United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

Historic name: _____Beattyville Historic District_____

Other names/site number: _____See inventory for site numbers_____

Name of related multiple property listing**:** _____N/A_____

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2. Location

Street & number: __Main Street, HWY 11, Locust St, Center St, River Drive, Lumber Street,

Madison Street, Railroad Street, Elm Street, Walnut Street, Bradford Street_____

City or town: ___Beattyville_____ State: ___Kentucky_____ County: ___Lee County_

Not For Publication: [N/A]   Vicinity: [N/A]

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3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ 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 __X___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following
level(s) of significance:

   ___**national**   ___**statewide**   __**X_local**

Applicable National Register Criteria:

  _**X**__**A**   ___**B**   ___**C**   ___**D**   \

_____

Signature of certifying official/Title: **Craig Potts/SHPO**   Date

   ___**Kentucky Heritage Council/State Historic Preservation Office**_____

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

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Title :   **State or Federal agency/bureau or Tribal Government**

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4. National Park Service Certification

I hereby certify that this property is:

__ entered in the National Register

__ determined eligible for the National Register

__ determined not eligible for the National Register

__ removed from the National Register

__ other (explain:) _____

_____

     Signature of the Keeper   Date of Action

_____

5. Classification

Ownership of Property

Private:	X
Public – Local	X
Public – State	
Public – Federal	

Category of Property

Building(s)	
District	X
Site	
Structure	
Object	

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Number of Resources within Property

Contributing	Noncontributing	
37	10	buildings
	6	sites
		structures
		objects
37	16	Total

Number of contributing resources previously listed in the National Register ____0_____

6. Function or Use

Historic Functions

Commerce/Trade/specialty store_____
Commerce/Trade/financial institution_____
Commerce/Trade/professional___
Commerce/department store
Commerce/grocery
Entertainment/movie theatre
Social/Civic
Government/public works_____
Government/school_____
Religion/Religious facility_____
Transportation/Railroad_____

Current Functions

Commerce/Trade/specialty store_____
Commerce/Trade/financial institution_____
Commerce/Trade/professional___
Commerce/department store
Commerce/grocery
Entertainment/movie theatre
Social/Civic
Government/public works_____
Government/school_____
Religion/Religious facility_____
Transportation/Railroad_

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7. Description

Architectural Classification

__Late Victorian/Residential _____

Vernacular Commercial _____

__Moderne Commercial_____

___WPA Style_____

Materials:

STONE/sandstone
BRICK
CONCRETE

Walls

STONE/sandstone
BRICK
CONCRETE WOOD/weatherboard
CERAMIC TILE
GLASS
SYNTHETICS/vinyl

Roof

ASPHALT
METAL

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Narrative Description

Summary Paragraph

The Beattyville Historic District is located in downtown Beattyville, the seat of Lee County, Kentucky. The historic district is contained to the south by the Kentucky River, which flows to the northwest, and to the north by the historic L&N railroad. Beattyville sits in a valley where the North Fork and South Fork of the Kentucky River come together to create the river's head waters. Beattyville's relatively level land encouraged construction of a town at this location, however, layers of silt deposited by frequent flooding of the Kentucky River, left sandy soil beneath the foundations of most of the buildings and presented challenges to the long-term survival of buildings in the district. The district consists of the range of public and commercial resources that are typically found in small county seat towns in eastern Kentucky: commercial, government, civic, office, medical, religious, and residential buildings. The Period of Significance opens in 1890, the time in which Beattyville became the primary community in Lee County, the 1920s, and continues until the close of the historic era, the late 1970s, though there are a few resources in the district that date from as early as the late nineteenth century. Beattyville Historic District presents a viable picture of one community's thriving oil, timber, and coal mining era, and its ascent to become the county's premier town. The area proposed for National Register listing includes approximately 2.54 square miles and incudes 53 listings, 37 contributing buildings, 10 noncontributing buildings. There are also 6 listings that are a combination of noncontributing parking lots, and vacant lot that have small storage sheds. The district's identity and significance is interpreted through the historical context, which examines Lee County's community development 1890-1974. Natural resource extraction benefited the district during the Period of Significance, just as its decline has had impacts on the local landscape.
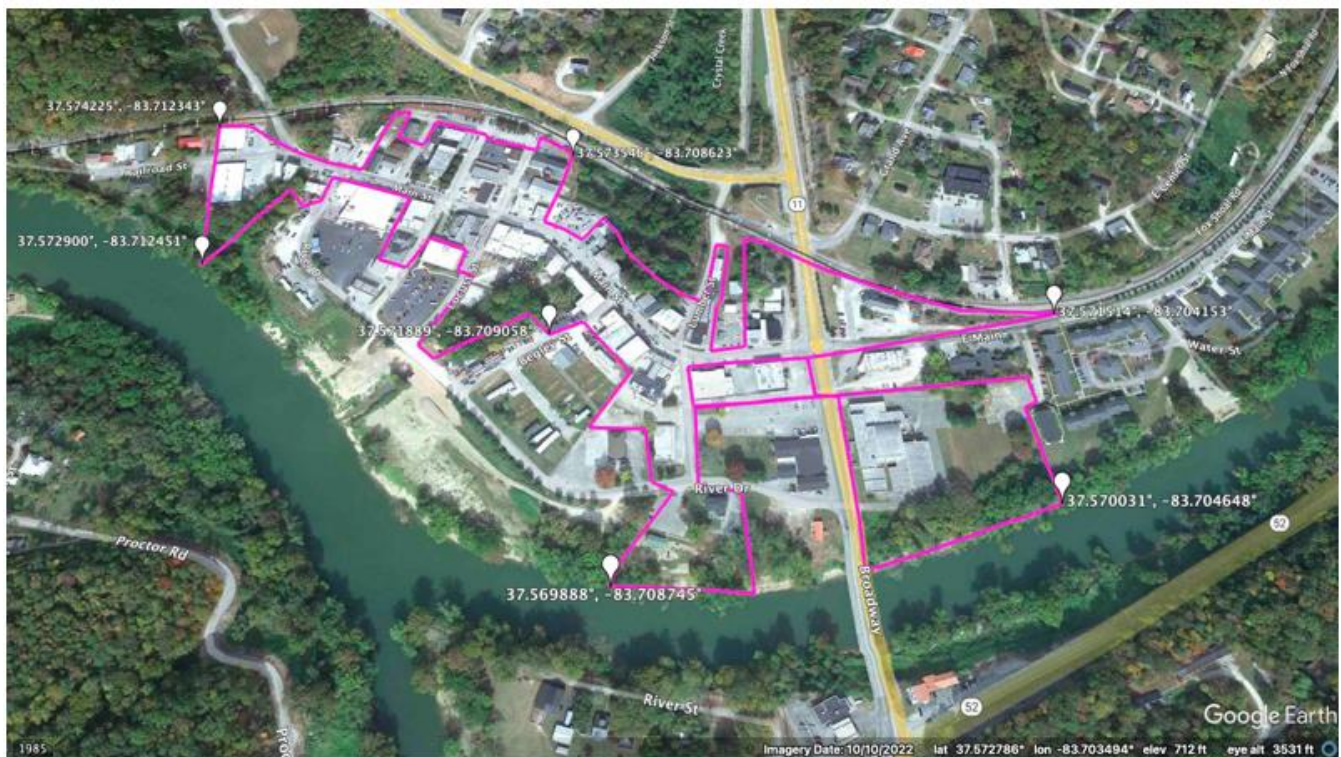
Map of Beattyville Historic District

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Beattyville Historic District
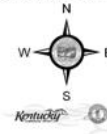Name of Resource

Lee County, Kentucky
County and State

Elizabeth Roach, PVA
256 Main Street
Courthouse, Room 10
P.O. Box 1008
Beattyville, KY 41311
606-464-4105

Lee County
Property Valuation Administration

Maps to be used for identification only
NOT for conveyance

Print Date: January 8, 2024
Aerial Date: Summer 2016

1 inch = 275 feet
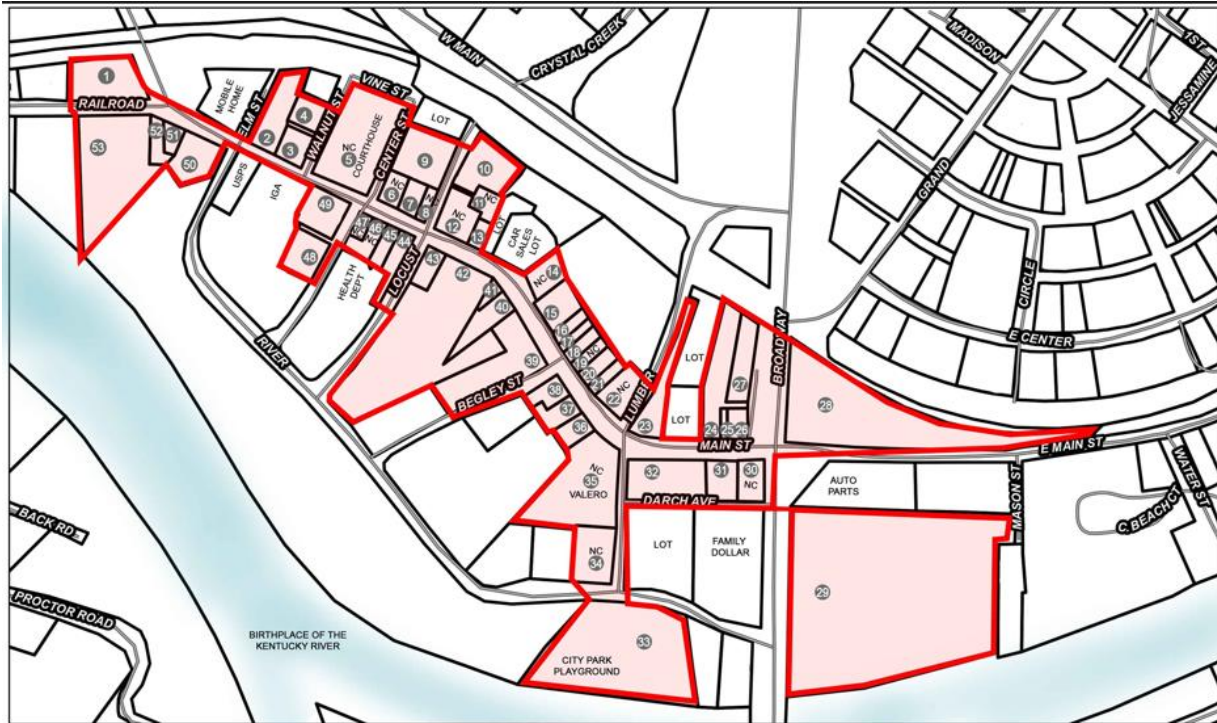
0 90 180 270 360 450 540 630 720 Feet

General Character of Beattyville's Topography and Geology

With a population of 2,054 in 2021 (https://www.city-data.com/city/Beattyville-Kentucky.html), Beattyville is the center piece of a mountainous, timber covered county with dramatic cliffs, abundant wildlife and miles of country roads and waterways. The Beattyville Downtown District intersects with KY Highway 11 and is located 20 miles south of the Mountain Parkway and the Slade area of Eastern Kentucky. This is also the location of the tourist populated Red River Gorge Geographic Area and highly trafficked Natural Bridge State Resort Park. Using the Mountain Parkway as the artery highway, Lexington is located 75 miles to the west. Louisville, 146 miles to the west, and Cincinnati, 150 miles to the north.

