

# HORSE CAVE LOCAL HISTORIC DISTRICT DESIGNATION REPORT 2004

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## ACKNOWLEDGMENTS

The City of Horse Cave funded the following Horse Cave Local Historic District Designation Report. The consultant would like to thank Mayor JoAnne Smith for offering use of the City Council Chambers to conduct public meetings and City Clerk, Ann Matera for assisting in obtaining maps, tax cards, and photocopies for the project. A very special thank you goes to Main Street Manager, Sandra Wilson, who arranged all the public meetings and was instrumental in the promotion of local historic district designation. Without her foresight and continuing efforts to promote the revitalization of Horse Cave, this project would not have been possible.

Thank you Horse Cave Board of Architectural Review members for attending meetings and actively participating in the development of the Design Guidelines and Local Historic District Designation Report along with local residents and property owners. Your suggestions and recommendations have been incorporated in the following Horse Cave Local Historic District Designation Report.

Thank you Horse Cave City Council Members for reviewing, commenting, and approving the Design Guidelines and Local Historic Designation Report. Your continued support is an asset to the growth and development of Horse Cave.

## INTRODUCTION

In 2002, the City of Horse Cave requested the preparation of a Local Historic District Designation Report and Design Guidelines for the downtown Horse Cave. These two projects were developed in response to the direct appropriation of funds that the City of Horse Cave received for Façade grant projects from the Renaissance Kentucky Alliance since the City was designated a Silver Renaissance Kentucky Community in September 2000.

This Local Historic District Designation Report is a continuation of preservation-related activities that began over 25 years ago with a countywide Historic Resources Survey that was conducted by the Kentucky Heritage Council in 1977. At that time, 497 individual resources were documented on Kentucky Historic Resources Inventory forms. In 1989, the Hart County Fiscal Court and the State Historic Preservation office agreed that the "Horse Cave Commercial District" met the criteria for inclusion in the National Register of Historic Places and was eligible for the Register for section 106 purposes.

Between 1994 and 1995, another survey was conducted to update previously inventoried sites and documented an additional 375 properties. Over 1,000 properties were map coded. At that time, Horse Cave was recommended for nomination to the National Register of Historic Places. Six years later, the Horse Cave Historic District was listed in the National Register of Historic Places on August 2, 2001, funded in part by a Federal Survey and Planning grant administered by the Kentucky Heritage Council.

The citizens of Hart County and Horse Cave formed a corporation known as "Vision Horse Cave" in the spring of 1999. The Steering Committee focused on developing strategies to promote downtown revitalization and prepared and submitted a Renaissance Kentucky application in June 2000. In September 2000, Horse Cave was designated a Silver Renaissance Community.

As a direct result of the Renaissance Kentucky application, the Horse Cave Historic Preservation Ordinance, # 2000-08, was developed and formally adopted by the Horse Cave City Council on April 9, 2001. This ordinance established the Board of Architectural Review and gave them the authority to designate and protect historic preservation districts and individual landmarks. Since that time, five (5) citizens interested in historic preservation have been appointed by Mayor JoAnne Smith to serve on the Horse Cave Board of Architectural Review, hereinafter referred to as the "Board". This Board is responsible for reviewing Certificate of Appropriateness applications for projects within the proposed Local Historic District and, if desired, the Renaissance Kentucky Area. This Local Historic District Designation Report establishes the boundaries that encompass a cohesive group of historic commercial and residential buildings and sites that fall between the existing National Register Historic District boundaries and the Renaissance Kentucky Area and outlines the historical and architectural significance of the area.

According to Section 4.A.3 of Historic Preservation Ordinance # 2000-08 the Commissioners have read this report and have recommended approval of this Local Historic District to the Horse Cave City Council on \_\_\_\_\_ and the Hart County Planning Commission on \_\_\_\_\_. The Hart County Planning Commission approved the designation on \_\_\_\_\_ and the Horse Cave City Council approved the designation on \_\_\_\_\_. Each property owner was notified of the district's designation and each property was filed with the Hart County Clerk in the land records by owner's name and tax district block and lot number. A map of the district was sent to the Hart County Planning Commission for their records and will be made available to the public.

In conjunction with this Local Historic District Designation Report a companion document has been prepared for this local historic district as outlined in Section 4.A.4 of the Historic Preservation Ordinance known as "Design Guidelines for Horse Cave." These guidelines offer design alternatives for renovation and proposed new architectural design and construction in the designated local historic district and, if desired, the surrounding Renaissance Kentucky area. The purpose of these two documents to designate the local historic district by establishing the historical

background of each property and the design guidelines to suggest alternative ways to achieve respectful rehabilitation and new construction within the urban fabric in a positive manner that will promote the revitalization of downtown Horse Cave.

HORSE CAVE  
BOARD OF ARCHITECTURAL REVIEW  
2002-2003

Mrs. Katherine D. Kenny, Chair  
Mr. William W. (Bill) Laing, Vice-Chair  
Dr. Leland Clack, Secretary  
Mrs. Barbara Sturgeon  
Mr. Billy Goodman

ADVISORS

Mrs. JoAnne Smith, Mayor  
Ms. Sandra Wilson, Main Street Manager  
Mrs. Ann Matera, City Clerk

