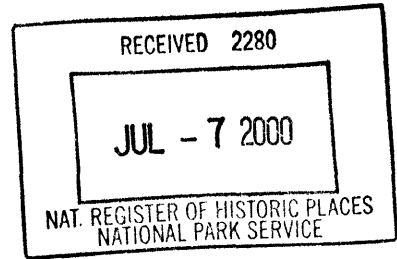


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NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property:

historic name: Irvine Historic Business District

other names/site number: ESI-3,6,8,9-39

2. Location:

street & number: See Continuation Sheet

city or town: Irvine state: Kentucky code: KY

county: Estill code: 065 zip code: 40336

vicinity: _____ not for publication: NA

3. State/Federal Agency Certification:

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (____ See continuation sheet for additional comments.)

David L. Morgan / 6-5-2000
Signature of Certifying Official Date

David L. Morgan, SHPO and Executive Director, KHC
KY Heritage Council / State Historic Preservation Office

State or Federal Agency and Bureau Date

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

Signature of Commenting or Other Official Date

State or Federal Agency and Bureau
Date

4. National Park Service Certification:

I, hereby certify that this property is:

Entered in the National Register.
____ See continuation sheet.

____ Determined eligible for the
National Register.

____ See continuation sheet.

Edson H. Beall / 8/2/00
Signature of the Keeper/Date

Irvine Historic Business District. Estill County, Kentucky

- Determined not eligible for the National Register. _____
- Removed from the National Register. _____
- Other (explain): _____

5. Classification

Ownership of Property:

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

Category of Property:

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

Number of Resources within Property:

Contributing	Noncontributing	
<u>28</u>	<u>2</u>	buildings
_____	<u>2</u>	sites
_____	_____	structures
_____	_____	objects
<u>28</u>	<u>4</u>	total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: N/A

6. Function or Use:

Historic Functions:

Current Function:

COMMERCE
GOVERNMENT/Courthouse
TRANSPORTATIOIN/Road-Related

COMMERCE
GOVERNMENT/Courthouse
TRANSPORTATIOIN/Road-Related
WORK IN PROGRESS

7. Description

Architectural Classification:

Late Victorian
Late 19th and 20th Century Revivals
Late 19th and 20th Century American Movements

Irvine Historic Business District. Estill County, Kentucky.

Materials:

foundation: Stone/Concrete

roof: Asphalt

walls: brick

Narrative Description: See Continuation pg. 7-1.

8. Statement of Significance:

Applicable National Register Criteria:

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

Criteria Considerations:

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

Irvine Historic Business District, Kentucky.

Areas of Significance:
Commerce

Period of Significance:
1915-1940

Significant Dates: 1915

Significant Person: NA

Cultural Affiliation: NA

Architect/Builder: Unknown

Narrative Statement of Significance:

See Continuation pg. 8-1.

9. Major Bibliographical References:

See Continuation pg. 9-1.

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
- Local government
- Other State agency
- University
- Federal agency
- Other

10. Geographical Data:

Acreage of Property 7

UTM References:

	Zone	Easting	Northing
1	<u>17</u>	<u>237610</u>	<u>4176620</u>
2	<u>17</u>	<u>237720</u>	<u>4176620</u>
3	<u>17</u>	<u>237740</u>	<u>4176400</u>
4	<u>17</u>	<u>237620</u>	<u>4176380</u>

Verbal Boundary Description: See Continuation pg. 10-1.

Boundary Justification: See Continuation pg. 10-1.

Irvine Historic Business District, Kentucky.

11. Form Prepared By:

name/title **Karen E. Hudson** organization **KEH Preservation Services** street & number **876 Lynn Dr**

telephone **(606) 278-3919**

city or town **Lexington** state **KY** zip code **40504**

Property Owners: **See Continuation**

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Irvine Historic Business District
Estill County, Kentucky

NARRATIVE DESCRIPTION

Irvine, the seat of Estill County, is located on the Kentucky River at the junction of KY 52 and 89. It is nestled at the base of the Cumberland Mountains. Sweet Lick Knob, Mt. Henry, Mt. Minerva and the Kentucky River form its borders. Like most Appalachian county seats, its topographic conditions required that it develop a linear plan. Thus, while the courthouse is still the center of the district, the structures are not sited in a square, like most Southern seats, but instead radiate from the courthouse in a linear fashion up and down Main Street.