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Map from www.thinkkentucky.com.
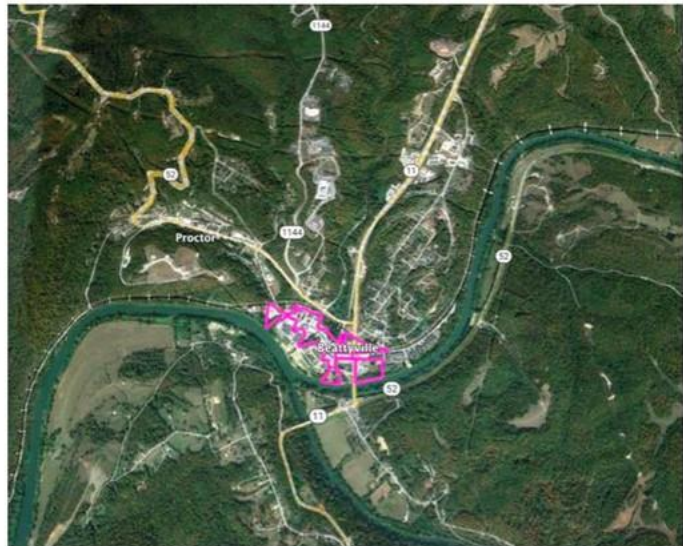
Google Earth map showing Beattyville along the Kentucky River.

General Character of the Historic District

The physical character of Beattyville, from the late-nineteenth century until the opening of the historic period in 1925, is discussed in the Statement of Significance. Downtown Beattyville was not laid out in a typical grid pattern with a courthouse surrounded by commercial buildings. It was instead laid out in a linear pattern along a relatively narrow bench of land that is a river flood plain. Downtown was platted on the margin of level topography between the Kentucky River bank to the south and steep hillsides to the north. A mixture of commercial, residential, school, government buildings were constructed on the most solid land that could be found on the bench above the Kentucky River. Some of the town's residential buildings were once within the boundary that defines the historic district; today, Beattyville's residences are outside the historic district, situated on the five hillsides that surround downtown: Happy Top, Gourley Heights, Fairground Ridge, Town Hill, and Proctor Hill.

The district's land was originally divided into large town blocks that flanked each side of Main Street, and were intersected by streets crossing Main Street. Many of the original blocks were each owned by individual party, and that owner erected multiple features on the block. The process of subdividing larger parcels into two or more parcels continued throughout the historic period, such that the arrangement of lots on any block occur without a discernible pattern. Today the blocks have been subdivided into several lots within blocks, and for the most part, one building occupies one lot. The lots throughout the historic district are mostly rectangular, but show little uniformity in area.

The district's aesthetic appearance is pleasing in an informal way. The rhythm of the lots does not suggest the town's growth from a single vision of a city planner, nor do individual buildings indicate the formal influence of architects. The overall effect is one of competent construction by builders rather than designers, where function is more important than form. This character of the district expresses a culture which finds comfort within rugged circumstances. The non-academic nature of the Beattyville Historic District's design connects with Lee County's historic past. Lee County was created in 1870 from parts of four adjacent counties. Each of those parts were remote from their parent county and from the cultural affairs closer to each one's respective county seat. In its first 50-60 years, life for the people who were united into one political unit out of these orphaned parts of four counties, seems to be one of

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disparate communities without a singular county identity. The architecture in this district, however, which began to appear in the mid-1920s, seems a product of a Lee County that has realized itself. The buildings erected after the opening of the Period of Significance appear to be products of a culture at home with the diversity that comprises its local identity. Beattyville seems not a town whose commercial district seeks to mimic the architecture or cityscapes found in larger urban areas.

The construction throughout the district is mostly masonry. A distinctive quality in the materials of the historic district is the common use of yellow brick in several buildings along Main Street. This material was a signature of the designer-builder Clark Congelton. This construction material is recognizable in its slightly larger size than normal brick, with a smooth face texture. Properties #9 (Newnam Funeral Home) and #31 (former KY Food Store) are two buildings using this material. This yellow smooth brick was generally only used on the sides and back of the buildings; the properties with these yellow bricks on the side normally employed porous yellow bricks on their front façade. Talking with community elders, is not known why Mr. Congelton preferred to use this type of brick.

#9 Newnam Funeral Home

#31 Former KY Food Store

Cut sandstone block foundations can be found throughout the Beattyville Main Street district. Local people associate this material with New Deal-era projects, and it imparts a historic flavor to the district. Examples include #51 (WPA building), #31 (KY Food Store), #44 (People's Exchange Bank), #4.

#51 WPA Building, 1939

#4 Adams Building, 1950

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(Adams Building), and #28 (Railroad Depot). The geology of this Eastern Kentucky area is one rich in sandstone cliffs, particularly lower to mid Pennsylvania-age sandstone. In the 1920s, Eastern Kentucky was home to 20% of the rock quarries in the state with the Bluegrass area holding over 50% of the state's quarries. The Central Kentucky mined stone was used more for commercial buildings and stone residences while the product of Eastern Kentucky quarries were used in roadwork, culvers, retaining walls, locks, dams, and bridges. The difficulty of transporting quarried stone farther than two miles leads to the supposition that most of the material used to build cut stone buildings in places like Beattyville was done with imported cut stone on railways, rather than from materials move a few hundred yards down the hill to downtown Beattyville. It is possible that along the railroad line between Irvine and Beattyville, there was an active quarry. Remains of a rock quarry in this area was owned by the Kentucky Stone Company in the community of Yellow Rock, in western Lee County. It is possible the stone was loaded by rail there and delivered 15 miles away to Beattyville.

Of all the contributing buildings in the application, the majority (51%) of buildings were constructed 1930-1960. Good examples buildings from the 1930s-1950s era are #17 (Shuler Building, the former Catholic Thrift Store), #37 (Berry Jackson Storage Building) #38 (Ross Buildings), and #25 (Cummins Army Surplus Building). The buildings of the 1930s were built from block with ornate brickwork on the front facades of the buildings. In some instances, builders would use two colors of brick, red and yellow, to create an artistic pattern on the building. These buildings from the 1930s also were constructed without the recessed storefront doors, which was found in the buildings from the 1940s. Some also have a stair stepping parapet wall on top of the buildings.

#17 Shuler Building, former Catholic Thrift Store   #25 Cummings Army Surplus Building

Many buildings built in the 1940s-1950s within the Main Street District also were constructed from block foundation and a structure of concrete block with a brick front facing Main Street. However these buildings have recessed store front doors. The recessed entries had a function of providing shelter from weather and space for the caller to stand and wait for the door to be answered. Examples of buildings in the application built in the 1940s to 1950s with recessed doors include #20 (Kentucky Farm Bureau insurance agency), #40 (Tracy Dunaway building), #41 (Cox Building), #21 (Lucas building), #36 (Masonic Lodge), and #43 (Congelton Hardware Building).

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#20 Kentucky Farm Bureau

#41 Cox Building

Other buildings in the district have been evaluated as non-contributing for the following reasons:

- Buildings constructed after the close of the Period of Significance. Examples include #11 (Beattyville Christian Church Activity Center, #14 (Stamper Building, Cash Express), #22 (CBs Discounts Store) #34 (Gumm Building) #35 (Valero Station), #46 (People's Exchange Bank, Dental Office)

- Parking lots and building foundation lots, recreational areas. Examples: #6 (Citizens Bank Parking Lot West side), #8 (Citizens Bank Parking Lot East side), #12 (Town Square), #19 (Shuler demolished Building foundation), #30 (Huda Jones lot, former gas station), #47 (People's Exchange Bank, sidewalk, lot, Health Depart Entrance).

- There are 4 buildings in the district with dates of construction over 50 years old, however they have drastically modernized or covered up the original construction with new facade. These buildings, given if the ownership wanted to remove the modern additions and expose the original building would be able to. For the purposes of this nomination, the buildings are evaluated based on their current condition not upon the possible of future condition should they be reverted. The buildings include #7 (Dunahoo Building), #3 (Cundiff & Reams Vet Climic), #23 (Ellen Warren Building), #49 (Rose Brothers Department Store).

#7 Dunahoo Building prior to facade update.

#7 Dunahoo Building, after update.

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Inventory Description of the Beattyville Historic District

#1 <u>Beattyville City Hall, 28 Railroad Street (Contributing)</u>
Property Description: Built in the 1960s, the concrete block and brick building was a grocery store. It is single story with double front door entrances and windows mirroring each other. Today the building is used for City of Beattyville municipal offices.

#1: Beattyville City Hall

#2: Jackson Building

#2 <u>Charles Berry Jackson Building, 290 Main Street, (Contributing)</u>
Property Description: Built in the 1950s by the currently owner's father Ed Jackson. The building is concrete block construction with a brick front wall constructed facing Main Street. The building houses apartments on the second story. Original windows remain in the second story area. The building's original roof was flat like roofs of the era however the owner added truss and timbers and created a gable roof. **Property History**: In the 1950s Ed Jackson had his law office on these second story. Downstairs housed the Dependable Auto Parts store. Jack Gross, now a prominent grocery store owner, started his grocery store in this location before expanding to the larger IGA building across the street. It has housed many businesses including a coffeehouse, tattoo shop, medical filing storage and more. It is currently the location of the Beattyville Main Street Farmer's Market.

#3 <u>Cundiff & Reames Vet Clinic, 284 Main Street (Non-Contributing)</u>
Property Description: The building was built in the 1930s. The building's facade no longer has the appearance of the gas station that it once was. The walls are covered in rock facade with metal roof and vinyl siding. **Property History**: Once the location of a popular hangout for the oil field workers in the 1950s. They would socialize in this area until the business closed in the evening. The common name for this area was called "Public Square".

#4 <u>Adams Residence, 21 Walnut Street, (Contributing)</u>
Property Description: Built as the Rose and Short law office in the 1950s, the building is a single-story brick vernacular-built structure. What is unique is the limestone block cut foundation which lifts the first story up 4 or 5 feet. On the south wall there is also a faded advertisement mural on the brick that says, "Rose and Short Attorney at Law". To save on heating and cooling when the building was turned into a residence, an "A" frame roof was constructed on top of the original flat roof. **Property History**: Built

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as a law office in the 1950s, owners converted it into a residence in 2005. Not much changed on the outside of the building other than the additional of a traditional residential roof on top of the flat brick commercial roof of that era.

#3 Cundiff & Reames

#4 Adams Residence

#5 Lee County Courthouse, 256 Main Street, (Contributing)

Property Description: The current Lee County Courthouse was constructed in 1978 in the same location as the historic Lee County Courthouse. The former building was demolished, and the newer building was built on the foundations of the old building. The structure is a three-story brick building on a raised foundation. The original courthouse bell is on display at a commemorative park bench location on the green space and sidewalk of the courthouse lot. **Property History**: The historic courthouse was built on location in 1872, only two years after the county was formed and used until 1977. It was built by Pryse, Brandenburg, and McGuire. In 1916, the old courthouse was remodeled and expanded. Located on Beattyville's Main Street, the structure faced toward the Kentucky River which is about two blocks away without a significant change in elevation leaving the courthouse at risk of flooding. In 1957, a major flood rose and river waters entered the courthouse. There are stories of how two men on a johnboat rowed into the courthouse through the front doors. The current courthouse, built 1978, was designed by Wichman and Sallee. Just inside the front doors of the structure, one immediately recognizes the plaques and cornerstones of yesteryear. A historic note explains: Four plaques on this wall, the brick used to construct interior walls on the 1st, 2nd, and 3rd floors of this building, and the iron bell mounted in the east outdoor sitting area, were removed from the courthouse which occupied this site from the year 1873 to the year 1977.

