC 20. 1001 Magnolia Street  
Section C, Lot 24, Fairground Addition - c.1970's

One story modern brick ranch style house.

NC 21A. 1104 Broadway  
Section D, Lots 1 & 2, Fairground Addition - c.1970's

Brick one story commercial building.

NC 21. 1128 Magnolia Street  
Section D, Lot 3, Fairground Addition - c.1924

One story stone Tudor Revival, severely altered office building, aluminum siding.

C Garage: One story frame, beaded board siding - c.1924.

C 22. 1126 Magnolia Street (WA-B-373)  
Section D, Lot 4, Fairground Addition - 1920  
Bowling Green Home Builders - Builder

One story hip roofed single family Bungalow with half hipped front porch. Exposed rafters, wide soffits. Wall treatment; red brick, white mortar set on white stucco foundation. Porch parapets and piers are brick; columns pyramidal. Sash windows mullioned 8-over-1 flank glazed and mullioned front door. Windows have white sills and lintels. East elevation regularly three-bayed; window, double windows, chimney. West elevation irregularly bayed; double windows; double windows, projecting bay containing small square window; single window. Original design obscured by shed roofed addition in rear, by metal awnings over windows, and by screening of porch. Building shows Prairie Style influence.

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C Garage: One story frame, weatherboard siding, double car - 1920.

- C 23. 1124 Magnolia Street (WA-B-374)  
Section D, Lot 5, Fairground Addition - 1921  
Bowling Green Home Builders - Builder

One story single family Bungalow with complex arrangement of hipped, hip on gable, and gabled roofs. Front gabled porch has brick parapets and piers supporting pyramidal columns. Exposed rafter ends, exposed beam ends throughout. Main body of front elevation has paired sash windows mullioned 6-over-1 to left of door. To right of door, projecting bay under hip on gable roof has paired sash windows. Brick chimney, asphalt shingled roof. Wall treatment brick, poured concrete foundation.

C Garage: One story stone, double car - 1921.

- C 24. 1120 Magnolia Street (WA-B-375)  
Section D, Lot 6, Fairground Addition - c.1921  
Bowling Green Home Builders - Builder

One story hip roofed single family Bungalow with shed roofed porch. Porch has paneled balustrade and square paneled piers supporting square columns in groups of three at outer corners and segmental arches. Main body of front elevation is three bayed; doubled sash windows mullioned 6-over-1 flanking front door. Front gabled dormer centered over front door has doubled sashed windows. East elevation three bayed; doubled sash windows; projecting bay containing trebled windows; chimney and windows. West elevation three bayed; blind wall; projecting bay containing doubled windows; doubled windows. Foundation is of poured concrete and aluminum siding covers original sheathing. In rear concrete block two car addition obscures original design.

- C 25. 1116 Magnolia Street (WA-B-376)  
Section D, Lot 7, Fairground Addition - c.1922

One story cross gabled single family Bungalow with front gabled porch (now enclosed by screening). Porch has square brick piers supporting pyramidal columns; triangular knee braces. Sash windows vertically mullioned 4-over-1; paired windows mullioned 3-over-1. Interior chimney. Aluminum siding, enclosed rafter ends. Roof of asphalt shingles.



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- C 26. 1112 Magnolia Street (WA-B-377)  
Section D, Lot 8, Fairground Addition - 1924  
Bowling Green Home Builders - Builder

One story side gabled single family Bungalow with centered front gabled dormer, asphalt shingled roof, exposed rafter ends, knee braces.

Main facade has projecting bay containing paired sash windows mullioned 6-over-1, glazed and mullioned front door, and in angle of ell, single sash window 6-over-1. Front elevation continues with two sets of paired casement windows mullioned 4-over-2 in main body of building.

West elevation has regular three bay rhythm: doubled casement windows; shed roofed blind projection with square vent in gable pediment; and doubled casements.

Because of gabled ell in rear of building, east elevation irregular; single sash window; doubled sash windows; single square window; hipped chimney; single sash window. Casement windows, west elevation; sash windows, east elevation.

Chimney red brick, white mortar. Foundation poured concrete. Painted contrasting stickwork on corners.