The Irvine Historic Business District consists of 28 contributing and 4 noncontributing resources. Early 20th century two-story brick commercial structures are the dominant element. There are, however, 2 single-family residential buildings, a boarding house, a Masonic Hall, three hotels, a theatre, and a clothing manufacturer (today city hall but historically the home of the Carhartt clothing manufacturer). Eighty percent of the buildings are brick. Exceptions are the sandstone courthouse built in 1939, the Carhartt manufacturing building built in 1920 out of rusticated concrete blocks, and four brick commercial structures that have been covered with stone façades. The noncontributing structures include the jail and a gas station, both built after the period of significance, and two parking lots.

A brief description of each individual resource follows:

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

Irvine Historic Business District
Estill County, Kentucky

Survey#	PVA#	Name *historic	Address	Height	Exterior Material	Const. Date	Description	Contributing
ESI-3	12	*Estill County Courthouse		2	sandstone	1939		Yes
ESI-6	94	*Wallace Hotel/ Citizens Voice & Times	108 Court	3	brick	1922	hip roof with tile sheathing, portico with 4 columns	Yes
ESI-8	98	*Riverview Hotel/ Patterson Clinic		3	brick	c.1900	ITC project, decorative cornice, window hood moulds, cast iron pilasters	Yes
ESI-9	97			1	brick	1930s		Yes
ESI-10	96		101 Main	2	brick	1930s	Store front intact, tile bulkhead	Yes
ESI-11	1	Margison Chiropractor	102 Main	2	stone veneer	19210s	Brick structure with stone veneer	Yes
ESI-12	1	Mike Moreland Attorney	108 Main	2	stone veneer	1910s	Brick structure with stone veneer, decorative cornice, store front altered	Yes
ESI-13	2.01		110&112 Main	2	stone veneer	1910s		Yes
ESI-14	2	Mack Theatre	110 Main	2	brick	1930s	Art deco, marquee intact	Yes

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CONTINUATION SHEET

Section 7 Page 3

Irvine Historic Business District
Estill County, Kentucky

ESI-15	3	Perry's Auto Supply	116 Main	1	brick	1940s		Yes
ESI-16	94.01		106 Court	2	aluminum	1910s	Four square house with hip dormers	Yes
ESI-17	93		102 Court	2	asbestos shingle	1910s	T-plan with enclosed porch	Yes
ESI-18	92	76 Gas Station	184 Broadway	1	brick	non-hist.		No
ESI-19	91		132 Broadway	2	asbestos shingle		Gable-front boarding house with large shed dormers and horse-shoe entry porch	Yes
ESI-20	90	*Carhartt Manufacturer/ City Hall	142 Broadway	2	rusticated concrete block	1920	Rusticated concrete block structure with stepped rear façade, decorative cornice, transoms are painted but intact	Yes
ESI-21	12.01	Estill County Jail		1	concrete	non-hist.		No
ESI-22	14	Christian Worship Center	105 Broadway	2	brick	c. 1920	Decorative cornice	Yes
ESI-23	15	Sue's House of Flower	103 Broadway	2	brick	1910s	Store front	Yes

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CONTINUATION SHEET

Section 7 Page 4

Irvine Historic Business District
Estill County, Kentucky

ESI-24	16	*B.F. Williams Building/ Michael Dean Attorney	200 Main	3	brick	1916	Corner entrance, decorative cornice	Yes
ESI-25	17	Donna's Cafe & Estill Co. 21st	206 Main	2	brick	1910s	Decorative cornice	Yes
ESI-26	19	Witt Furniture	214 Main	3	brick	1910s	Decorative cornice, storefront altered	Yes
ESI-27	20	*Masonic Hall	216 Main	3	brick	1910s	Decorative cornice between 2 nd and third level, Mason symbol in gable, store-front intact	Yes
ESI-28	21		218 Main	1	brick	1930s		Yes
ESI-29	114	Dry Cleaners	211 Main	1	brick	1930s		Yes
ESI-30	114	Irvine Renaissance Restoration		2	brick	c.1900	Three-bay, orial windows, cast iron pilasters, ITC project	Yes
ESI-31	115	Woods Building		3	brick	1910s	Pattern brick, window hood molds	Yes
ESI-32	116	James Hotel	207 Main	2	brick	c. 1900	Hip roof, segmental arched windows, cast iron pilasters, transoms	Yes
ESI-33	117	Sherrard's Jewlery	151 Main	2	brick	1910s	Store-front altered	Yes