#5: Lee County Courthouse

#6 Kincaid Lot, Parking and Teller Lane for Citizens Bank

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#6 Kincaid Lot, Parking and Teller Lane for Citizens Bank and Trust, 0 Main Street, (Non Contributing site).
Property Description: Parking lot on the West side of Citizens Bank and Trust. There are a few parking spaces and a covered shelter housing two banking teller lanes.

#7   Citizens Bank and Trust Building, 224 Main Street, (Non-Contributing)
Property Description: It is a 2,160 square foot building built in the 1960s. Originally the building was made of brick. In 2018 when Citizens Bank and Trust leased it from the Dunahoo family and renovated the building they installed a modern colonial rock facade. **Property History**: It has a history of being a furniture business building and originally owned by the Mertie Bowles family who then sold their business and building to the Dunahoo family. The Dunahoo family continued the furniture store business until 2018 when the building was turned into Citizens Bank and Trust.

#7: Citizens Bank and Trust   #9: Newnam Funeral Home

#8   Citizens Bank and Trust Parking lot East Side, 0 Locust Street, (Non Contributing site)
Property Description: A few parking places for banking customers.

#9   Newnam Funeral Home, 108 Center Street, (Contributing)
Property Description: A two story building with the original flooring as well as elevator. Main material used was yellow brick. Built in 1955 the Newnam building is 7,449 square feet. The main floor serves the community as a funeral home. Upstairs is two apartments. The yellow brick material was a signature of the designer-builder Clark Congelton. This construction material is recognizable in its slightly larger size than normal brick, with a smooth face texture. This yellow smooth brick was generally only used on the sides and back of the buildings; the properties with these yellow bricks on the side normally employed porous yellow bricks on their front facades.
Property History: This family-owned business has been in operation serving Lee County since 1957. The funeral home had been across the street in the #43 Congleton Building prior to 1955, but as time passed and less families had services at their personal residence the funeral home was constructed. It has been operated by a local family since 1959.

#10 Beattyville Christian Church, 145 Locust Street, (Contributing)
Property Description: In the middle of Beattyville, not hidden but not obvious, stands a brick church which is recognized as being the longest-meeting congregation in Beattyville. The present brick church was dedicated in September 1959. There are stained glass artworks in every window of the sanctuary.

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Also embedded in the brick wall above the door entrance are glass bricks formed into a cross. **Property History**: Its origins as a congregation stretch to the 1840s. Today it is a well-maintained property with an activity center within an addition to the church sanctuary. Historically rich and still active in the community, it serves the city of Beattyville as a place of worship as well as an activity center for various functions. The church congregation was formed by a minister named Billy Rogers from Clark County, Kentucky. During their early days it is believed the congregation met in members' homes. During some of the 1880s they met in the courthouse. In the early 1890s, when the county seat was growing at a rapid rate due to transportation advances brought upon by railway expansion, the members pulled together and bought a small lot of property where they would erect a wooden building, completed in 1894. To honor the new structure, the church was gifted a pulpit used by Alexander Campbell and Nathan Rice for their debates in Lexington at the Main Street Christian Church. The building survived the flood of 2021, which destroyed the basement and activity; it has been returned to its normal use.

#10 Beattyville Christian Church   #11 Beattyville Christian Church Activity Center

#11 Beattyville Christian Church Activity Center Building, 130 Locust Street, (Non Contributing)
Property Description: Built in the 1980s, the building is metal beam and concrete foundation style building. Metal walls and roof. The building has a garage area for storage of church hardware and lawn machinery. It also has an open dining area and kitchen are for holding church functions.

#12 Beattyville Town Square, 204 Main Street (Non Contributing site)
Property Description: In 2018, the building which occupied this site burned and was turned into the Beattyville Town Square. The project was funded by an Abandoned Mine Land (AML) Grant. The AML Program is an opportunity for Appalachian communities to achieve economic and community development goals in areas that have been impacted by the downturn of coal production. The grant was awarded in 2019, prior to the flood. Due to Covid, environmental studies, design work, budget work and other unexpected delays, construction didn't start until 2023. The grant was administered by Kentucky River Area Development District (KRADD). The Town Square site enables community members to reaffirm their historic associations with the downtown The Town Square features a covered stage area.

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#12 Beattyville Town Square

#13: Tom Hollon Law Office

#13   Tom Hollon Law Office, 186, 190 Main Street, (Contributing)
Property Description: Built in the late 1940s by Clarence Combs, the building is a single-story brick with ornate brick designs on the front top cap of the wall. The building was not raised, and the doorways are level with the sidewalks. The building was built in a mirror image style. Constructed for commercial/office use. There is also a staircase leading down the basement on the west side of the building exterior. This was where the coal furnace was placed to heat the building. **Property History**: Built in the late 1940s, Clarence Combs built this brick building for the purpose of a dental office. The Hollon family, Attorney Tom Hollon's father purchased the building in the 1970s then passed it to his son. The left side of the building also housed the Three Forks Tradition ("Three Forks" refers to the stems of the Kentucky River, two of which converge near the downtown and the third which joins nearby). Inside the building, frosted privacy glass is in the office doors where the dental exam rooms were. Also the door knobs are original glass. The building has survived floods, fires, and murder.

#14   Cash Express, 158 Main Street, (Non Contributing)
Property Description: Built in the 1980s. The building was built by concrete block with a brick front wall facing Main Street. Transom windows stretched all across the brow/forehead of the building above the storefront doors and windows. The building was built as a mirror image. Currently owned by George Stamper, of Fillzone Properties. **Property History**: Originally a Gulf gas station built in 1980s, but has changed hands and went through remodeling over the years. The old Gulf station was built like a small barn with a canopy porch on the front. The building's old location was right up again Main Street. The land behind the building was all filled in and the current building was built back from the street.

#15   Everett Currier Building, 136, 146 Main Street, (Contributing)
Property Description: Built in the early 1950s. The building is single story brick storefront. Above the windows and doors there is evidence of transom window glass. **Property History**: The building was built by Arco Begley. A visionary in his time, he purchased steel beams from the old South fork bridge that had fallen and placed them in this location to shore up foundations for the construction of buildings where none had ever been built. The building was built over Stuffelbean Creek, known as "Upper Creek" to the locals. Begley merged the divide between the Upper Creek and Lower Creek sections of Beattyville. The building was home to the Purple Cow Restaurant, a popular restaurant. Inside the purple cow mural is still on display.

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#14: Cash Express

#15: Everett Currier Building

#16 Ray Shuler Building, 130 Main Street, (Contributing)
Property Description: Built in the 1930s this is a single-story block building with a brick front wall. The shape of the building is square with no ornamental shape on the crown of the building. There are two large windows on each side of the door. On top of the door was a frosted window that filtered light into the building; the window has since been filled by an inserted air conditioning unit. The most recent addition is a small green awning installed in 2023 over the door. **Property History**: Currently the location of Hair Expressions, which is operated by the owner Ray Shuler's daughter Marissa. Historically Collie Fry followed by Windell Moore had a TV shop in this building in the 1950s-1960s.

#16 Ray Shuler Building

#17 Catholic Thrift Store

#17 Catholic Thrift Store, 124 Main Street, (Contributing)
Property Description: Built in the 1940s, the front of this building is very ornate with brickwork of different colors. There are bright yellow bricks inserted around the windows, doorframe, and angle patterned on the front wall of the building. Brick work also includes a stair-step parapet wall on top of the front wall of the building. **Property History:** The Catholic Thrift Store operated at this location for many years, operated by the Queen of All Saints Catholic Church in town.

 #18 Ray Shuler Building, 118 Main Street, (Contributing)
Property Description: Built in the 1940s, this single story block building with a brick front wall. There are ornate brick patterns on the front wall around the windows and doors also a belt of brick across the brow of the building near the top. The windows and doors have been replaced with more energy

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efficient ones. The building's west wall touches the former Catholic Thrift Store building (#17) and it sat directly against the former building on the east wall which is now a vacant lot (#19). **Property History**: This single-story brick building was the former Cozy Inn and Restaurant on Main Street in Beattyville.

#18: Ray Shuler Building

#19: Shuler Lot

#19 Shuler Lot, 114 Main Street (Non Contributing site)
Property Description: Former Building site which housed a RCA businesses. The remaining parts of the building were demolished after the flood in March 2021.

#20 Lee County Farm Bureau Building, 106 Main Street, (Contributing)
Property Description: Built in the 1940s, the building is one story and built with concrete block. The front wall of the building is brick with a stair stepping parapet wall on top of the front wall. The building has a recessed front door with protruding storefront windows on each side level with the front wall.
Property History: Built in the 1940s, the building was Flow Stamper's Dress Shop. In the 1970s Rick Johnson the KY Farm Bureau agent at the time moved into this building. Currently is the McKenny's Farm Bureau Agency.

#20 Lee County Farm Bureau Building

#21 Lucas Building

#21 Lucas Building, 100 Main Street, (Contributing)
Property Description: Built in the 1950s. A block constructed building with a brick front facade. The top crown of the building has a digressing stair step shape, a continuation of the 106 Main Street Farm

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Bureau building next door. It has a matching recessed front door with protruding store front windows on each side. Currently there is a modern metal awning not original to the building and a A-frame roof covering the original flat low-sloped roof. **Property History:** Built in the 1950s as a small grocery store owned by Ed Mays. In the 1990s it was a restaurant up until the time that the building burned in 2017, which destroyed its wood floors and roof. The owner built back the inside and a new roof was installed. It became a billing office for Juniper Health Medical Clinic. Currently the building is vacant.

#22: CB's Discounts

#23: Ellen Warren Building

#22 <u>CB's Discounts, 88 Main Street, (Non Contributing)</u>
Property Description: Built in the 1980s this building was built as a large warehouse. The front wall facing Main Street is brick with a central glass double opening doors and windows on each side.
Property History: The building was used as an auction house and extra storage for the neighboring Ellen Unique Craft store building. After being vacant for around 10 years, the building was sold to CBs discounts who renovated the inside for retail space.

#23 <u>Ellen Warren Building - Former Beattyville Lumber, 68 Main Street, (Non-contributing)</u>
Property Description: Built in 1952, as a large lumber and hardware store called Beattyville Lumber. The building is built using concrete block and a brick front wall facing Main Street. Currently, the building is covered by vinyl siding on the front. It is a single-story building with double door entrance. There is a display area in the front atrium of the window display and visitors would go up steps onto the main floor. Evidence that the building was altered to raise the flooring was lost in the 2021 flood. The building is narrow on the front but extends from Main Street toward the railroad to the north. Over the years more storage areas were built to house lumber and hardware. An apartment was also built into the west side of the building with access to Main Street. **Property History:** Lumber and hardware store 1950s to 1980s to where it became a unique craft and gift store. The store closed in 2000s and has remained vacant.