BOUNDARY DESCRIPTION

Beginning at a point in the northeast corner of the district at the intersection of Guthrie Street and Woodlawn Avenue, thence continuing southward along the east side of Guthrie Street, thence turning eastward along the northern lot line of HC-2 16-8, thence turning southward along the eastern lot line of HC-2-16-8, thence turning westward along southern lot line of HC-2-16-8, thence turning southward along the east side of Guthrie Street, thence turning eastward along the north side of lot HC-2-16-7, thence turning southward along the east side of lot HC-2-16-7 to Main Street, or State Route 218, thence turning eastward on Main Street and continuing along the south side of Main Street to the corner of Edwards Avenue, thence turning southward on Edwards Avenue, thence turning westward along the south lot line of lot HC-2 17-12, thence turning northward along the west side of lot HC-2 17-11, thence turning westward along the south side of lot HC-2 17-10, thence southward along the east side of lot HC-2 17-8, thence turning westward along the south side of lot HC-2 17-8 to Cave Street, thence turning southward and traveling along the west side of Cave Street, thence turning westward along the north side of lot HC-1 17-6, thence turning southward along the west side of HC-1 17-6, thence turning westward along the north side of lot HC-1 17-7, thence turning southward along the east side of lot HC-1 17-3 to Mary Thomas Avenue, thence turning westward along the north side of Mary Thomas Avenue to the intersection of Maple Avenue, thence turning northward on Maple Avenue and continuing along the west side Maple Avenue, thence turning westward along the south side of lot HC-1 16-3 to South Dixie Street, or U.S. 31-W, thence turning southward along the west side of U.S. 31-W to Mary Thomas Avenue, thence turning westward along the north side of Mary Thomas Street to Broadway Street, thence turning northward on Broadway Street and traveling along east side of Broadway Street to Ruth Thomas Street, thence turning eastward along the south side of Ruth Thomas Street to U.S. 31-W, thence turning northward and continue traveling along the west side of lot HC-1 15-8, thence turning eastward along the north side of lot HC-1 15-8 to U.S. 31-W, thence turning north on U.S. 31-W and continuing northward along the west side of U.S. 31-W, to the intersection of Main Street, or State Route 218, thence turning west along the north side of Main Street, thence continuing westward along Main Street to Willis Street, thence turning northward on Willis Street and traveling along the east side of Willis Street to Church Street, thence turning eastward on Church Street and continue along the south side of Church Street crossing Smith Street, thence following the north side of Lot HC-1 5-14, thence following northeastern lot line of lot HC-1 5-14 in a southeasterly direction to the CSX Railroad tracks, thence turning eastward on Woodlawn Avenue and traveling along the south side said street to the point of beginning.

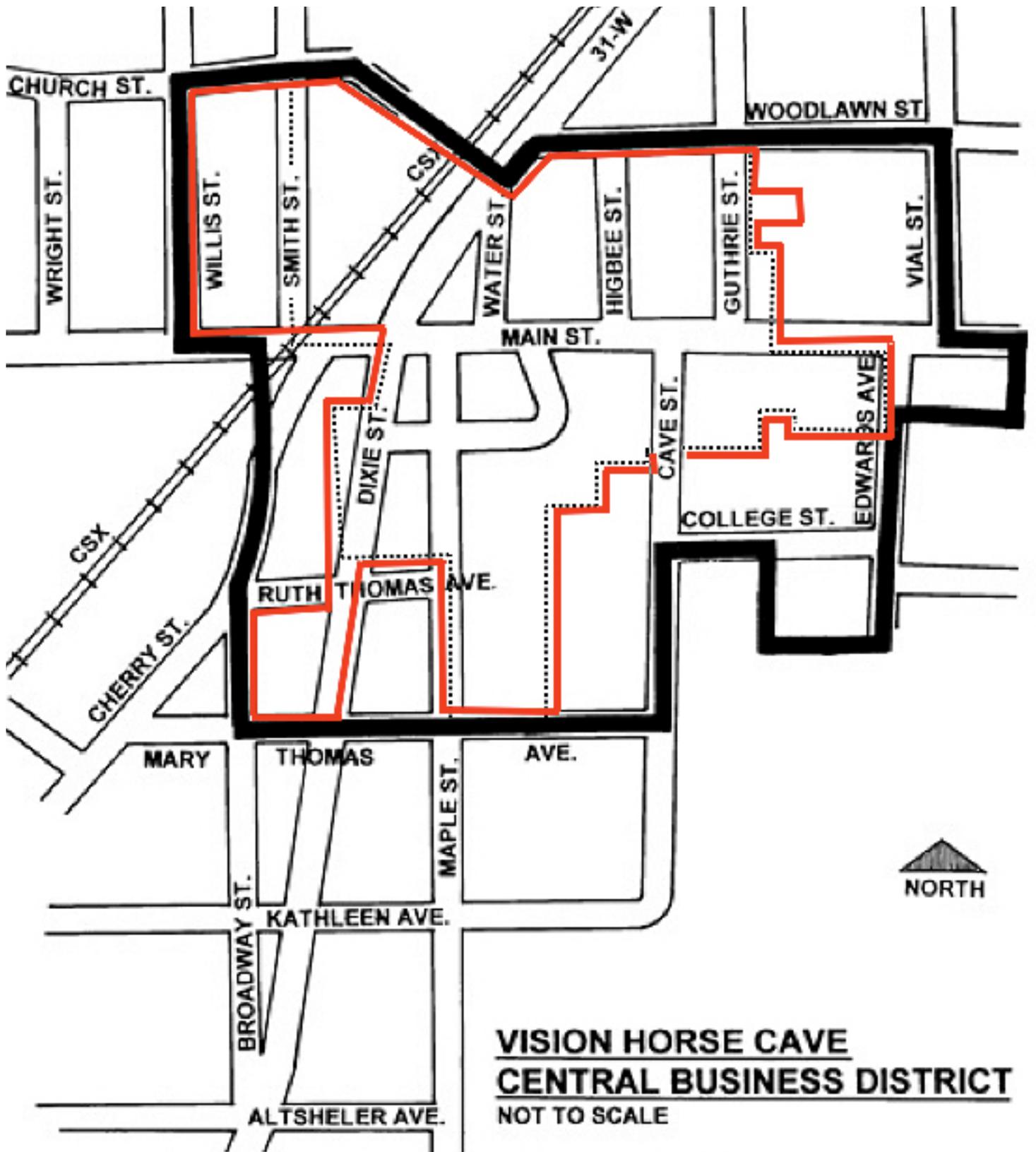
Renaissance Kentucky Area

02-08-00

LOCAL HISTORIC DISTRICT BOUNDARIES

HORSE CAVE,

KENTUCKY



- ..... National Register  
Historic District 08-02-01
- Proposed Local Historic  
District Approved 12-2-02
- Renaissance Kentucky Area

## HISTORICAL SIGNIFICANCE

The Horse Cave Local Historic District is a cohesive group of commercial and residential buildings that encompass the National Register Historic District within the Renaissance Kentucky Area. This local historic district includes not only the core buildings that were instrumental in the growth and development of Horse Cave but the continued expansion of this downtown commercial and residential area from its earliest beginning through 1960. Although the majority of the historic buildings exist today, several parcels of land contain buildings that have been altered over the years to the extent they no longer contribute as well as new construction that does not contribute to the historic district. The following historical overview will discuss the evolution and historical significance of downtown Horse Cave.