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 5

Irvine Historic Business District Estill County, KY

ESI-34	118	H&R Block	135 Main	2	brick	1910s	Three-bay, pattern brick, window hood molds	Yes
ESI-35	119	Estill County Farm Burea	131 Main	2	stone veneer	1910s	Brick structure covered with stone veneer, decorative cornice	Yes
ESI-36	120	*M.F. Taylor Bldg.	129 Main	2	brick	1910s	Decorative cornice, pattern brick	Yes
ESI-37	121	*Theatre/ Probation KY	125 Main	2	brick	1910s	Large segmental arch opening sympathetically enclosed, decorative cornice, window band	Yes
ESI-38	122	Vebehor Accountants	119 Main	2	brick	1910s	Arched rood line, store-front altered, pattern brick	Yes
ESI-39	123	Santa-Teresa Medical Clinic	115 Main	2	brick	1910s	Pattern brick, leaded transoms, store-front intact	Yes
	121	Parking Lot						No
	4	Parking Lot						No

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 1

Irvine Historic Business District
Estill County, Kentucky

STATEMENT OF SIGNIFICANCE

The Irvine Historic Business District is eligible for listing in the National Register of Historic Places under Criterion A, as a good example of an Appalachian county seat town reconstructed after the arrival of the railroad and coal industries.

Irvine, the seat of Estill County, was established in 1812, on land once owned by General Green Clay. By 1830 the population had risen to 91. The town was not incorporated, however, until February 24, 1849. Even after its incorporation, the population increased very slowly. In 1860 it was 234 and six decades later, in 1910, it had only risen to 272. During the single decade between 1910 and 1920, however, Irvine experienced a major population growth, from 272 to 2,705 or a 90% increase.

Irvine and Estill County Population

	1900	1910	1920	1930	1940
Estill County	11,6669	12,273	15,569	17,079	17,978
Irvine	260	272	2,705	3,640	3,631

Data from US Population Census

In order to support the influx of 2,433 people in less than ten years, Irvine's built environment was totally transformed. In 1906, E.C. Park described Irvine: "The streets of this town are wide and regularly laid out. On either side of the streets are observed a fine row of maple trees.... The streets are lighted with gasoline lamps.... Three splendid physicians practice here and two dentists.... There are in Irvine twelve stores.... (14-15)."

One of the establishments described by Park was the St. Catherine Hotel, a two-story brick structure containing forty rooms, owned by the Williams brothers. The St. Catherine Hotel was not typical, however. Historic photographs of Irvine taken during the first decade of the 20th century reveal that nearly all of the commercial structures were frame buildings.

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Section 8 Page 2

Irvine Historic Business District
Estill County, Kentucky

In 1915 the Louisville and Nashville Railroad decided to install a switching yard and round house just outside Irvine, in what is today Ravenna, for the transporting of coal from the Eastern coal fields and for the maintenance of its engines, cars and equipment. This decision accounts for Irvine's rapid growth. Between 1915 and 1920 Irvine's built environment was reconstructed to reflect its new found economic prosperity.

By 1920 nearly all of the frame commercial structures located on Main Street had been replaced by brick buildings. While, according to Parks, there were only 12 commercial buildings in Irvine in 1906, by 1920 there were: 2 hotels, 2 restaurants, 2 barber shops, 2 drug stores, a general store, 4 grocery stores, a jewelry store, a pool hall, 2 banks, a notions store, a hardware store, a theatre, a post office, a bakery, a garage, a undertaker, a printer, and an oil well supplies store, all on Main Strteet. While the streets were still unpaved, electric lights had been installed. A water facility had also been constructed. It was a gravity and direct pressure system. It consisted of two 650 pound wood gravity tanks located on the hill east of town, about 175' above Main and Cross Streets (today Broadway). It could draw 250 gallons of water from the Kentucky River every minute. By 1930, the transformation Irvine's business district had been completed. All of the business streets had been paved and only one frame commercial building remained on Main Street inside the business district.

The transformation of Irvine is not unique, in fact, it represents a pattern repeated throughout Appalachian Kentucky in response to the arrival of the railroad and coal industries. Though the mineral wealth of the Kentucky Mountains was widely known from the time of earliest settlement, it was not until about 1910, when railroads began penetrating the mountains, that any considerable development of the coal industry occurred. Topographic difficulties and the absence of rail transportation prior to that time allowed only the exploitation of the more easily accessible deposits, and even of those, in only a minor way. The development of the railroad system and coal mining are closely interrelated. Once the railroad arrived, the coal industry grew with astonishing speed. In 1910, 6,291,259 tons of coal was removed from the Eastern Kentucky coal fields, by 1920 the number had risen to 26,750,000 tons.