- C 27. 1110 Magnolia Street (WA-B-378)  
Section D, Lot 9, Fairground Addition - 1920  
Bowling Green Home Builders - Builder

One story, front gabled single family Bungalow with large front gabled porch.

Roof is asphalt shingle with exposed rafter ends, exposed plate ends, and chamfered gable ("hip-on-gable") front elevation of main body. Irregular three bayed facade; front door (wood paneled set with mullioned lights) flanked by single sash windows to left (4-over-1, 6-over-1, and 4-over-1).

Front porch floor is continuation of poured concrete foundation; original porch piers and /or columns have been replaced with wrought iron supports.

Original sheathing has been covered with aluminum siding. Irregular three bayed rhythm on west elevation (single-paned casement window, engaged brick chimney, singled paned casement window; bay projecting one foot containing three sash windows; sash window, void, sash window) and regular three bayed rhythm on east elevation (three sash, one casement, three sash). Shed roofed addition at rear rear elevation obscured original aspect.

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C Garage: One story frame, vertical tongue and groove siding, metal roof, double car - 1920.

C 28. 1106 Magnolia Street (WA-B-379)  
Section D, Lot 10, Fairground Addition - 1924  
Bowling Green Home Builders - Builder

One story, north facing front gabled single family Bungalow with subsidiary off-center gabled porch and subsidiary transverse gables, eastern gable projecting two feet from main body of building, western gable flush.

Three bayed rhythm maintained on front and side elevations. Front elevation shows centered front door, glazed, vertically mullioned, 6 lights. On either side of front door are sash windows, vertically mullioned 5-over-1. On east and west elevations bays contain doubled (or paired) sash windows (vertically mullioned, 5-over-1) in outer bays, and trebled windows (same as above) in central bay. On east elevation, hipped chimney of red brick and white mortar occupies position of one window. Horizontally grilled vents in apex of each gable, including porch.

Addition of aluminum siding, shutters, covering of originally exposed rafters ends and knee brackets, replacement of original porch piers and/or columns with wrought iron supports are alterations obscuring original aesthetic.

Foundation is of poured concrete, roof of asphalt shingles.

C Garage: One story single car, frame with weatherboard siding - 1924.

C 29. 1100 Magnolia Street (WA-B-380)  
Section D, Lot 11, Fairground Addition - 1923  
Bowling Green Home Builders - Builder

One story single family Bungalow with complex arrangement of gables, exposed rafter ends, square braces. Foundation of poured concrete; wall treatment of red brick, white mortar; gable pediments white clapboard. Paired sash windows mullioned 6-over-1.

Corner lot location allows for two main elevations; wrap-around porch has red brick piers supporting pyramidal columns. Only building on block with squared braces (rather than triangular).

NC Garage: Single story frame with asbestos siding, double car - c.1950.

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- C 30. 1050 Magnolia Street (WA-B-391)  
Section D, Lot 12 (Front), Fairground Addition - 1924  
Bowling Green Home Builders - Builder

One story side gabled duplex with front gable and exterior chimney, front facade sash windows mullioned 3-over-3 over same in gabled ell. Recessed front door articulated by stickwork. Walls clad with uncut, uncoursed rubble; front gable pediment shingled. One of three Tudor Revival Style houses in the District.

- C Garage: One story stone, double car - 1924

- NC 30.A: 1128 E. Eleventh Street  
Section D, Lot 12 (Rear), Fairground Addition - c.1970's

One story modern brick ranch house - c.1970's.

- C 31. 1048 Magnolia Street (WA-B-392)  
Section D, Lot 13, Fairground Addition - c.1922

One and one-half story overlapping side gabled single family Bungalow with shed roofed front porch and side ell; shed roofed dormer. Front facade under main roof (behind porch) has centered front door flanked by paired sash windows vertically mullioned 4-over-1. Front facade under lower roof has one mullioned sash window. Porch supports have been replaced with wrought iron. Wall treatment clapboard; exposed rafter ends, Uncoursed, rough cut stone foundation.

- C 32. 1044 Magnolia Street (WA-B-393)  
Section D, Lot 14, Fairground Addition - 1921

One story side gabled single family Bungalow with prominent front gabled porch. Porch parapet and piers of brick support pyramidal columns. Triangular knee braces; exposed rafter ends; Arts and Crafts porch lighting fixture. Off center front door flanked by single sash windows mullioned 12-over-1. Wall treatment clapboard with wooden shingling in gables. Side and rear gabled ells. Foundation of poured concrete.