#24 <u>Sharon Bush Building, 30, 32, 34 Main Street (Contributing)</u>
Property Description: Built in the 1940s, the building was the former Pontiac Garage building. A two-story brick building with apartments on the second for and a gas station covered porch on the first floor. The protruding porch cover is still attached to the building and extends out toward Main Street. The brick building has an ornate crown design on top of the front wall. There are also ornate brick designs around the forehead/brow of the building. The original frosted windows above the storefront windows are still visible. **Property History**: The building has housed a Pontiac GMC Garage, gas station, a hair salon, and currently a boutique with upstairs apartments.

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#24: Sharon Bush Building

#25: Army Surplus Building

#25   Army Surplus Building, Glenna Cummins, 28 Main Street, (Contributing)
Property Description: Narrow two-story building built in the 1940s and served at the community's Army Surplus building. The build measures 2,100 square foot and is only 15 feet wide. The original frosted glass windows over the doors and window downstairs have been covered by metal sheeting for heating and air purposes. There is a horizontal band of brick between the 1st and second floor. Also, the top of the building has a quilt pattern made by three bricks placed vertically followed by 3 bricks placed horizontally, which is three bands tall. The building also has a center raised cap on the top. The name "Army Surplus" is faded but still visible on the building's front. Also on the west side of the building is a faded Dr. Pepper painted mural. **Property History**: Owned by George Thorin & Glenna Cummins. Currently vacant.

#26: McGuire Memorial Presbyterian Church

#27: Sharon Bush Garage Building

#26   McGuire Memorial Presbyterian Church, 22 Main Street, (Contributing)
Property Description: Built in the 1950s, the two-story church has a basement used for fellowship and a sanctuary on the main floor which is raised well above flood levels. Building material used for construction was brick with concrete poured steps to the front door. The windows are ornate stained glass depicting biblical scenes. There is also a semi-circular stained-glass piece above the front door. The windows are outlined in an arched brick pattern. On the wall above the front door is also a stone inserted cross design into the brick. The bell tower above the church is made from wood. **Property History**: The Presbyterian Church is believed to be the second oldest church in Beattyville having been

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formed in 1889. It is named McGuire Memorial after a family given credit for being early settlers in the area. This is still an active congregation in town.

#27 Sharon Bush Garage Building, 25 Bradford Street, (Contributing)
Property Description: Also known as the Tipton garage building, the 38x78 building has two parts. The first section is two story concrete block laid building with upstairs housing apartments above a car garage area. The second section is a dome roof covered large concrete block laid garage building with poured concrete foundation. The building has original windows and doors. **Property History**: The large garage closest to the railroad track to the north of the building, was home to a roller skating rink often frequented by Beattyville youth.

#28   L&E Railroad Depot, CSX, 15 East Main Street, (Contributing)
Property Description: A small brick building in the early 1900s on the West end of Beattyville. The building itself is purely functional as it was used as a transportation hub for past railroad travel. The floors are wooden and it housed an office for the railroad. The brick building has vertical brick belt course above the cut limestone foundation and at the original windows. Today it is mainly used as storage for CSX Railroad Company. **Property History**: Transitioned in ownership from the L&E Railroad to L&N Railroad to CSX Railway. Lee County has a rich railroad history encompassing many different locations in the county from the east at St. Helen's and Airdale Bride area to western end of the county at Old Landing as well as the small community of Heidelberg on the Kentucky River near Lock 14. These were busy places from 1890 to 1950. The depot of Beattyville served most of the travel and business as the county seat. Keeping with the time period, the 1890s and early 1900s saw a boom in economic growth with the railroad being at the center of this boom. The population grew in the town, numerous businesses formed and travel out of the town was possible and easier. The railroad added to the economic aspect by enabling goods to be imported and exported. The terrain of the area basically only allows subsistence farming. The railroad provided a gateway for jobs and opportunities. The current property was purchased by the L&N Railroad around 1902. That year is documented with a trip from Beattyville to nearby Irvine which is known as the premier railroad town of this geographic area. Trips to larger cities such as Lexington became possible in early 1900s Beattyville due to the railroad. Trips beyond were common by 1935.

CSX Depot North Side

CSX Depot West Side

#29 Beattyville Elementary School, 144 HWY 11 N, (Contributing)
Property Description: Built in 1938, the original architecture still exists. Two wings were added in the mid-1980s. Originally the building was the Beattyville High School up until 1964. In 1965 the High

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School had moved into the current location on Lee Ave, and this building became the Beattyville Elementary School. Due to the cost of heating and air conditioning, the original windows were removed and replaced with concrete and brick around the date of 1996. **Property History**: The old Beattyville elementary school was not just a place for education, but it was also the center of outdoor activities. Little league baseball, the County Fair, car shows, etc. have long been a staple of Beattyville life

#29: Beattyville Elementary School
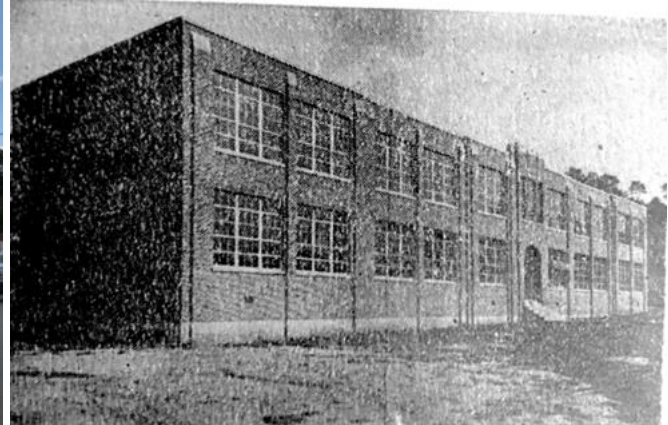
Beattyville Elementary School (photo date unknown)

#30 Huda Jones Lot, 185 HWY 11, (Non Contributing building)
Property Description: Lot, former location of a small gas station built in the 1980. The gas station has been removed and the gas storage tanks have been sealed. The only remaining structure is a small 12x12 storage building with an employee checkout window.

#30: Huda Jones Lot

#31: Tom Jones—Kentucky Food Store Building

#31   Tom Jones - Kentucky Food Store Building, 25, 29, 33 Main Street, (Contributing)
Property Description: Built in the 1930s. The foundation is WPA style cut stone layered with brick on the exterior of the building. Yellow brick that was used is not traditional brick it is slight larger. The buildings with this larger yellow brick were constructed by Clark Congleton. The front of the building housed many businesses; upstairs were several apartments. The storefront's original design has been altered by an addition of vinyl above and below the windows and doors. Laffette and Maddie Murrey operated the Kentucky Food Store in this building. **Property History**: Mr. Kings Jewelry Store, Leader Store sold furniture and appliances, it housed Mudcat Constriction.

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#32   Huda Jones - Boone Jones Building, 59 Main Street, (Contributing)

Property Description: The Jones building, as it's locally known, was built in 1950. It originally housed a very successful family-owned car dealership. The building is 8116 square feet, is a one-story block building, and is white-painted brick. It houses a body shop, showroom, and garage. The parking lot was used as a car lot. **Property History**: Boone Jones, Sr. started Beattyville Motor Company in this building in 1921. His son, Booge Jones, started working for this father after serving in WWII. The son purchased the dealership from his father in 1960 and operated the dealership until 1991. The building now houses four commercial businesses, one being Booge's son, Thomas P. Jones, Attorney at Law. The others are World Finance, a doctor's office and Ferrell Gas.

#32: Huda Jones Building

#33: City of Beattyville—Yellow Gladis Seale House

#33   City of Beattyville - Yellow Gladis Seale House, 61 River Drive, (Contributing)

Property Description: Built in the 1930s by the Seale family, the house was built on a hill above the banks of the North Fork of the Kentucky River. A colonial style two store house with yellow painted wood plank exterior walls with painted yellow brick chimneys. The house has a porch on three of its four sides. The wood columns have brick bases. The foundation of the house is river rock. On the property along the riverbank behind the house is the location of the Beattyville City Park. There are restrooms, covered shelter, grills, picnic tables, and playground equipment. **Property History**: The City of Beattyville purchased the building and turned into 911 dispatch and City police headquarters. In 2021, the building did not flood that March during the Beattyville historic flood. Currently the building is vacant.

#34 The Gumm Building 23 Lumber Street, (Non Contributing)

Property Description: It is a one story, 4800 square foot building built in 1980 of concrete block with brick on the front wall of the building. It also has a poured concrete foundation. **Property History**: It has been vacant since the March 2021 historic flood in downtown Beattyville. This building in the past has housed a thrift store, Dollar General, a Mexican Restaurant and local diner.

#35   Valero Gas Station, 79 Main Street, (Non Contributing)

Property Description: Gas station built in 1997 on Main Street. The property is owned by Tri State Petroleum- Mr. George Stamper. **Property History**: Along with being a gas station the building has had many tenants try to operate on the east side of the building. A few include failed chain restaurant franchisees. The building flooded in March 2021 and reopened in 2023 with impressive renovations including a hot food bar, Doughdaddy. Doughnut station and, and a coffee station.

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#34: The Gumm Building

#35: Valero Gas Station

#36 The Masonic Lodge of Proctor #213 F&AM, 87, 89, 91 Main Street, (Contributing)
Property Description: The building was built in 1956. This large two-story brick and block building was constructed to offer retail space on the first level and a meeting space upstairs on the second floor for their membership. The brick building has ornate vertical brick caps on the second story windows. Also, there is a brick framed concrete insert with the masonic symbol in the center of the sign that reads "Masonic Temple, Chartered 1851, Erected 1953". The original windows have been bricked in on the east side of the building. On the first floor under the blue awning, the original window caps above the doors and windows are still visible. **Property History**: The Masonic Lodge of Proctor #213 F&AM was chartered in Proctor, Kentucky on August 27th, 1851. The first master mason was John G. McGuire and the first secretary was Elisha Bowman Treadway. The F&A Mason fraternity meet in an upstairs room of a wood building owned by a local business in Proctor. At the time Proctor was the main port of residential and commercial activity with Beatty Town across the river. Beattyville was incorporated in 1872 and Lee County was created in 1890. In 1902 the lodge was moved to Beattyville, as it became a larger hub of activity, though the lodge still met in different locations. Eventually, Lodge membership pooled their resources and built a two-story frame building where they met for several years. On December 27th, 1940, the 19 members from the Heidelberg Lodge #877 merged with Proctor lodge. In 1952 the members voted to build a new building, which is their present location, on Main Street. In December 2014, St. Helens Lodge #684 merged their 54 members with the Proctor Lodge. The lodge currently has over 150 members. According to minutes, the number of Master Masons in 1890 was 56; the number of Master Masons in 1922 was 160.

#36: Masonic Lodge Building

#37: Barry Jackson Storage Building

#37 Barry Jackson Storage Building, 101 Main Street. (Contributing)

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Property Description: Built in the 1930s. The roof of the building is dome shaped and has front garage doors framed in brick. Arco Begley built the brick building which has an ornate stepped crown front wall. Currently the building's glass windows are covered by metal sheeting. **Property History**: The first garage door next to the masonic lodge is where their grease trap was. The second opening was the entrance into the main part of the garage, followed by the small door opening with parts room, office and a showroom on the west side of the building. Out front were gas pumps which are no longer there.