In 1924, when describing Appalachian Kentucky towns and cities, Davis commented that "In general, there is no definite plan which characterizes the mountain towns.... Most of them are of recent growth, many are mining centers or dependent upon mines.... (140)." He discovered that while some were mining camps, centered around the activities of a single mining company, others though dependent primarily upon coal mining for their support, developed independently of any coal mining company. He suggested

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Section 8 Page 3

Irvine Historic Business District
Estill County, Kentucky

that towns of the former type, like Irvine, were quite commonly county seats or important local centers prior to the development of the coal industry. Davis suggested that the degree of growth which the towns experienced was largely dependent upon the extent to which coal was exploited. He found that in some cases, as at Jackson and Prestonsburg, the metamorphosis of the original center was much less pronounced than in the case of such cities as Hazard and Harlan. In the latter two cases, he suggested that the alteration was so extensive that almost no traces of the original settlements remain. Davis concluded that "the rapidity of growth of population is an index of the degree to which the various towns have been affected by coal mining developments (141)." Based on Davis' findings, the rapid growth experienced at Irvine, greater than that at Harlan or Hazard, would suggest that the built environment was totally transformed after the arrival of the railroad and coal industries. In fact, a close examination of the 1920 and 1930 Sanborn Maps suggest that the transformation had already been completed by 1930. There have been few changes in Irvine since the 1930s. There are only two structures built after the period of significance, the jail and a gas station. As a result, Irvine retains the integrity needed to convey its significance.

Population Growth in Three County Seats

Name of Town	1910	1920	% Change 1910-1920
Harlan	657	2,647	75%
Hazard	537	4,348	88%
Irvine	272	2,705	90%

Data from US Population Census

In conclusion, no single factor has had a greater impact on the Appalachian Kentucky landscape than the arrival of railroads and the coal industry during the first two decades of the 20th century. The sudden increase in population and wealth brought by the industries was translated on the landscape. This was certainly the case in early county seat towns located along railways transporting the mineral out of the mountains. Davis has suggested that the rapidity of the population growth is an index of the degree of the landscape transformation. In comparison to the two cases, Harlan and Hazard, offered by Davis as examples of extreme metamorphosis, the population growth in Irvine was much more rapid. There has

been little change in the Irvine Historic Business District since the transformation that took place during
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Irvine Historic Business District
Estill County, Kentucky

the first three decades of the 20th century. As a result, Irvine is able to convey this significant era in Appalachian Kentucky History and thus is eligible for listing on the National Register of Historic Places under Criterion A.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 1

Irvine Historic Business District
Estill County, Kentucky

BIBLIOGRAPHY

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Park, E.C.

1906 Irvine and Estill County, Kentucky. Transylvania Printing Co., Lexington.

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Irvine 1920, 1923, 1930.

United States Population Census

Williams, W.T.

1955 History of Ravenna, Kentucky. Written in 1955; published in the Irvine Times, Irvine, KY, by installments from January 20, to March 2, 1956, inclusive.

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CONTINUATION SHEET

Section 10 Page 1

Irvine Historic Business District
Estill County, Kentucky

VERBAL BOUNDARY DESCRIPTION:

The national register boundary of the Irvine Historic Business District is shown on the accompanying map entitled "Boundary of Irvine Historic Business District National Register Nomination."

BOUNDARY JUSTIFICATION:

The area chosen for listing in the National Register is the area that contains historic resources associated with the period of significance and retains integrity. Thus, the area proposed for listing is the property which best conveys the significance of the Irvine Historic Business District. The boundaries chosen utilize cultural features.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Irvine Historic Business District
Estill County, Kentucky

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PHOTOGRAPHS (pg.1)

Photo 1
Karen E. Hudson
March 2000
Kentucky Heritage Council
Courthouse ESI-3

Photo 2
Karen E. Hudson
March 2000
Kentucky Heritage Council
Main Street Looking North ESI-37-30

Photo 3
Karen E. Hudson
March 2000
Kentucky Heritage Council
Courthouse ESI-3 and Wallace Hotel ESI-6

Photo 4
Karen E. Hudson
March 2000
Kentucky Heritage Council
View of mountains surrounding Irvine from Wallace Hotel ESI-6

Photo 5
Karen E. Hudson
March 2000
Kentucky Heritage Council
Williams Building ESI-24