- C 33. 1040 Magnolia Street (WA-B-394)  
Section D, Lot 15, Fairground Addition - 1922  
Bowling Green Home Builders - Builder

One story side gabled single family dwelling with integral full width front porch

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supported by doric columns. Fretwork parapet connecting columns. Centered front door with sidelights flanked by sash windows. Segmental arch motif in porch lintel and over front door. Arched vents on gable sides. East elevation has brick chimney. Wall treatment clapboard. Foundation of ashlar.

C Garage: One story frame, double car - 1922.

C 34. 1036 Magnolia Street (WA-B-395).  
Section D, Lot 16, Fairground Addition - 1922

One story front gabled single family Bungalow with prominent front porch supported by large pyramid piers of brick and pyramidal wooden columns. Centered front door flanked by paired sash windows irregularly mullioned 9-over-1. East elevation has gabled bay; west elevation has gabled dormer. Hipped chimney; yoke shaped triangular knee braces; exposed rafter ends. Wall treatment of brick with vertical board and batten in gables. Foundation of ashlar.

C Garage: One story frame, single car - 1922.

C 35. 1032 Magnolia Street (WA-B-396)  
Section D, Lot 17, Fairground Addition - c.1922

One story front gabled single family Bungalow with subsidiary front gables. Porch has decorative notch-end beams and is supported by brick piers and pyramidal columns. Front facade has two sets of trebled sash windows mullioned 6-over-1. Exposed rafter ends; hipped chimney. Wall treatment clapboard above sill line, weatherboard below. Rough cut coursed stone foundation.

C Garage: One story frame, single car - c.1922.

C 36. 1028 Magnolia Street (WA-B-397)  
Section D, Lot 18, Fairground Addition - 1920

One story front hip on gable single family Bungalow with full width gabled porch supported by square columns on brick piers. Brick piers and parapets flanked front steps. Porch gable articulated with stickwork grill pattern. Centered front door flanked by single sash window to left; trebled sash windows to right. Windows vertically mullioned. East elevation has half hipped brick chimney, projecting bay containing trebled sash windows. Exposed rafter ends; wall treatment clapboard; foundation of brick, and in rear of house, of uncut,

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uncoursed rubble.

C Garage: One story frame, single car - 1920.

C Shed: Small one story frame - 1920.

C 37. 1024 Magnolia Street  
Section D, Lot 19, Fairground Addition - c.1925

One and one-half story plain brick Bungalow. Half gabled porch. Projecting bay windows on each side, 1-over-1 windows all around.

C Garage: One story frame with wood shingle siding, double car - c.1925.

C 38. 1022 Magnolia Street (WA-B-398)  
Section D, Lot 20, 21 & 22, Fairground Addition - c.1912

Two story side gabled vernacular single family dwelling. Front facade of main structure is three bayed: off center door has pilaster and temple pediment; sash windows mullioned 6-over-6. One story side ell in flat roofed; one story rear ell is shed roofed. Wall treatment aluminum with cornerboards. Cornice returns, boxed eaves, wide soffits. Window casings arched vents in gables. Interior chimney. Foundation of uncut, uncoursed stone.

NC 39. 1004 Magnolia Street  
Section D, Lot 23, Fairground Addition - c.1970's

One story brick ranch style house.

NC Garage: One story modern frame, vertical siding - c.1970's.

C 40. 1002 Magnolia Street (WA-B-399)  
Section D, Lot 24, Fairground Addition - c.1921

Two story low hipped roof T-plan single family Prairie Style house. One story low hip roofed front wing has buttresses and uncut uncoursed rubble exterior chimney: former porch now walled in. Front facade of main body of house has off center front door at NW corner mirrored by paired sash windows mullioned 15-over-1 at NE corner. East facade has one story half hipped projecting bay with trebled sash windows. Wall treatment painted brick to second story sill

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line, asbestos shingling above. Exposed rafter ends. Ashlar foundation.

C Garage: One story frame with asbestos siding, double car - c.1921.