### Horse Cave Overview

Hart County, located in the south central part of the state in the Pennyroyal region, was the sixty-first county to be formed on January 28, 1819 from portions of Hardin and Barren counties. Edmonson, Grayson, Green, Larue, and Metcalfe counties border Hart County. Covering 412 square miles, the county was named Nathaniel G.T. Hart (1784-1813) a Lexington lawyer and brother-in-law of Henry Clay, who was captured and killed by Indians at the Battle of the River Raisin (Kleber, 1992: 416).

Horse Cave, the largest city in Hart County, lies at the crossroads of State Route 218 and U.S. 31-W. Historically, Main Street developed along a buffalo trace and was known as Bear Wallow Road, then U.S. 68, and now State Route 218. In the early days, merchants and farmers transported their produce to the Horse Cave Depot along this pathway. U.S. 31-W, formerly known as the old L&N turnpike, is a major north-south transportation route through Hart County. Today, the National Park Service is currently proposing this federal highway as a Heritage Corridor. Munfordville, the county seat, is located eight miles north of Horse Cave and is situated on the same heritage corridor.

A key number of events affected Horse Cave's history including the settlement of Grinstead Valley in 1794, the formation of Hart County in 1819, the Louisville and Nashville Railroad constructed through town between 1857 and 1858, the town laid out in a grid pattern in 1859, the railroad depot constructed in 1860, the town incorporated in 1864, the town renamed Caverna in 1868, the name changed back to Horse Cave ten years later, a fire in 1911, the cave named Hidden River Cave open to the public with steps and electric lights in 1916, U.S. 31-W rerouted through downtown between 1933 and 1935, the cave closed in 1943, Interstate 65 constructed nearby in 1969, Horse Cave Theatre opened in 1977, and the cave reopened in 1993.

### The Planning and Development of Horse Cave: 1800-1960

The valley was first settled in 1794 by Jesse Grinstead (Edwards, 1940: 97) and was primarily sparsely populated farmland until the 1850s when Major Albert Anderson of Barren County purchased 535 acres that is now Horse Cave and laid out the town with a one-hundred-foot linen measuring tape in 1859 (Edwards, 1940: 107). The Louisville & Nashville Rail Company began grading the track in the winter of 1857-1858 and laid ties in 1859 (Edwards, 1940: 106-110). Anderson donated the land for the L & N railroad depot in 1858 on the condition that the station would always be called Horse Cave for the largest cave in the middle of town, now known as Hidden River Cave. The post office was established on March 1, 1860 with a population of 82 (Rennick, 1987:145).

In 1864, the town was incorporated (Kleber, 1992: 442) and numerous hotels, eating houses, home, mills and general stores sprang up along this major transportation corridor. According to legend, the cave, town and railroad station were named Horse Cave because the cave's huge entrance suggested the adjective "horse" which historically referred to anything unusually large (Rennick, 1987: 145). Horse Cave grew slowly through the Civil War and mainly west of the railroad until a building boom occurred about 1868 (Edwards, 1940: 113).

During the boom, in 1869, the residents changed the name to Caverna but ten years later, the name reverted back to Horse Cave (Rennick, 1987: 144-145). By 1870, the town had swelled to 470 and its growth was a direct result from its location on the mainline of the Louisville and Nashville Railroad. Ten years later, the population was 800 with Horse Cave known as the shipping point for large quantities of tobacco, produce and livestock for an extensive section of the surrounding county. The town contained a weekly newspaper, a hotel, three flourmills, a bank, two churches and two schools. Exports consisted of primarily wheat, tobacco, livestock and fruit.

In 1886, Dr. George Alfred Thomas moved to Horse Cave to establish a dental office and bought the house next door to the cave, now known as the Dr. Thomas House (HT-86). One year later he purchased the cave from Major Albert Anderson and began developing the cave with his son Dr. H.B. Thomas. They installed a water pumping system that provided Horse Cave with drinking water. They also constructed one of Kentucky's first hydroelectric generators to power the lights in the cave and several downtown buildings.

By 1892, he put the second electric generator in a Kentucky town into operation in the cave. In 1905, Dr. H.B. Thomas assumed control of the cave upon his father's death and subsequently owned Floyd Collin's Crystal Cave and Mammoth Onyx Cave, now Kentucky Caverns. When Horse Cave was opened to the public in 1916, steps were constructed down to the cave which was renamed Hidden River Cave. In the 1920s, there were six scheduled passenger train stops in Horse Cave, three in the morning and three in the afternoon, which brought tourists to this cave destination. In the 1930s, U.S. 31-W was relocated through downtown Horse Cave parallel to the railroad and bisecting the City Park. Since that time, the city limits have expanded to include industrial property south of town.

Hidden River Cave was shown commercially until 1943 when sewage and industrial waste seriously contaminated the cave stream. The pollution, combined with the impact of low visitation during World War II, the high costs of maintaining a river cave exhibition, and adverse effects of a "cave war" era lawsuit by the L & N Railroad, led to the closing of Hidden River Cave to tours ("A Cave", 1994). In reaction to the pollution and cave closure, a domestic sewage treatment plant was constructed, however, this plant's wastewater was dumped into dry wells upstream from the cave causing an odor in the town in the 1970s. A new sewage treatment plant was constructed and in 1989, the main source of sewage was eliminated. In 1993, the American Cave and Karst Center opened and has been offering tours inside the historic Patterson Building (HT-847) and Hidden River Cave (HT-87). Since 1977, Horse Cave has become a major tourist destination because Horse Cave Theatre, offering professional plays during the summer season and the American Cave Museum, providing exhibits and tours of Hidden River Cave year round, have helped revitalize the downtown commercial district by encouraging heritage tourism and promoting the town's continued growth and development. Today, Horse Cave is the largest town in Hart County with a 1998 population of 2,800.