#38 Hargas Ross Building 105, 109, 113 Main Street, (Contributing)
Property Description: Built in the 1930s by Arco Begley the same time as the 101 Main Street Barry Jackson Storage building. The building was originally a part of the same garage. This area was used as their parts storage area. The top of the building has a crown built by brick. The windows are topped with vinyl panels. A new awing above the door was added in 2023 to the current Sweet Obsessions and Diner business. The brick color changes at the west end of the bakery and diner. This is the beginning of the old Western Auto Building.

#38: Hargas Ross Building   #39: Phillip Lucas Building

#39 Phillip Lucas Building, 141 Main Street, (Contributing)
Property Description: Built upon steel beams in the late 1950s by Arco Begley. The brick built building was a hardware store that took up an entire block. This brick building was built upon filled foundation using steel beams from the South fork bridge that fell around 1956.

#40   Beattyville Florist and former Burgess Building, 169 Main Street, (Contributing)
Property Description: The Beattyville Florist building was built in the 1940s by Arco Begley, according to the property card it is 2,432 sqft. Building material is brick. The windows and door have smaller long windows along the top to let in more light. The window over the door has been covered by a piece of metal, presumably for insulation. The front door is recessed, similar to most of the town's 1940s storefronts. Above front windows there is an ornate band of brick horizontally all the way across the building. **Property History**: Beattyville Florist is owned by Tracy and Debbie Dunaway. Her father Bill Horton started the business. It has previously been a Ben Franklin's Five-and-Dime store and clothing stores. It is believed a prominent local businessman Arco Begley built the building.

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#40: Beattyville Florist

#41: Cox Building (Old Burgess Building)

#41 Cox Building old Burgess Building, 167 Main Street, (Contributing)
Property Description: One story brick storefront building built in the 1940s by Arco Begley. The Cox building has a recessed front door with storefront windows on each side. The upper windows, formerly frosted glass, have been covered by vinyl siding. The crown of the building has ornate brick work in color and shape. **Property History**: Built in the 1940s the Burgass Family operated a dress shop in this store.

#42 Don Begley Auto Shop, 187 Main Street, (Contributing)
Property Description: The building was built in 1948 as a brick showroom with second story space that has been used as an apartment. Also brick front matching walls on the attached garage building. The entire front brick walls are painted white. There is vertical brick belt course design above the windows and garage doors. Also a brick ornate recess design on the top front of the showroom two story section of the building. Above the brick ornate design is a raised flagstone cap design. **Property History**: Begley has owned this building since 1992. After a family scandal, the Brandenburg family sold the property Begley. The business has the reputation for being a marketplace for a large variety of hard-to-find consumer goods.

#42: Don Begley Auto Shop

#43: Congleton Hardware Building

#43 Congelton Hardware Building, 203 Main Street, (Contributing)

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Property Description: The original building was made from wood in 1935. The front of the building was a hardware and farm store with the back of the building a warehouse area for storage of grain, hay, lumber, and more. Over time one side of the building transitioned into brick followed by the other side of the building. Above the doors and windows was the frosted glass to let diffused light inside. Above the windows was a vertical band of brick laid in a sailor course manner, exposing the wide side of the brick. **Property History**: The Congleton Building, on Main Street in Beattyville has a long history. Congleton Bros., Inc. is a family-owned small business that has been serving the people of Beattyville and Lee County since 1921. Gentry Congelton, grandfather of Terry Congleton, started out 100 years ago on Main Street Beattyville in a wooden building delivering feed and grain to his customers by wagon. It evolved into hardware, furniture and appliances. Before there were funeral homes, families typically made their own caskets, going to the hardware store for the hinges, knobs, and wood. Owner Gentry Congleton, then, obtained a funeral director license in 1933, allowing him to prep and embalm. Bodies were transported up the elevator into a prep room. Once finished they were transported back down the hand-propelled elevator and into the family wagon outside. The families would then take their loved one back home for all-night gatherings at homes or in country churches. Currently the building houses several renters including a law office, newspaper, and government assistance program offices.

#44: People's Exchange Bank   #45: Former Movie Theater

#44 People's Exchange Bank, 217 Main Street, (Contributing)

Property Description: Built in 1912. A two-story bank building with foundation of masonry cut limestone. Above the limestone are brick walls. On the front top of the building has a more ornate decoration with poured concrete that serves as a cap on the building. The word "BANK" is inscribed in the place where a date block or owner name would occur at the top front of the building. Most of the building's brick has been painted an off-white or cream color. The brick around the front doors of the building is non painted brick. **Property History**: The roots of People's Exchange Bank go deep in the history of Beattyville. There were four banks in existence in Beattyville before the establishment of People's Exchange Bank. On October 28, 1888, the Board of Directors of Three Forks Deposit Bank authorized the purchase of a corner lot at the corner of Main and Locust Street. O.U. Pollard, cashier at the time, was also authorized to open bids for building a banking house according to the specifications on file at the bank and to advertise for those bids. Then bank building was completed in Aug 1889. This was the first bank building in Beattyville. It became People's Exchange Bank in 1912 and was used in banking until 1987. The old bank was then used as C. Beach Insurance offices. This historic structure has not been occupied for several years and it in much need of repair. Interesting note: the upstairs was

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used for the first telephone service in Lee County. Operators Corrine Waas and Effie Isaacs controlled the switchboards. They remained behind the switchboards during the historic flood of 1957 and relief boats carrying food and water were brought into the ladies.

#45 People's Exchange Bank - Movie Theatre, 223 Main Street, (Contributing)
Property Description: Built in the 1930s as one of the two movie theaters, both owned by a father and son Bowles, in Downtown Beattyville. It is a concrete block building with a brick front wall. There is now a small window where the ticket office used to be and a door leading upstairs to a small projection room. **Property History:** This has been a movie theatre, an auto parts store, and is currently vacant and in poor condition. The store front windows have been covered by metal sheeting. The flood of 2021 created cracks in the widows and the owner covered them for safety reasons. The floor has also collapsed inside the building. You can see the original slanted floor from the movie theatre era under the section of flooring meant to level up the building for retail space.

#46 People's Exchange Bank Block- Dental office, 60 Center Street, (Non Contributing)
Property Description: The People's Exchange operational headquarters originated in Beattyville. The company built the brick People's Exchange Bank Plaza in the 1980s. The dental office is safely above the flood level. Built from brick. **Property History:** The Beach family, owners of People's Exchange Bank, built a large headquarters building on Center Street in the 1980s. Currently the headquarters is in Winchester. The block is occupied by the Lee County Health Center, and Juniper Dental offices.

#46: People's Exchange Blank Plaza

#47: People's Exchange Bank Block, Lot, et.al.

#47 People's Exchange Bank Block, Lot, Sidewalk, Health Dept Entrance, 60 Center Street, (Non Contributing)
Property Description: The PVA has a separate parcel identified number for this property. It is a wide sidewalk on the corner of Main and Center Street in Beattyville. Pedestrian traffic can easily walk around the People's Exchange Bank Plaza to get to the dental office or the health department.

#48 Lee County Fiscal Court - THE HUB, 45 Center Street, (Contributing)
Property Description: Built in the 1950s, this single-story block building served many years as the former Lee County Health Department Building. It has a poured concrete foundation with yellow brick matching a few other buildings on Main Street of that era. **Property History:** Served as the health department for the community until 2010 when the health department moved across the street into the

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former People's Exchange Bank headquarter building. It now serves as a HUB resource facility for the underserved population.

#48: Lee County Fiscal Court—The Hub

#49: Rose Brothers Department Store

#49 Rose Brothers Department Store, 263 Main Street, (Non-Contributing)
Property Description: Originally built in the 1940s, this brick building housed two or three different retail businesses. It is a two-story building with storage upstairs. A fire in 2006 destroyed this block of buildings and damaged neighboring buildings. The building now has rock storefront facade covering the original brick building outside walls. Inside the building has the original wood floors.

#50 George Stamper Building, former Shell Service Station, 319 Main Street, (Contributing)
Property Description: Built in 1950 by Arco Begley and Ben Botner, the building operated as a Shell Service Station. It was built with metal beam construction, garage doors, and brick facade. Roger Roll bought the building in 1978 and added the canopy to the building. Then it was sold to George Stamper who leased it out to the current business, Randy Brandenburg's automotive garage.

#50: Former Shell Service Station

#51: Works Progress Administration Bldg.

#51 Work Progress Administration Building, 337 Main Street, (Contributing)
Property Description: What Beattyville residents refer to as "the WPA building" is a two-story structure with several partitions sitting on approximately one acre located at 337 Main Street, Beattyville. It was built in 1939 by the Work Progress Administration with our locally quarried stone. On the front façade's first floor are two man-sized doors and a large garage door area that is filled in with inverted board-and-batten panels. The second floor has 5 window openings. The building's

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windows are 12-panes each, three lights wide and four lights high, with the bottom three windows opening hopper style. Windows have stone headers and masonry sills. First-floor side windows have full arches and keystones. **Property History**: The City of Beattyville has owned the building since its construction. It operated as the former City Hall, jail, and firehouse headquarters. The property has remained unoccupied since 2014 when it was last housed by Habitat for Humanity volunteers. The City of Beattyville recently received an EPA Brownfields Clean up Grant to restore the building.

#52   Deal Building, 343 Main Street (Contributing)
Property Description: This 1940s building located at 343 Main Street is 2684 square foot. It is two stories and is made from concrete block with a brick front wall facing the street. **Property History**: It most recently served as a pawn shop operated by its owner David Deal. It has also housed a beauty shop owned by local Barbara Sherrow. During that time Barbara and her family occupied two apartments located on the second floor.

#52: Deal Building   #53: Xtreme Hair Salon Building

#53 Xtreme Hair Salon Building, Cindy & Arron Thorpe, 25 Railroad Street, (Contributing)
Property Description: One-story building built in 1968 out of brick and concrete block in a modernist style. Built like a long rectangular spec building, it housed up to three business spaces. Businesses such as a doctor's office, drug store, salon, cafe, surplus retail store and a religious organization have made use of this building over the years. Above the windows and doors there is metal sheeting that appears to cover up transom window spaces.