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Magnolia Street Historic District  
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## SUMMARY

The Magnolia Street Historic District is a small residential area of distinctive Bungalows constructed from 1920 to 1925. The blocks along Magnolia Street between Broadway and Tenth includes 43 single family dwellings of which 30 are of the Bungalow style. Its period of significance dates from 1920-25, the period in which 41 of the 43 houses were constructed. The district meets National Register Criteria C because of the concentration of the Bungalow style of architecture embodied by its distinctive characteristics including single story and a half in height, large front porches, simplistic form, functional floor plan, quality craftsmanship, and the use of natural materials. This district, originally a portion of a larger early subdivision in Bowling Green, represents a very concise example of a style of architecture in a relatively compact two-block area.

## HISTORIC CONTEXT

The City of Bowling Green was incorporated by an Act of the State Legislature in 1810, and shortly thereafter, the City experienced a period of accelerated growth largely through the efforts of improved steamboat navigation on the Barren and Green Rivers. After the Civil War, Bowling Green enjoyed its second period of prosperity marked by intense building activity and attributed primarily to the development of the L & N Railroad. After the turn of the twentieth century, Bowling Green continued its growth and Warren County continued to prosper as a rich agricultural area. This third period of growth influenced further new construction up until 1940. Utilitarian forms of commercial structures continued to evolve as building facades became more geometrical. The Arts and Crafts Movement was not only a reaction to the earlier elaborate styles but also in response to the machine aesthetic of the utilitarian and functional approaches. Proponents of this used the qualities of wood, tile, brick, and stone to create the "natural" building. In Warren County, the Bungalow seems to have been influenced by the Arts and Crafts Movement. Popular between 1900 and 1940, the Bungalow style was the first to be constructed in quantities and can be identified in virtually every area of the county.

With the Bowling Green population growing from 9,000 in 1890 to approximately 13,000 in 1925 (over a one per cent annual growth), new housing areas were developed in response to the influx of new families settling in Bowling Green. The Magnolia Street Historic District was one such subdivision developed to accommodate this growth.

The Old Warren County Fairgrounds was located on the eastern edge of the city from 1875 until about 1905 at which time the property was purchased by J.L. Jenkins at auction. Then in October, 1905, Southside Realty Company purchased the property probably for the purpose of subdividing and building

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houses. Apparently, Southside Realty had problems of some sort and began selling off lots in 1912. No building of houses occurred until 1920.

The Fairground Addition Number 1 to the City of Bowling Green was platted in six sections consisting of 145 lots sometime prior to 1912, and running from Laurel Avenue to Nutwood Street and from Broadway to Tenth Street (reference Map 1). The district contains Sections C and D of the original plat. The lots were platted at 50 to 53 feet wide by 183 feet deep along the 1000 and 1100 blocks of Magnolia Street.

Lots in two Sections C and D sold for around \$200 in 1912 and between \$300 and \$750 in the 1920's when building started. Lots were sold off individually, some to families and some to contractors. One predominate contractor, Bowling Green Home Builders, was attributed to building 15 of the 43 houses in the district. Construction started in 1920 and was completed by 1925 with the exception of one later house in 1938. Essentially the neighborhood was in place by 1925.

It is interesting to note that many of the families occupied their houses for periods of time ranging from 30 to 66 years. Eighteen of the houses in the district retained the same owners for thirty or more years. It is also interesting to note from the deeds that several carried a stipulation to "sell only to whites". Such restrictions were typically associated with property deeds in the early twentieth century subdivisions in the south. While definitely segregationist in intent, these deed restrictions were an early form of zoning control.

There are definite reasons why the Magnolia Street Historic District developed and why the preponderance of Bungalows in the area as has been discussed earlier in this section. The general growth of Bowling Green during the district's period of development and construction and the "oil boom" in 1919; and the popularization of the utilitarian and functional elements of the Arts and Crafts Movement, and the Bungalow style in particular, generally summarize the reasons.