The Horse Cave Local Historic District is located in the Renaissance Kentucky Area that covers a portion of eighteen city blocks. Within this area is a cohesive group of commercial and residential buildings dating between 1875 and 1960 in a thirteen block area Willis Street, Smith Street, Higbee Street, Woodlawn Avenue, Guthrie Street, Water Street, Main Street (S.R. 218), US 31-W (Dixie Highway), Cave Street, and Maple Avenue.

## ARCHITECTURAL SIGNIFICANCE

The Horse Cave Local Historic District covers portions of a thirteen-block area and contains the most cohesive group of early commercial and residential buildings that formed the only town in Hart County to develop around a cave. Most of the contributing buildings are primarily one- and two-story brick commercial buildings with flat or low sloping roofs behind parapet walls on long narrow lots facing State Route 218 or East Main Street. The majority of these buildings have remained intact for over 50 years, exemplified by the fact that this cohesive collection of turn-of-the-century commercial buildings reflects elements from a variety of architectural styles.

The most common aspect in this local historic district is the abundance of character defining features that remain intact as well as original building materials such as brick, stone, concrete block and wood siding. Other building elements commonly found throughout the historic district include large storefront windows and a recessed entry on the ground floor with stone lintels and sills accentuating tall narrow windows on the upper floors. Awnings or canopies extend over the concrete sidewalks sheltering pedestrians from the elements. A flat or stepped parapet wall is often enhanced by pressed tin or modillion dotted cornices, stone caps, or corbelled brick insets.

A few buildings that deviate from the traditional commercial appearance of row buildings include two warehouses along Higbee Street (HT-738) and (HT-878), one warehouse between Higbee and Guthrie Streets (HT-742), and several wood-frame buildings that have remained intact since the mid-1800s: the Dr. Thomas House (HT-86) and Gorins Store (HT-94) and a series of residential buildings to the west of the Owens Hotel between Smith and Willis Streets. Amidst these blocks of commercial and residential buildings are three historic sites, the L&N Park (HT- 876), that was bisected in the 1930s by U.S. 31-W, the historic stone pier entrance to Hidden River Cave (HT-874), and Hidden River Cave (HT-87), situated in a deep crevasse on the south side of East Main Street. The drinking water and electricity that this cave produced coupled with the Owens Hotel (HT-93) and the Annex (HT-875), situated along the Louisville and Nashville railroad tracks which parallels U.S. 31-W, reflect the reasons why Horse Cave has continued to prosper and grow as a cave town.

This district is distinguished from other towns in Hart County by the high density of closely related commercial buildings constructed around a cave opening; town development in close proximity to three major transportation routes, State Route 218, U.S. 31-W, and the L & N railroad; materials such as brick and wood; the workmanship displayed in the details including brick corbelling and brick insets in the parapet walls as well as stone sills and lintels; their association to each other, and the feeling they convey as a cohesive unit representing the period from 1875 to 1960.

Considering the diverse architectural styles, building materials, and dates of construction within this local historic district a companion report, known as the Horse Cave Design Guidelines, have been prepared that suggest appropriate designs and materials for rehabilitation, restoration, and new construction.

## HISTORICAL AND ARCHITECTURAL DESCRIPTION

### NORTH-SOUTH STREETS

#### SMITH STREET

Map-block-lot Address Historic Name Inventory Form Number Date of Construction

401-8-2, 112 Smith Street, circa 1900. This two-story T-plan residence constructed around 1900 is currently used as rental apartments.

401-8-3, 110 Smith Street, HT-98, 1920s. This one-story wood-frame residence was built in the 1920s.

401-8-4, 108 Smith Street, circa 1900. This two-story wood-frame residence was built circa 1900.

401-8-5, 106 Smith Street, circa 1900. This one-story wood-frame residence was built circa 1900.

401-8-7, 116 Smith Street, HT-99, early-1900s. This one-story wood-frame residence was constructed in the early-1900s in the Folk Victorian style.

#### US 31-W, DIXIE HIGHWAY

401-5-14, U.S. 31-W, Owens Hotel, HT-93, 1920s. There has been a hotel on this site since the railroad was first built in 1858. This hotel replaces the one that burned in 1929. Built in 1930 with poured concrete floors and a long two-story gallery supported by square columns, the Owens Hotel was named for its owner and developer, Clarence Owens. The columns fell victim to high winds in January 1999. The brick façade that faces the railroad tracks, opposite the downtown commercial district, lost its long two-story gallery due to deterioration over time. The third floor was renovated to accommodate more rooms as indicated by the mansard roof with arched openings. Currently, plans are being developed to renovate this building into a hotel with conference rooms and a dining room using Major Revitalization funds.

401-5-14, U.S. 31-W, Owens Hotel Annex, HT-875, 1915. The Owens Hotel Annex is a deteriorated two-story brick apartment building that is connected to the Owens Hotel. The annex, built around 1915, did not burn in the fire of 1929 although it was connected to the "new" hotel by the long two-story addition that housed service areas. Decorative rectangular motifs accent the supporting brick columns that divide the front façade into two bays that were originally open porches but were later enclosed by the multi-light casement windows. Currently, this building is planned for renovation using Major Revitalization funds.

401-5-14, U.S. 31-W, Gorins Store, HT-94, 1875. To the north of the Owens Hotel is the Gorins Store, a small, one-story wood-frame, weatherboard sided commercial building was constructed in 1875. Over the years it has been used as a restaurant, general store, antique shop, and most recently, apartments. It is the oldest commercial building in downtown Horse Cave because it missed the fires of the early part of the century by virtue of its separation from those buildings that did burn. A false parapet front wall rises to a peak, accenting the central recessed entry that is highlighted with decorative wood cutouts. Plate glass store windows are now covered with siding. Sheltered and somewhat hidden behind a row of trees, this building is situated along the L&N Railroad tracks. It displays a high degree of wood detailing at the central recessed entry doors that is unparalleled in the district. Wood shelves that line the walls inside remain intact in the front portion of this building that was once occupied by the store. In later years, a one-story addition was constructed to the rear using similar wood weatherboards. Currently, this building is planned for renovation.