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Tabled Inventory of Listings in the Beattyville Historic District

Inventory #	KHC Survey #	Address	Building Name	Year built (estimated)	Style/Form	C/NC
1	LEB 109	28 Railroad Street	Beattyville City Hall Building	1960s	Contemporary	C
2	LEB 110	290 Main Street	Charles Berry Jackson Building	1950s	Mid-Century Commercial	C
3	LEB 30	284 Main Street	Cundiff & Reames Vet Clinic	1930s	Mid-Century Commercial	NC
4	LEB 111	21 Walnut Street	Adams Residence	1950s	Mid-Century Commercial	C
5	LEB 14	256 Main Street	Lee County Courthouse	1978	Mid-Century Commercial	C
6	LEB 112	0 Main Street	Kincaid Lot, Parking and teller lane for Citizens Bank and Trust, West Side	NA	No Style	NC
7	LEB 113	224 Main Street	Citizens Bank and Trust	1960s	Mid-Century Commercial	NC
8	LEB 114	0 Locust Street	Citizens Bank and Trust Parking Lot East side	NA	No Style	NC
9	LEB 101	108 Center Street	Newnam Funeral Home	1955	Mid-Century Commercial	C
10	LEB 102	145 Locust St	Beattyville Christian Church	1959	Mid-Century Vernacular	C
11	LEB 115	130 Locust Street	Beattyville Christian Church Activity Center	1980s	No Style	NC

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12	LEB 116	204 Main Street	Beattyville Town Square	2024	No Style	NC
13	LEB 117	186, 190 Main Street	Tom Hollon Law Office	1940s	Mid-Century Commercial	C
14	LEB 118	158 Main Street	Cash Express	1980s	No Style	NC
15	LEB 119	136, 146 Main Street	Everett Currier Building	1950s	Mid-Century Commercial	C
16	LEB 120	130 Main Street	Ray Shuler Building	1930s	Mid-Century Commercial	C
17	LEB 121	124 Main Street	Catholic Thrift Store	1940s	Mid-Century Vernacular	C
18	LEB 122	118 Main Street	Ray Shuler Building	1940s	Mid-Century Commercial	C
19	LEB 123	114 Main Street	Shuler Lot	NA	No Style	NC
20	LEB 124	106 Main Street	Lee County Farm Bureau Building	1940s	Mid-Century Commercial	C
21	LEB 125	100 Main Street	Lucas Building, Former Manna Restaurant	1950s	Mid-Century Commercial	C
22	LEB 126	88 Main Street	CB's Discounts	1980s	No Style	NC
23	LEB 127	68 Main Street	Ellen Warren Building – Former Beattyville Lumber	1952	Mid-Century Commercial	NC

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24	LEB 128	30,32,34 Main Street	Sharon Bush Building	1940s	Mid-Century Commercial	C
25	LEB 129	28 Main Street	Army Surplus Building, Glenna Cummins	1940s	Mid-Century Commercial	C
26	LEB 130	22 Main Street	McGuire Memorial Presbyterian Church	1950s	Mid-Century Vernacular	C
27	LEB 131	25 Bradford Street	Sharon Bush Garage Building	1940s	Mid-Century Commercial	C
28	LEB 6	15 E. Main Street	L&E Railroad Depot, CSX	1910	Commercial Early 20th Century	C
29	LEB 47	144 HWY 11 North	Beattyville Elementary School	1938	Art Deco	C
30	LEB 132	185 HWY 11	Huda Jones Lot,	1980s	No Style	NC
31	LEB 133	25, 29, 33 Main Street	Tom Jones-Kentucky Food Store Building	1930s	Mid-Century Commercial	C
32	LEB 134	59 Main Street	Huda Jones-Booge Jones Building	1950	Mid-Century Commercial	C
33	LEB 13	61 River Drive	City of Beattyville Yellow Gladis Seale House	1930s	Colonial Revival	C
34	LEB 135	23 Lumber Street	The Gumm Building	1980	Mid-Century Commercial	NC
35	LEB 136	79 Main Street	Valero Gas Station	1997	Mid-Century Commercial	NC

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36	LEB 137	87, 89, 91 Main Street	The Masonic Lodge of Proctor # 213 F &AM	1956	Mid-Century Commercial	C
37	LEB 138	101 Main Street	Barry Jackson Storage Building	1930s	Mid-Century Commercial	C
38	LEB 139	105, 109, 113 Main Street	Hargas Ross Building	1930s	Mid-Century Commercial	C
39	LEB 140	141 Main Street	Phillip Lucas Building	1950s	Mid-Century Commercial	C
40	LEB 103	169 Main Street	Beattyville Florist & Former Burgess Building	1940s	Mid-Century Commercial	C
41	LEB 104	167 Main Street	Cox Building, Old Burgess Building	1940s	Mid-Century Commercial	C
42	LEB 105	187 Main Street	Don Begley Auto Shop	1948	Art Moderne	C
43	LEB 106	203 Main Street	Congleton Hardware Building	1935	Mid-Century Commercial	C
44	LEB 3	217 Main Street	People's Exchange Bank	1912	Commercial Early 20th Century	C
45	LEB 108	223 Main Street	People's Exchange Bank - Movie Theatre	1930s	Mid-Century Commercial	C
46	LEB 141	60 Center Street	People's Exchange Bank - Dental Office	1980s	No Style	NC

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47	LEB 142	60 Center Street	People's Exchange Bank Lot, Sidewalk, Health Dept. Entrance	1980s	No Style	NC
48	LEB 143	45 Center Street	Lee County Fiscal Court - THE HUB	1950s	Mid-Century Commercial	C
49	LEB 144	263 Main Street	Rose Brothers Dept. Store	1940s	Mid-Century Commercial	NC
50	LEB 145	319 Main Street	George Stamper, former Shell Service Station	1950	Mid-Century Commercial	C
51	LEB 2	337 Main Street	Work Progress Administration Building	1939	Mid-Century Commercial	C
52	LEB 29	343 Main Street	Deal Building	1940s	Mid-Century Commercial	C
53	LEB 156	25 Railroad Street	Xtreme Hair Salon Building, Cindy & Arron Thorpe	1968	Contemporary	C

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8. Statement of Significance

Applicable National Register Criteria

[X] 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 grave

[ ] D. A cemetery

[ ] E. A reconstructed building, object, or structure

[ ] F. A commemorative property

[ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
_____Commerce_____

_____

Period of Significance

_____1925-1974_____

_____

Significant Dates

____1938 - Construction of the Beattyville Elementary School #26.

____1939 - WPA Building Constructed as Beattyville City Hall, Police, Jail, Fire Department.

____1955 - Consolidation begins from one room schools into 3 county Elementary schools: Southside, St. Helens, Beattyville Grade; 1 upper elementary school; and 1 high school.

Significant Person

____NA_____

Cultural Affiliation

_____NA_____

Architect/Builder

_____Begley, Arco_(builder)_

_____Congelton, Clark (builder)_____

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Statement of Significance

Summary Paragraph

The Beattyville Historic District meets National Register Criterion A, and its significance is evaluated within the historic context "Becoming Lee County, Kentucky, 1925-1978." Lee County was created in 1870, cobbled together from severed portions of 4 counties whose people shared no common history or sense of unity. From 1870 to the middle 1920s, daily life in Lee County was dominated by small town living. The county had a wide distribution of small and strong communities, and these places functioned well enough as self-supporting entities. Those communities had their own schools, a number of general or specialty stores, churches that came into and went out of existence, and a local economy which provided a satisfactory life for the community's members. Lee County had a great store of natural riches—iron, timber, coal, and oil—where people could engage in wage labor within these extractive industries very near their homes. During this time, Beattyville served as the county seat but had not risen to a level of activity significantly above the other communities. Starting in the 1920s, we can see Beattyville emerging as the central focus of life for people who lived in Lee County. A number of larger businesses were established in Beattyville during this time, a new high school was built, roads were improved. From that point onward, the people in the Lee County's communities began to regard Beattyville as the primary place to obtain larger consumer items such as an automobile or furniture, a place where large churches could accommodate growing congregations, and where the county's children all attended high school. During this period of roughly 50 years, the citizens of Lee County expanded their sense of identity, which had previously been exclusively tied to their community, and began to identify aspects of their life with Beattyville, due to a growing number of interactions that took place there. The Beattyville Historic District includes the bulk of the buildings which facilitated this transition: the places of commerce, places of worship, the place of education, and the center of government. After a decline in river travel and rail service, the area was somewhat isolated. It continued to be the economic hub of the area, but jobs and consumer good were harder to come by. Some time in the 1960s or 1970s, roads in eastern Kentucky were completed that enabled people anywhere in Lee County to look outside the county to larger urban areas, such as Lexington, as the place for consumer items, for higher education, for jobs, and even for entertainments that were unavailable within the county, and Beattyville's influence as the center of social affairs began to subside. The year 1978 seems an appropriate time to end the Period of Significance, as it is close to the 50-year mark used by the National Register to distinguish historical from current affairs, and was the year the new courthouse was completed. Erection of the courthouse was perhaps the last gasp of the golden era of the community, and the beginning of its slow drift to its most recent state, where the struggle for existence continues without the rich natural resources that once supported community life. Today Beattyville is still in the process of recovering from the historic flooding of 2021, but many new businesses have opened, catalytic projects have been funded, and Beattyville is once again on the rise to becoming an economically healthy downtown.

Historic Context: Becoming Lee County, Kentucky, 1925-1978

The view of this context arrives at a conclusion that Beattyville as a community becomes significant in the social life of Lee County beginning some time in the 1920s. It becomes the county's primary community whose importance is fully established by the 1930s. That transition, though, occurs slowly. The county was created in 1870, and for the next 50 years, the local economic arena and travel possibilities supported the importance of the communities

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scattered throughout the county. Beattyville was important as a place where county functions were performed, such as county services and the judicial system, but apart from a place to pay taxes and resolve disputes, Beattyville's pull on the lives of people outside of Beattyville was minimal for the county's first 50 years. The historic district in Beattyville shows when this change occurred through the numerous buildings that were erected in the 1930s.

Development in Lee County Prior to the Contextual Period, 1870-1925

During the early development of Lee County, settlers created many small town communities throughout the region, especially along the Kentucky River and its tributaries, the North and South Forks.   These communities were self-supporting as the residents were farmers and provided for their families from what could be wrestled from a subsistence form of farming. Families engaged in farming did not produce surpluses of many products, and even if they had, there were few places to market excess goods and little available cash in the local economy to purchase those goods.

Immigrant laborers to the county, who traveled upriver from places like Fort Boonesborough, found work at one of the many natural resource companies in the area. The villages which sprang up developed a sense of community among neighbors when churches, stores, and one-room schoolhouses were placed on the landscape. Interactions did occur between communities; Heidelberg and Beattyville, for example, took place easily through travel on the L&N Railroad line which followed the curves of the Kentucky River bank. Beattyville (named for a local land owner Sam Beatty in 1843) along with communities named Heidelberg, Tallega, Fillmore, Fincastle and Cressmont, among others, boasted a rich and diverse history of trials and victories which began well before Lee became Kentucky's 115th county (out of 120) in 1870. The legislature named Proctor as the county seat, but citizens of the county moved the seat of government to Beattyville just two years later, in 1872. It was rare in this era for residents to take the commute into Beattyville unless they had legal businesses that needed to be completed at the county seat's courthouse.

Each community in this early era would have had some contact with the business of extracting natural resources available in their immediate locations. Rich natural resources of oil, gas, coal and timber were found throughout Lee County. Industries that harvested those natural resources provided wages for the small communities that sprang up around them, within walking distance. By the turn of the 20th century, Beattyville's location along the Kentucky River and a place which had early rail service, could be seen as a place for the movement of those natural resources. According to the Three Forks Investment company, Beattyville suppled all the coal that was burned downriver in Frankfort by the 1890s. It was shipped downstream from mines at Proctor and Beattyville for three cents a bushel. Logging and timer were also large employers of Lee County. The Swann Day Lumber company and Turkey Foot Lumber Company were in the list of top 5 largest lumber companies in the United States.

Residents in the rural communities obtained the consumer goods that satisfied their early existence at general stores or the occasional company store that might have been established in their own neighborhood. For entertainment, some communities developed traveling basketball and baseball teams made up of employees of and sponsored by a local company. This was another method for members of the county's disparate communities to become acquainted with each other.