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

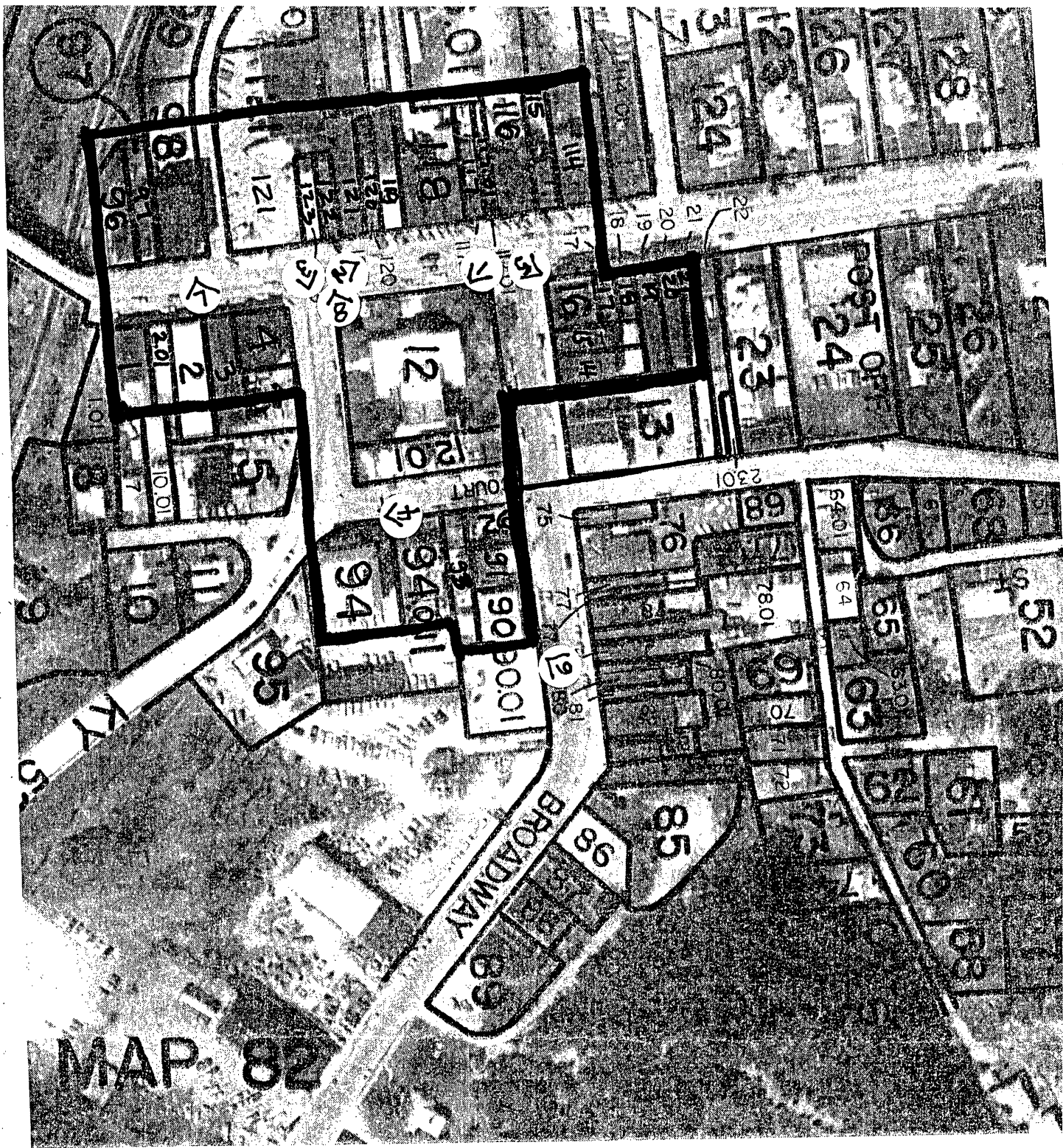
Irvine Historic Business District
Estill County, Kentucky

PHOTOGRAPHS (pg.2)

Photo 6
Karen E. Hudson
March, 2000
Kentucky Heritage Council
Carharrt Manufacturer ESI-20

Photo 7
Karen E. Hudson
March 2000
Kentucky Heritage Council
Riverview Hotel ESI-8

Photo 8
Karen E. Hudson
March 2000
Kentucky Heritage Council
ESI-39-37



Irvine Historic Business District

PVA MAP 71-1

96 = Parcel #

↑ Photo # and Direction