401-17-1, 17-1A, 17-1B, US 31-W, L&N Park, HT-876, 1800s. Historically, this park was much larger until the early-1930's when Highway 31-W was relocated from the top of Barlow Hill (West Main) and bisected this quaint central park.

402-14-13, 105 N. Dixie Street, Hartland Realty and Auction, HT-605, 1938. Filling a prominent triangular shaped site in the downtown commercial district it was constructed on land that was once a part of the City Park until the early-1930's when Highway 31-W was moved from the top of Barlow Hill (West Main) to this location. This one-story buff brick building forms the nucleus of the town and fills the northern portion of this triangular-shaped lot in the core of the downtown commercial district. This land was leased by the railroad to Clarence Owen, owner of the Owens Hotel across the railroad. He built this building that originally housed a small café. Later it served as a doctor's office. Currently occupied by a real estate office, the building has been painted to accent the simple horizontal bands that wrap around the building above the plain rectangular openings and along the roofline. Although various stores have occupied it over the years, the majority of the building remains intact.

402-14-13, 103 N. Dixie Street, Medical Supply Building, 1932. The Medical Supply Building is a one-story tan brick building that was built as the last step in the stair-step design by Clarence Owens to fill a part of the triangular-shaped lot in the core of the downtown commercial district. It was constructed on a portion of land that was City Park that was bisected by the relocation of US 31-W in the early-1930's. Although the city gained direct highway access, it lost a quaint central park. This building originally housed the Diamond (later DX) Service Station in 1932. At one time, two mature shade trees have sheltered generations of checker players who gathered behind the service station for daily play and conversation. Since that time, all of the openings have been reduced in size and have been infilled with new glass windows and wood boards to the extent that the original openings are no longer visible. Also, a heavy mansard roof surrounds the entire building, rendering the building as non-contributing. Since its life as a service station, the building has housed a tape and clothing store, a fruit stand, and now a home health service.

401-15-8, 106 US S. Dixie Highway, Old Cave Office, HT-839, 1932. This one-story stone building was constructed along this major transportation route in 1932 as a ticket office to promote area cave tours. Historically, a florist and a medical supply store previously occupied the building. Presently, a beauty salon occupies the building. The building was completely renovated the building in 2001.

401-16-3, South Dixie Highway, Stone Pier entrance to Hidden River Cave, HT-874, 1930s. These two stone piers were constructed on this site to emphasize the main entrance to Hidden River Cave from US 31-W. Although this site is no longer used as the main entrance to the cave, it is now used for a parking lot for the Horse Cave Theatre.

401-15-3, US 31-W, McCubbins Motors Building, 1930s. This one-story concrete block commercial building was constructed in the 1930s for use as an auto parts store and is currently occupied by the Hishmeh Real Estate office.

401-15-4, US 31-W, vacant lot. This parcel is a vacant lot.

401-15-5, US 31-W, Kenny's Signs, 1930s. This one-story concrete block and stucco building was constructed in the 1930s for use as a gas station. Currently a sign shop occupies the building.

402-14-12, US 31-W, W.F. Toops and Company Building, HT-82, 1911, 1924 and L.S. Cherry Building, HT-82, 1947. One of the largest brick buildings in town, the two-story portion of the building was erected in 1911 and was known as the Toops Company, later Hulen and Toops, and eventually the Midway Wholesale Company that was a wholesale grocery company serving the country for miles around. Used as an auction house in recent years, this building has a "19 W.F. Toops & Co. 11" inscribed on the frieze of the two-story portion of the building and "L.S. Cherry/-1947-" on the three-story portion. The three-story addition, built in 1947, now houses Horse Cave Theatre's scene shop. The old building is pierced by a series of single wood-frame windows on the second floor. A one-story porch,

supported by pipe columns wraps around the corner along the front façade. A classic Bull Durham Chewing Tobacco ad can be seen high on the south side of the building.

401-16-2, US 31-W, 103 S. Dixie Highway, Fisher Auto Parts, 1930s. Fischer Auto Parts has been enlarged from its original form, brick veneer now covers the exterior, window openings have been infilled and a new mansard roof with recessed windows has been added altering the building to the extent that the original structure is no longer visible. The building was originally a service station.

## WATER STREET

402-14-6, 103-105 Water Street, Russell Building, HT-83, 1911. Constructed as one large building with the corner building in 1911, this two story brick commercial building is dotted with a continuous row of modillions along the cornice that wraps around the corner visually tying it to the adjacent Pierce Building. Corbelled bricks highlight the recessed opening above each second floor window that is accented with rusticated stone lintels and sills.

402-14-7, 111-113 Water Street, The Bookstore, HT-607, 1917. This two-story orange brick building is situated in the middle of the block and is divided into three bays. Two large bays flank either side of the central narrow bay that historically provided access to the second floor office spaces. Built in 1917, it replaced an earlier building that had partially burned. Originally the building housed two businesses, a restaurant, furniture and appliance store, and a drug store. In 1960, the center steps were removed and Caverna Drugs that closed in 1994 occupied the first floor. The basement, once occupied by a barbershop, extends under the sidewalk and was visible through glass blocks. The entrance to the underground shop was to the right side of the front of the building. In 1994, a rear access stairway opened up the second floor and the building was converted into a bookstore with a café.

402-14-8, 115 Water Street, Smith Apartments, HT-606, 1923. This building that now houses Smith Apartments was built as the Strand Theatre and Masonic Lodge in 1923. Prior to that time, the Freeman and Webb Livery Stable was demolished to make room for the movie theatre. The small windows on the second floor housed the balcony and projection room. The three tall windows on the top floor became the location of the Bearwallow Masonic Lodge. Many movies were enhanced on lodge nights by the tramping sounds of initiation. With the advent of the drive-in theatre and television, the Strand closed in the 1950's and the building was converted to offices for doctors and lawyers. In recent years, the building has been renovated with offices on the first floor and apartments on the upper two floors.