Architecturally, the district is best characterized by a very large concentration of Bungalows (30 of the 43 total houses in the district) and contains some of the finest examples and the largest single concentration of the style anywhere in Bowling Green. The Arts and Crafts Movement and especially the Bungalow style set out a unifying theme and a set of architectural standards as a way out of the bleak landscape of artificial siding and plastic signs. These standards which have been applied to this district in determining contributing elements include single story and story and a half in height, large front porches, simplistic form, functional floor plan, quality craftsmanship, and the use of natural materials. The district is best epitomized by Gustav Stickley's writing in his Craftsman Homes 1909 edition, where he sought to tell what the style



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was all about, declaring that a Bungalow was "a house reduced to its simplistic form", one that "never fails to harmonize with its surroundings, because its low broad proportions and absolute lack of ornamentation give it a character so natural and unaffected that it seems to sing into and blend with any landscape". Stickley further lauded the type by stating that "it could be built of any local material and with the aid of such help as local workman could afford, so it is never expensive unless elaborated out of all kinship with its real character of a primitive dwelling. It is beautiful because it is planned and built to meet the simple needs in the simplest and most direct way".

The single story height is dominant in the majority of the Bungalows in the district with 19 examples indicating the true one story Bungalow form. The story and a half Bungalow represents an adaptation of the style and includes 11 examples in the district. Every house has a front porch ranging from half to full to wraparound. Two of the porches have been screened in, two have been filled in, and several had original porch supports replaced with modern wrought iron; but in all cases these alterations have not compromised the basic integrity of the house nor the district. As is very evident in the Magnolia Street Historic District, the simple and functional form of the Bungalow is quite pervasive with its surroundings. The detail work on most of the Bungalows, while still quite simple in form, but, yet functional, is represented primarily in the variety of cornice and overhang bracketing and with a variety of porch piers and columns. While these details were different from house to house evoking individuality, they still displayed the simplistic and functional form.

Wood was the dominant building material in the district, employed both structurally and decoratively, in a modest manner, and in the framing, siding, and detailing of all the houses in the district. Another of the natural materials used in the Bungalow style was brick which was predominantly used for wall treatment and structural support. Limestone was also used quite often for structural walls, but primarily for foundations.

Virtually nothing is known about the designs sources for the houses in the district. No architects are known to be associated with them, and the names of the builders are rather limited, other than Bowling Green Home Builders who built almost half of the houses. The modest character of the houses of the district suggests that most were constructed from pattern books or possibly some were "mail order houses". While not specifically documented, it is reputed that Bowling Green was a location for Sears, Roebuck and Company's prized Bungalow, the "Vallonia", an item in their catalog from 1921 through 1939.

It is impossible to draw any specific conclusions from this material except to note that detailed information on builders and their design sources in small towns like Bowling Green is almost impossible to document. The various bits