Sports rivalries brought more than entertainment to the county's social life. The competitions fed a pride-fueled rivalry between the small towns, and these feelings became entrenched until the mining company closed or the local natural resource companies exhausted

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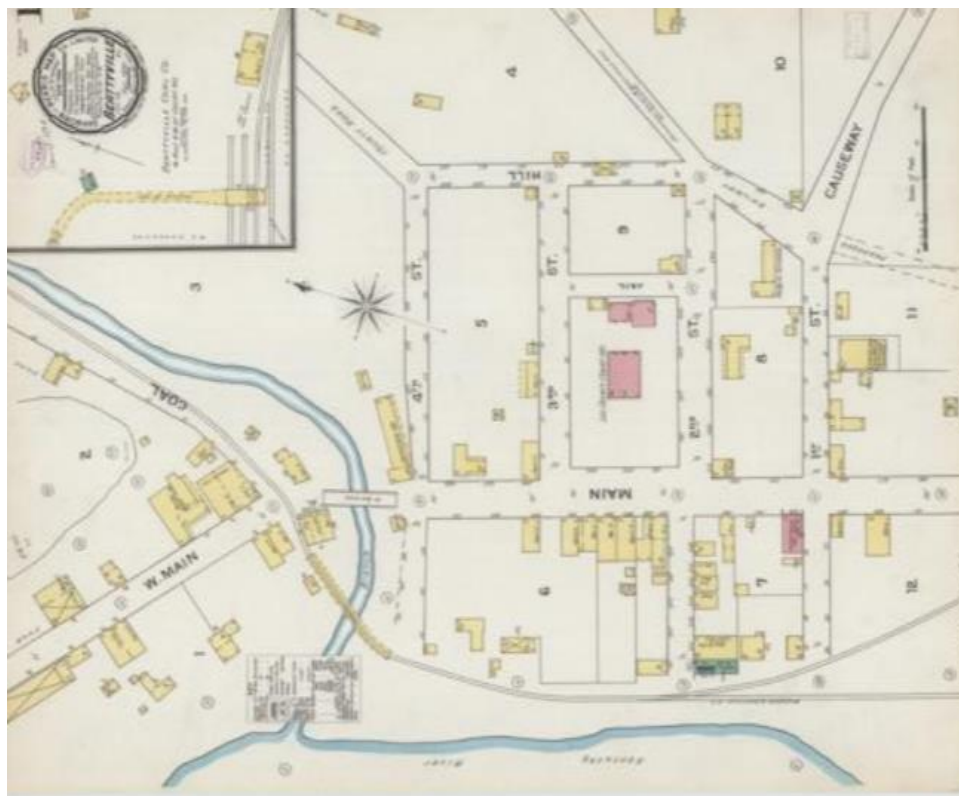Name of Resource

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their supply by the 1920s. Early in the 20th century, the insular nature of communities began to give way as one-room schools were closed and the county school system began to consolidate school buildings. The introduction of wage labor and highly dispersed education were two factors that supported the wide distribution of communities throughout the county, but those two supports were not sustainable for more than a generation or two. The slow decline of the community had begun certainly by the 1920s. And as travel roads continued to be used, and even improved over time, the door was opened for Beattyville to become a more important cultural and commercial center for people within Lee County.

Development of Beattyville 1890-1920

The presence of the Kentucky River was both a boon and a bane to Beattyville's growth into the county's primary town. The River provided an early transportation route for boats coming to or leaving Beattyville. It provided a corridor where trees from the area could be floated to markets downstream during seasons of high water. But the occasional flooding of the River had deposited centuries of silty soil into the spot, and left the small spot of low level land prone to flooding and with an unstable foundation for long-term building.

Development of Beattyville's downtown began by connecting upper and lower Beattyville with a series of bridges. According to William Lampton, author of a *Birds Eye Look at Beattyville*, the town became a "City of Bridges," as six structures provided a foundation for development. By the late nineteenth century, the town had 13 stores, three sawmills, and a grist mill. Coal companies mined coal along Crystal Creek. Monthly, 300 cart loads of coal shipped from Beattyville's docks. Between 200-300 men were employed in area mines. The city was served by four doctors, 14 lawyers and three hotels, despite having no saloon, no library, or club of any kind. Lampton writes there were 300 African American and 25 Welsh and Irish miners.

Map 1, 1893 Sanborn Insurance map of Downtown Beattyville

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A view of the downtown provided by the 1893 Sanborn map of Beattyville provides a few telling features of the nineteenth century town which distinguish it from the town which it would become in three decades. The community proceeded upward from the River, with the three travel routes going from lower to higher (the River, then the Winchester & Beattyville Railroad, and then Main Street), and the residential areas on even higher ground.

The commercial area does not look radically different from other towns developing at the time, The town had been gridded into blocks in the way that many towns in the other part of the state were. The commercial area shows a diversity of land uses—some large lots still under the control of a single owner and having numerous uses. For instance, block 5 has what appears to be a small farm consisting of a dwelling, a general store, a barn, an ice house, a building of unidentified use with a pyramidal roof, and a generous back lot that could have been a large urban garden.

At the same time, there are runs of small lots populated by commercial buildings. Two properties are distinguished by brick construction—the sign of permanence and strength. One is the county's courthouse and jail, not sited in a ceremonial square but with a noticeable setback to distinguish the courthouse from the other buildings closer to Main Street. The jail resides directly behind the courthouse, announcing to anyone willing to challenge it, that a firm penal system backs up the decisions of the legal system. The other brick building in downtown was the Three Forks National Bank at the corner of Main and First Street. Another brick building, the Ninaweb Hotel, stood just outside of the core of the downtown.
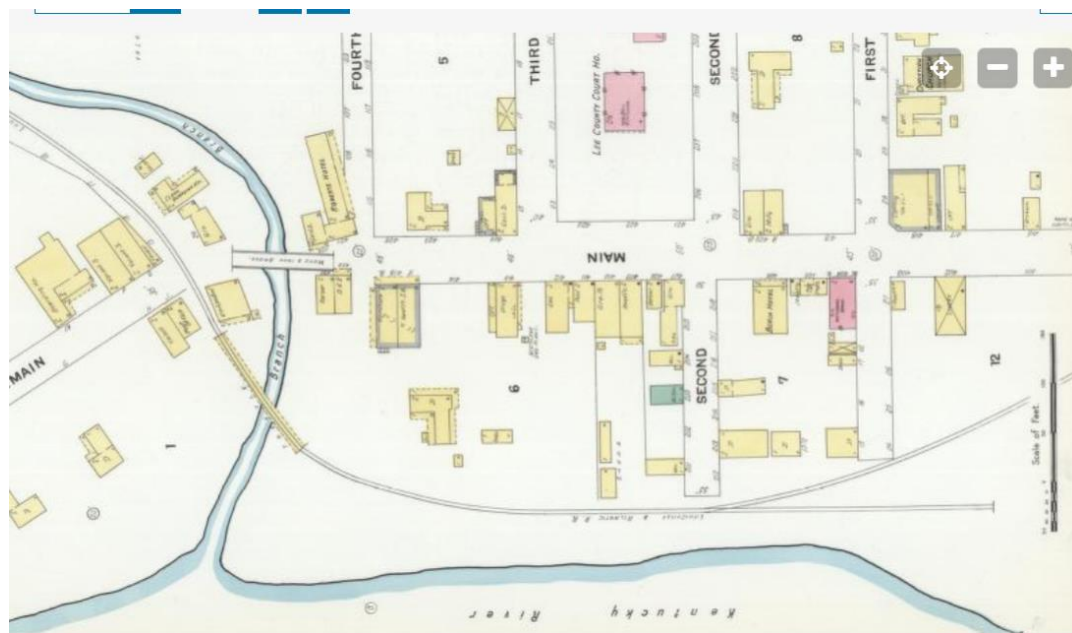
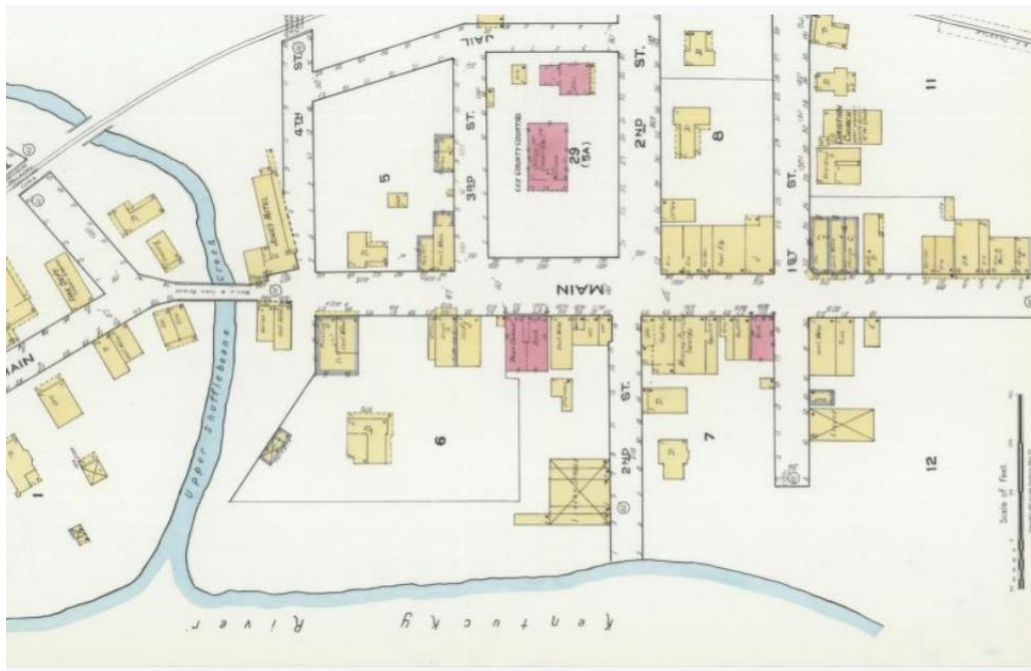**Map 2, 1908 Sanborn map of downtown Beattyville**

The 1908 Sanborn map does not reveal much change in Beattyville in the 15 years since the last mapping of the town. One of the only new constructions in the downtown is an office attached on the side of the general store. Half a dozen buildings are shown as wood frame with iron cladding, which often is a covering of iron panels or sheets, similar to the material that is casually referred to as a tin ceiling within a commercial building. The railroad skirting the west of the downtown has changed names, rebranded as the Louisville & Atlantic Railroad, by 1908.

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One important arrival in town, the first evidence of electricity, is mentioned at the Swann-Day Lumber Company plant, whose lights are electric. Swann-Day had three steam boilers to power its machinery, and a dynamo driven by a 60 horsepower engine that could have generated electricity for the entire town. However, wherever through the remainder of the town, a building's source of lighting is indicated, that property was illuminated by either gasoline, acetylene, or oil lanterns in 1908. It appears Swann-Day was the only business to take advantage of electricity.

More change becomes evident on the 1921 Sanborn map. A greater number of buildings are lining Main Street. Two new brick buildings, a bank and the Post Office, have replaced two wood frame buildings. A major reorientation of the townscape occurred with the relocation of the railroad. The tracks of the Louisville & Atlantic Railroad had run closely with the bank of the Kentucky River; by 1921, either the flooding or subsidence of the tracks led to the transfer of the tracks, now under control of the ubiquitous Louisville & Nashville Railroad, to a bench on Hill Street, higher than Main Street itself. The community also had built a stand-alone Electric Plant south of the downtown. This building was one of Kentucky's only coal burning facilities by the 1920s to still employ a wood frame and wood exterior cover—a danger for fire that most communities evaded by cloaking their power plants in iron or masonry walls.