402-14-9, 117 Water Street, U.S. Post Office, 1960. This one-story brick building was built in 1960 to house Horse Cave's United States Post Office that remains open today.

402-14-10, US 31-W, 119 Water Street, Houchens Building, 1950. Originally constructed as a small downtown grocery store in the 1950s, this one-story brick building has been altered on the front facade and is currently a gift shop.

## HIGBEE STREET

402-14-1, Higbee Street, Midway Storage, HT-738, 1923. This wood-frame and metal storage building was constructed in 1923.

402-14-15, Higbee Street, Midway Storage, HT-878, 1952. This wood-frame and metal storage building was constructed in 1952.

402-14-16, Higbee Street, HT-877, 1932. This small one-story brick building is a rear addition to Superior Cleaners (HT-90) at 112 E. Main Street that was constructed in 1920.

#### GUTHRIE STREET

402-15-2, 106 Guthrie Street, Payton Building, HT-880, 1952. A dentist office occupies this two-story brick building with an apartment on the second floor.

402-15-3, Guthrie Street, Bale Service Center Warehouse and Shop, HT-742, 1923. This one-story brick building was once a stable for horseless carriages and a fire department. Today, it serves as a warehouse, shop and service center for Bale Oil Company on 225 Main Street.

402-16-8, 105 Guthrie Street, Horse Cave Christian Church, HT-125, 1895. This Gothic Revival style church was built in 1895 on land donated by Marietta Mustain Waters in 1885. Reflecting the Gothic Revival style it has tall, narrow, pointed arched windows, outlined with small squares of stained glass. The tall side tower is crowned with a battlement of crenellations to represent merlons and embrasures in fortifications. This is the mother church for two congregations in Horse Cave: the Christian Church that occupies it now and the Horse Cave Church of Christ that broke from the ranks in the 1940s and formed a new congregation.

#### WILLIS STREET

401-8-1, 109 Willis Street, circa 1980s. This one-story residence was constructed circa 1980.

## EAST-WEST STREETS

### WOODLAWN AVENUE

Map-block-lot Address Historic Name Inventory Form Number Date of Construction

402-15-1, 121 Woodlawn Avenue, Horse Cave City Hall, Public Library, and Fire Department, HT-879, 1952. Built in three parts in 1952, the central two-story brick building houses the Horse Cave City Hall and exercise area on the second floor for the City Policemen who also occupy the building. The second floor was originally the city courtroom, a youth center, and meeting area. Attached to the building on the south is a one-story brick addition that contains the Horse Cave Public Library and to the north is a one-story brick building that houses the City's Police Department and Council Chambers.

### S.R. 218, MAIN STREET

401-8-7, 102 W. Main Street, Garvin House, HT-97, circa 1900. This one-and-a-half story wood-frame residence was built circa-1900 in the Folk Victorian style. Historically, a doctor's office was located in this residence.

401-16-1, 101 E. Main Street, Telephone Exchange, HT-846, 1905. The Telephone Exchange Building is a one-and-a-half-story brick T-plan bungalow with a hipped metal roof. Located on a prominent corner of the historic district, it is an excellent example of a building that has retained all of its character-defining features and has been well maintained over the years.

401-17-1, 103 E. Main Street, Poynter Building, HT-84, 1911. Situated on the corner of Main Street, this two-story brick commercial building was constructed in 1911 and held various dry goods stores, including Marcum and Woodward and the K&H Department Store. Consisting of two separate buildings that are tied together by a single cornice, it is divided into two bays.

Rusticated stone lintels and continuous smooth stone sills accent the second floor windows. A steel beam, dotted with rosettes spans across the first floor store fronts above the large plate glass windows. In the 1980s, these buildings were renovated to accommodate the Horse Cave Theatre. The Poynter Building has retained the large storefront windows, recessed entries, transom lights, stone lintels and sills at the second floor windows along the front facade that faces East Main Street. The rear of the building has been slightly modified with a new window and two sets of doors to accommodate the backstage area and rehearsal and office space for Horse Cave Theatre and provide actors access the theatre.

401-17-2, E. Main Street, H.B. Thomas Opera House, HT-85, 1911. Dr. George A. Thomas had an old theatre and mercantile building on this site before his son, Dr. Harry B. Thomas, rebuilt it in 1911. The vaudeville theatre is located on the second floor with a commercial space on the first floor. An inscription in the frieze notes the builder and date of construction: "H.B.T./ 1911." The Horse Cave Theatre now occupies this building and the historic vaudeville theatre is still visible on the second floor. An old theatre and mercantile building, pictured above, was on this site and burned in 1911. Dr. Harry B. Thomas rebuilt again locating the Thomas Opera House in the front right corner of the second floor and his dental office in the projecting brick bay so he could see everything that went on in downtown Horse Cave as he worked on patients. Two stores, most recently Stevenson's Variety Store and Talley's Market occupied the downstairs, see adjacent frame. In 1977 the building was renovated to house Horse Cave Theatre with a tobacco barn entrance at the rear and rough lumber covering the original storefront openings. Later, when the Poynter building next door was renovated for theatre backstage space, the black and white fiberglass was added on the front facade.

401-17-3, E. Main Street, Dr. Thomas House, HT-86, 1860. W.M. Wilson bought the land in 1859 and built this two-story wood-frame house soon thereafter. The house was remodeled between 1887 and 1888 by Dr. George A. Thomas and was enhanced by distinctive dormers in a pressed tin shingle roof. A corner tower has decorative woodwork and the interior central stair, fireplaces and corner cupboard remain intact. Harry B. Thomas remodeled the house in 1908. Currently the City of Horse Cave owns the house and exterior renovation work has been funded in part by a state grant administered by the Kentucky Heritage Council.