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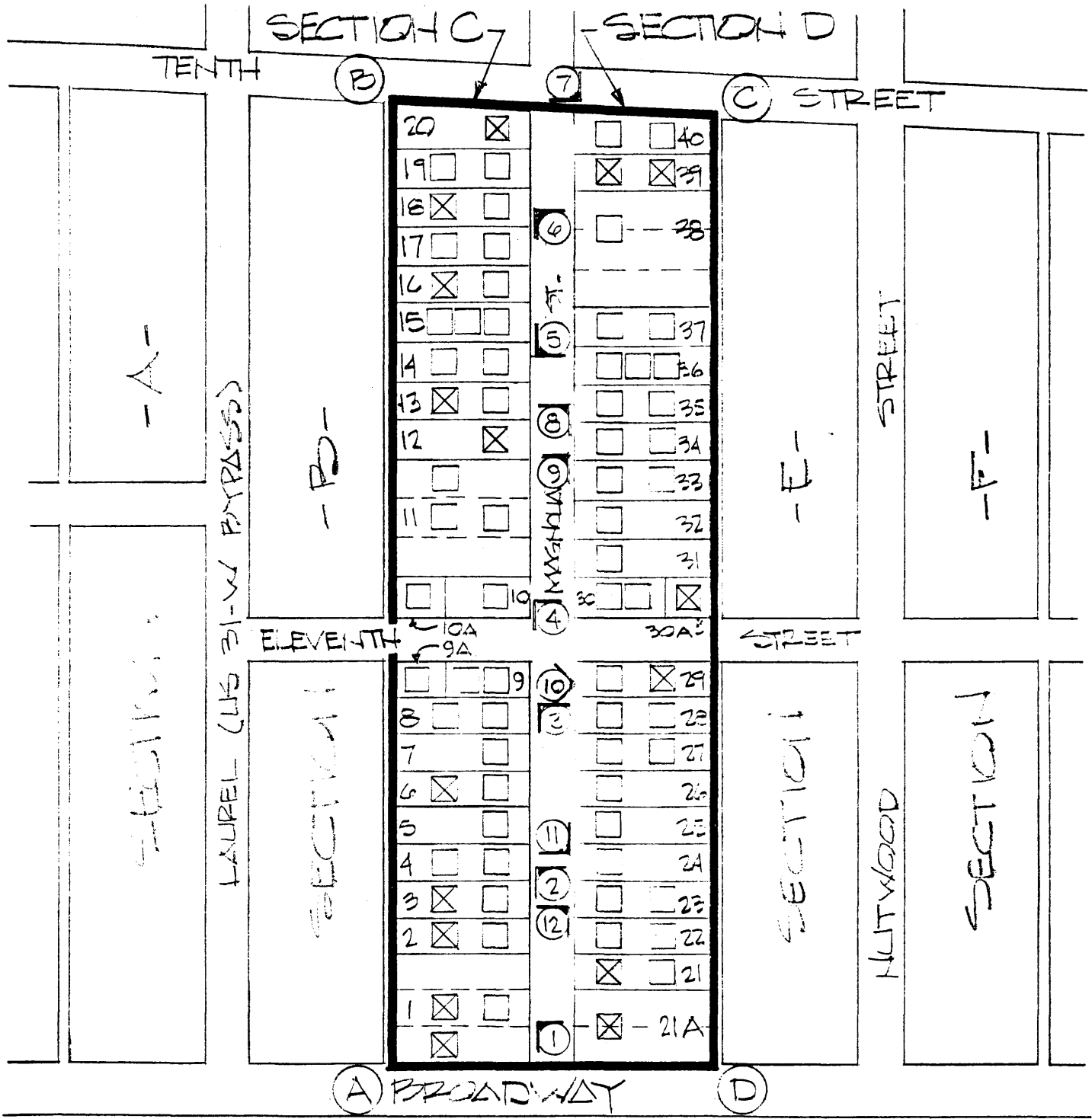
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of speculative information that were uncovered have been included here in hopes that further research can be accomplished by future architectural historians.



**LEGEND**

- HISTORIC DISTRICT BOUNDARY
- CONTRIBUTING BUILDING
- NON-CONTRIBUTING BUILDING
- 39 MAP IDENTIFICATION NUMBER
- ④ PHOTO NUMBER & DIRECTION OF VIEW

① UTM COORDINATES

MAP 1

MAGNOLIA STREET  
 HISTORIC DISTRICT  
 BOWLING GREEN - WARREN COUNTY - KENTUCKY



SCALE: 1" = 2500'

7-10-89

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Photographic Key

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Nomination Name: Magnolia Street Historic District  
Location: Bowling Green, Warren County, Kentucky  
Photographer: Richard Pfefferkorn  
Location of Negatives: Landmark Association  
Date of Photograph: July, 1989

The above information is the same for all twelve photographs submitted with the nomination. Below, the photographs are listed in order of individual numbers. Photo number, Map 1 identification number, street address and direction of view are indicated for each photograph (Reference Map 1).

<u>Photo Number</u>	<u>Description</u>
1.	#1. 1131 Magnolia Street; photographer facing north.
2.	#4. 1121 Magnolia Street; photographer facing north.
3.	#9. 1103 Magnolia Street; photographer facing north.
4.	#10. 1053 Magnolia Street; photographer facing north.
5.	#14. 1021 Magnolia Street; photographer facing west.
6.	#18. 1011 Magnolia Street; photographer facing north.
7.	#40. 1002 Magnolia Street; photographer facing south.
8.	#34. 1032 Magnolia Street; photographer facing east.
9.	#31. 1036 Magnolia Street; photographer facing south.
10.	#29. 1100 Magnolia Street; photographer facing southeast.
11.	#24. 1120 Magnolia Street; photographer facing south.
12.	#21. 1124 Magnolia Street; photographer facing east.