401-17-3, E. Main Street, Wall of old Cave Office, HT-87A, 1941. A portion of the back wall of the Cave Office for Hidden River Cave remains visible on Main Street. This crenellated stone wall is the only remnant of the small stone building, irregularly shaped to fit the site between the cliff and the street and the driveway. Behind the building is the remnant of the standpipe from the first town water system, established in 1889. When the blue limestone walls began to crumble, the previous owner demolished all but this remnant of the old Cave office.

401-17-3, E. Main Street, Hidden River Cave, HT-87, 1800s. Dr. George A. Thomas bought the Horse Cave cave from Major Albert Anderson in 1888 and installed the first successful water system for the town within a year, pumping water up from the cave. In 1892, Dr. Thomas installed an electric generator that supplied the town with electricity, making Horse Cave the second town in the state, after Louisville, so served. In 1916, a series of stone steps were constructed to provide access to the cave. In a local contest the name Hidden River Cave was elected. The cave was closed in 1944 due to water pollution and reopened in 1993.

401-17-4, 119-123 E. Main Street, Patterson Building, HT-847, 1931. The Patterson Building has maintained its historic character-defining features along the front and side facades, however, in modifying this building to office space on the second floor, a large wall of glass windows has been installed on the rear facade allow a high degree of visibility to view the visitors enjoying Hidden River Cave. An elevator tower has been added to the side near the rear to provide handicap accessibility to all levels of the museum and the cave. This addition was constructed in scale with the Patterson Building and used similar colored brick; therefore, this addition does not compromise the overall integrity of the historic building. This building houses displays of the cave and karst region and is the main entrance to the American Cave Museum.

401-17-4, 129 E. Main Street, Austin Building, HT-848, 1930s. This two-and-a-half story buff brick building is divided into two bays with small arched windows accenting the upper story. Deteriorated single paned wood windows need to be repaired and broken glass in the transom windows needs to be replaced. This building is part of the American Cave Museum and is currently being renovated.

401-17-5, 131 E. Main Street, First National Bank Building, HT-92, 1910. The First National Bank was established in 1905 and constructed this large building for their offices in 1910. In 1926, the bank closed. The sidewalls are red brick while the front wall is buff brick with stone trim. A diagonal entry addresses the corner while the main facade is distinguished with an arched entrance. Small gothic windows appear over the second floor windows. A triangular shaped pediment accents the first floor window in the angled wall. Above the second floor window a rectangular stone plaque notes "Bank Established 1905". The front façade is distinguished by a large rusticated stone arched entrance with the date "1910" inscribed. Tall, narrow gothic windows with pointed arches appear over the second floor windows. The building has housed restaurants, doctor's offices, the Hart County Herald offices, the American Cave Conservation Association offices, and is now the education center for the American Cave Museum. The building stretches back along Cave Street where two large business areas once housed the Horse Cave Library and other offices. Upstairs has been home to Horse Cave High School, apartments and the offices of Horse Cave Theatre.

402-17-7, 135 E. Main Street, Western Auto Building; Veach Building, HT-849, 1923. This two-story concrete block building, marked by the Western Auto sign above, is divided into three bays with a narrow central entry flanked by entries to stores on both sides. Black carerra glass surrounds the large storefront windows. Apartments occupy the

second floor. The first floor was once the home of the Horse Cave Post Office, Kentucky Utilities and Western Auto.

402-17-8, 139 E. Main Street, Branstetter Hardware, HT-850, 1920s. Built in the 1920's, this one-story red brick building occupies almost an entire block. It is divided into three bays with a central bay and two smaller flanking bays. A rectangular design of white bricks highlights each parapet wall. White brick pilasters separate each storefront window into individual bays with a red brick bulkhead below and divided transom lights above. The large central section was Dee and Jay Motor Company, and then was transformed into Branstetter Hardware and Collins Hardware. The right smaller store is now a barbershop.

402-17-9, 141 E. Main Street, Kane Building, HT-873, 1920s. This one-story brick building was constructed in the 1920s is grouped with the Branstetter Building, above, by its rectangular design of white bricks above the entrance. It houses Branstetter Pharmacy but originally held the Service Restaurant, the Horse Cave Library and Kane Shoe Repair.

402-17-10, 201 E. Main Street, Pioneer Bank, 1960. This two-story brick and glass building was built in 1960 as a bank and continues to serve the surrounding community.

402-17-11, 203 E. Main Street, Towns Hotel, HT-124, 1923. Pappy Joe Martin, then Elizabeth Ann Towns, operated this two-story wood-frame building as a hotel in downtown Horse Cave in 1923. The tall, narrow windows are accented with shutters; the ones on the main façade have double round-headed top sashes. The roof is side-gabled and there is a side addition and a projecting one-story porch. Entrance was originally directly from the street in the center. That became too inconvenient to pedestrians and the entrance to the porch was changed to the side. The rear wing is also two-story.

402-17-12, 207 E. Main Street, Professional Arts Building; Ocean Breeze, HT-851, 1922. "Refreshing as an Ocean Breeze" was just one of the mottoes of Dr. W.A. McGuire's light, carbonated drink bottled here briefly in the 1920s. McGuire's friend and partner Charlie Branstetter built this two-story brick building to house the bottling works. For those who could remember having tasted Ocean Breeze, it was a delicious lemony drink, not unlike Sprite or Fresca. Tradition has it that the drink might have found a wider audience had not 7-UP come on the scene just as Dr. McGuire was ready to market Ocean Breeze nationally. Currently the building houses lawyers' and doctors' offices.

402-17-13, 209 E. Main Street, Rose Building, 1960. This one-story concrete block and brick veneer building was built between two taller buildings on either side and is occupied by a local poolroom and restaurant.

402-17-14, 211 E. Main Street, Martin Auction and Real Estate, HT-852, 1950. This two-story concrete block and brick veneer building was a locker plant and grocery store. Currently, a real estate office and apartments occupy the building.

402-17-15, 217 E. Main Street, Branstetter Apartments, HT-853, 1923. The Branstetter Apartment building is located on the eastern corner of the historic district. This two-story brick building was constructed in the 1920s as a garage. Since that time, several openings on the east side of the building have been infilled with brick that is slightly recessed in the opening. This detail allows the original opening to remain visible. Second floor window openings remain intact with stone sills. A small one-story addition has been constructed to the rear using similarly colored brick. The first-floor front facade has been slightly altered with the installation of wood paneling over the original wall with a small mansard roof within the recessed opening to signify its new use for worship services. Although these modifications have altered the exterior appearance, they can be removed and the original facade restored.

402-16-7, 200 E. Main Street, Louisville Store Building, HT-866, 1890. This two-story concrete block and brick building was constructed on this site in 1890. At one time this building housed Skaggs and Carver and a series of mercantile stores. Currently the building is vacant.

402-15-4, E. Main Street, Branstetter Furniture Building, HT-867, 1911. The building on the corner of Main and Guthrie Streets, also owned by Bale Oil Co., was built in 1911 for the Hart County Herald when Harry Hansbrough came to town to establish that newspaper. Originally the front of the building was divided into four identical bays, two each flanking the entrances to the businesses. The Herald occupied the business space to the west; a poolroom occupied the corner space. The upstairs rooms, entered by a separate entrance between the two businesses, were rented and later used for newspaper storage. When the newspaper moved out and the poolroom closed, the building was renovated to its present status for Branstetter Furniture.

402-15-5, 225 E. Main Street, Bale Oil Company, HT-868, 1920s. This one-story brick veneer building is a show room and sales for Bale Oil Company's auto supplies. It was originally a garage and service center and later a hardware store.

402-15-6A, 225 E. Main Street, Bale Oil Company, HT-869, 1920s. This two-story section of Bale Oil has been used as a grocery store and dry goods store. The last time the Midway Café was sold, this section of the building sold separately and was purchased by Bale Oil to be opened up for showroom space and offices.

402-15-6, E. Main Street, Midway Café, HT-870, 1930s. The Midway Café was built as a café in this two-story brick commercial building in the 1930's. It has large storefront windows, original transom lights and wood bulkheads that remain intact, as well as a recessed entry and side entry, a horizontal canopy and multi-light metal casement windows on the second floor. Rooms were rented on the second floor.

402-15-7, 120 E. Main Street, Houk Insurance Agency, Inc., HT-871, 1920s. This one-story brick building housed a liquor store until 1942. When local option decreed Hart County as a dry county, it became Withers, Chaney and Green Insurance Agency that evolved into Houk Insurance Agency. The building was renovated in 1970 and now houses a beauty shop.

402-15-8, E. Main Street, Farmers Deposit Bank; Horse Cave State Bank Building, HT-91, 1920s. This two-story brick building, situated on a corner in the downtown commercial district, was built for Farmers Deposit Bank in the early 1920's and closed in 1926. Horse Cave State Bank then purchased the building and in 1937 enclosed the corner entry and covered the front facade with cut stone engraved with Art Deco motifs. The entrance was moved to the far right of the building on Main Street with two large plate glass windows. Later when the bank moved and the building housed Russell's Dress Shop then Four Seasons Dress Shop, the central entrance with two glass display windows was constructed. The central projecting bay is raised slightly above the side bays and forms a stepped parapet wall with the date inscribed in the center of a round modillion. Horse Cave State Bank is carved in the stone panels above the second floor window. Note the fluting above and below the windows and flanking the central window, the stone keystones on the side windows and the carved panel with quarter sunbursts. Currently the building is owned by Horse Cave Theatre and will be renovated into office space. The second floor has housed offices and apartments. During the 1960s, the bank vacated the building and assumed new headquarters across the street and eventually into their present building in downtown Horse Cave. A dress shop occupied the old bank building and in the 1970s, the front facade was altered with a central recessed entry and large storefront windows that remain visible today.

402-14-2, E. Main Street, Dorsey Drug Building, HT-90, 1920. A decorative pressed metal cornice highlights this two-story brick building. A series of brick arched vent opening with iron grille work appears above the second floor windows that are framed by rusticated stone lintels and smooth stone sills. A horizontal metal canopy spans across the front façade above the large plate glass storefront windows. A steel I-beam with a rosette that is visible on the corner

is visually supported by two cast iron pilasters with decorative capitols. In past years, this was the home of the Dorsey Drug Company and the Ben Franklin Store, hosting two separate storefronts until the Ben Franklin Store took over the entire building in the late-1960s and created the modern storefront. The second floor has housed offices and apartments.

402-14-3, 112 E. Main Street, Superior Cleaners, HT-90, 1920. This one-story brick commercial building has a rusticated stone band that spans along the top of the brick parapet wall that is enhanced with two semi-circular brick arched vents infilled with decorative iron grilles. A steel I-beam supports the suspended metal canopy between the transom and the storefront windows, divided by a recessed central entry. It echoes the corner building.

402-14-4, 108 E. Main Street, Neville Building, HT-88, 1900. Physically connected to the Dollar General Store building next door, modillions dot the continuous eave. The upper floor windows are enclosed, however, they still reveal rusticated stone lintels and smooth stone sills. A continuous horizontal metal canopy stretches across the first floor above the storefront windows to shelter pedestrians from the elements. The slanted display windows housed the Neville Jewelry Store for more than 50 years.

402-14-4, 110 E. Main Street, Dollar General Store, HT-89, 1900s. Modillions dot the eave of this narrow two-story brick commercial building. The corbelled brick openings framing the second floor windows match with the corner Pierce Building. Although the upper floor windows have been enclosed, they have rusticated stone lintels and smooth stone sills. A continuous horizontal metal canopy stretches across the first floor above the storefront windows to shelter pedestrians from the elements.

402-14-5, 101 Main Street, Pierce Building, HT-83, 1911. Known during the past 50 years as Pierce's Market then Village Corner Dress Shop, this corner building was built as part of the department store building next door on Water Street. Rusticated stone pilasters accent the entry that addresses the street corner with a stone plaque noting the date of construction as 1911. Similar stone lintels and sills accent the second floor windows that are recessed in the brick wall corbelled bricks above. Modillions dot the cornice line and wrap around the corner visually tying the two buildings together. The building's old tower fell victim to the fires that ravaged the downtown business block prior to 1911.

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