Map 3, 1921 Sanborn map of downtown Beattyville;

Development in the District during the Contextual Period 1925- 1978
The presence of the Kentucky River created the level land for downtown that became Beattyville, and from the start gave the town's early commerce a shipping advantage. On occasions, the River's floodwaters spilled into downtown, wreaking destruction. The contextual period signifies a time when Beattyville rose, just as the river, in terms of its importance. It got bigger and overflowed the limits of what a community had been in Lee County. After 1978, its "flood" presence begins receding…and it continues subsiding into another small town. Like the

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Kentucky River which made it, Beattyville will never dry up and disappear. But for a time, i.e., during the Period of Significance, it swelled beyond its "banks" and it touched more than just the area contained by its narrow boundary.

Between the 1930s and 1950s, 50% of the buildings in the Beattyville Historic District were built. Downtown Beattyville was at the height of its cultural influence within the county, its commercial success, and the opportunities for county-wide social interactions. Beattyville emerged from being one of many small towns in Lee County to become the central focus of life for people who lived in Lee County.

The WPA building built in 1939 served as Beattyville City Hall and housed the city jail and the one and only firetruck at that time. With the Lee County Courthouse and this new Beattyville City Hall within three blocks of each other, with the U.S. Post office in between, downtown Beattyville buzzed with pedestrians, and once roads were improved, with vehicular traffic.

Beattyville became home to a number of businesses that could not occur in the small communities outside of the city. Main Street was full of car dealerships, hardware stores, lumber stores, gas stations, and mechanic shops. By 1950, the City's downtown commercial district housed six grocery stores, three drug stores, six restaurants, two movie theaters, four department stores, retail shops of every type, professional offices, and several service businesses including five car dealerships. Beattyville was regarded as the primary place to obtain larger consumer items such as automobiles and furniture.

Obviously, this larger array of businesses and pastimes was not supported by the community itself. Beattyville's population could not sustain such economic activity alone. The town's population was at its height in 1910 with a mere 1360 people yet begins a moderate decline. The town has 1210 people in 1920, shrinks to 906 people in 1930, then ranged between 900-1100 people from 1940-1980. We infer that in a community whose number of shoppers is on the decline, that its businesses thrived because the majority of Lee County spending was turned toward downtown Beattyville.

One resident of the community helped unify it as a singular place. Before a visionary local builder named Arco Begley, Beattyville was a city divided by bridges. In his youth, Begley was known to congregate with other youth in "upper" Beattyville while the adult community members, after work, would gather at a popular area in "lower" Beattyville called Public Square. Lower Beattyville was the location of the courthouse, gas station and garage, hotel, and several restaurants, and was separated from upper Beattyville by Stuffelbean Creek. Residents of Beattyville would identify themselves as being from either the upper or lower end of town. Toward the end of a career that began in the 1930s, his company filled in earth where the creek had flowed, providing more flat land for construction of buildings. The project connected the upper and lower end of Beattyville. Buildings were constructed on top of steel beams Begley repurposed from the south fork bridge that collapsed in 1968. He purchased the beams, placed them over Shufflebeane Creek, and began filling in the foundation for a number of buildings. Arco Begley literally and symbolically bridged this gap.

Beattyville provided more than commerce to bring the county's population together. Prior to consolidation, Lee County had 58 one-room schoolhouses. During the years of consolidating of school buildings, Lee County's elementary, upper elementary grades and high school grade

levels were localized into three communities: Heidelberg, St. Helens, and Beattyville. When Beattyville Elementary School [#29] was opened in the 1930s, it consolidated 27 rural one room schools into a single building. When students from around the county were bussed into Beattyville, the community became a place where youthful memories took place. Graduates from the Beattyville Elementary began to identify themselves more with being from Beattyville rather than from their former rural neighborhood. The same sense of identity aligning to the school they attended included the two other consolidated school locations in the Heidelberg and St. Helens. Finally all the schools in the system were moved closer to Beattyville and the two other rural schools closed in the 1950s.

Beattyville also experienced its share of growing pains and the stress from recovering from natural disaster. Being located next to the Kentucky River, floods had a great effect on the historic district in the contextual period. The most notable floods took place in 1929, 1939, and 1957. According to a *Beattyville Enterprise* article, the flood of 1939 caused $150,000 in damage. The flood crested at 35 feet 5 inches in Heidelberg which made it 45 feet in Beattyville on January 28th, 1939. There is a 10-foot difference in water levels between Heidelberg and Beattyville. Beattyville does not have a flood gauge, so uses the gauge at Heidelberg. From the list of historic crests below, you can also see that the March flood of 2021 is in the top 5 flooding events in history. In 1957, as Beattyville was booming with businesses and commerce, majority of the buildings were not 20 years old yet when the flood hit. Waters reached 6 feet deep and impacted 70 commercial and 20 residential structures in the downtown area. Corps of Engineers estimated damages of $474,000 on the Kentucky River Main Stem below North and South Forks Rivers to the urban area, and $527,000 to the rural areas, totaling $1,046,000 in damages to roads, buildings, lands, stored crops, coal mines business loss, bridges, railroad, and more.

After each flood, the citizens of Beattyville would come together to work to restore commerce, religious, and governmental operations to downtown. Years later in social gatherings, people would reminisce and strengthen community bonds by telling their personal recovery stores from their flood experiences. The buildings that survived the floodwaters were reopened and served as incubators for these reminiscing conversations. The walls of the historic buildings that remain standing after years of floods, fires, and vacancy hold years of memory and are a significant part of the history of Beattyville.

Later Development in the District, 1977 - present

During the 1980s as the production capacity of each of the natural resource sector industries became severely diminished and--in some cases completely vanished--downtown Beattyville's standing as the community's economic engine declined. Businesses closed, storefronts were left vacant, and buildings began to deteriorate from lack of maintenance. County residents who once flocked to Beattyville's downtown district for all shopping purposes began an exodus to other communities in the surrounding region, with shops, chain stores, and big box stores filled with merchandise they were seeking.

Some of the greatest reshaping of the historic district into its current form came in response to two types of local disasters: fire and flood. The most recent flood, in March 2021, brought up to 6 feet of flood waters into Main Street and adjacent buildings.

Since the close of the historic period, the main transportation corridor into Beattyville is an 18-mile-long road, with two wide lanes with center turn lanes and great visibility. This contrasts with the road in and out of town, the main road called "Old HWY 11." That historic roadway was a winding strip which rose and fell with the landscape from Natural Bridge State Resort Park area to Beattyville. The entrance into Beattyville itself was a steep downhill section with a curve and railroad crossing at the bottom of the hill. In September of 1977, a runaway gas truck lost control on the hill into Beattyville and overturned at the bottom, crashing into buildings on Main Street setting them ablaze. Seven people lost their lives and at the time, the community only had one fire truck and volunteer fire fighters that were untrained. The 8,200 gallons of gas ran through the streets setting around 50 cars on fire as everyone rushed to help fight the fire and recover the dead from the rubble. Buildings were destroyed and many businesses were completely lost. What came from this disaster was the construction of "New HWY 11" and also the installation of the state's first runaway truck ramp. The community now has well-trained volunteer fire departments located all around Lee County. The new road also allowed better access for freight to enter Beattyville.

Population boom 1980s up 16% in that decade. Followed by steady growth to 2010. Followed by a 66% boom from 2012-2020 to current population of 2,176. Commercial buildings are altered in ways that typically would not be seen downtown, but with architectural features found in residential neighborhoods. Examples include #5 (Law Office), #18 (Manna Building) and #20 (Ellens Uniques). Replacement of historic front doors, which had lots of glass, narrowing of large display windows, flat roof buildings going to gable roof, addition of columns to buildings which never had them. Vacant and covered up second floor stories, vinyl siding where brick was the original exterior.

Fire struck again in April 2018, burning down the Congelton building on Main Street. The building housed apartments upstairs and 4 business storefronts downstairs. No one was injured in the disaster as crews responded, blocked off the street, and began to fight the fire. The building however was a complete loss. The owner had the remains of the building cleared off to where all that was left was a concrete slab. Seeing the potential of the location, the City of Beattyville purchased the lot and applied for grant funding through the Abandoned Mine Lands program for a transformational projected. At the city's center, this location was funded for the construction of a new Beattyville Town Square. While waiting for the grant to be administered, from 2018 to 2022, the lot was used as a gathering place for the community during events such as monthly Cruise-In on Main Street, the Woolly Worm Festival, Beattyville Bourbon and Moonshine Festival, Christmas Spirit actives and more. Construction on the Beattyville Town Square on Main Street, is expected to start in the spring of 2023.

The community recognizes their past not only within the landscape of the district, but also in opening the Three Forks Museum in 1992, outside of the district. Originally, the concept for a community museum was going to revolve around the Oil and Gas history, but plans shifted to a museum to preserve the history of the Three Forks Region. With seed money of $10,000 from state sources, the community donated funds and gave volunteer labor to erect the structure. Work crews included inmates from the Lee Adjustment Center, who planed, sealed, and installed all the wood inside the museum with the leadership of community members. With the museum building complete, the community donated items to display on its shelves and in the displays. Yearbooks, historical records, Native American artifacts, kitchen items, oil and gas tools, photographs, military items, homemaker artifacts and more. All the structures on the museum's

campus, the veterans wing, annex, gazebo, picnic shelter, and the newest outdoor classroom shelter was built on donations, fundraisers, and grant funds. Also during the flood disaster in March 2021, members of the community came together to help work at the museum. Dec 10, 2022, was the first public re-opening of the museum since that flood.

Today Beattyville is still in the process of recovering from the historic flooding of 2021, but many new businesses have opened, several catalytic projects have been funded, and Beattyville is once again on the rise to becoming an economically thriving downtown.

Catalytic projects which have been funded include a $1.25 million Abandoned Mine Land grant, awarded in 2018. This transformational project is currently under construction, the result being a Town Square area in the heart of the Main Street district. A town square for community and visitors to gather for local events. This is a tragedy-to-success story, as the location of the town square formerly housed a two-story building with residential apartments upstairs and businesses downstairs. Fire completely destroyed the building and the City of Beattyville, Beattyville Main Street, and Beattyville Lee County Toursim saw the opportunity for something new. The city purchased the lot and the partnering organizations applied for the funds.

Another transformational project focuses on the WPA building. For 4 years in a row the City of Beattyville applied for Brownfield Grant support. Finally in 2023 they were awarded $500,000 to use for cleanup of the building. The WPA building is located on the west end of Beattyville near the City Hall.

With the WPA building in the west of Beattyville's Main Street District and the Town Square project at the center, there is also an exciting project in the planning stage for a staple building on the east end of the District. The Beattyville Elementary, vacant after the two elementary schools merged outside of the city limits, was bought by an entrepreneur with local family roots. Plans include an event space, restaurant, overnight lodging options, and more. Potentially this adds up to a $5 million investment into Beattyville.

The Beattyville Historic District being accepted and approved by the State and National Historic Preservation Boards would mean up to 40% in historical tax credits for the Beattyville Elementary rehab project and the WPA building. It also provides incentives for future investors to purchase and restore the historic buildings appropriately instead of having them suffer demolition by neglect.

These three projects, will be catalyzing for additional projects along the Main Street District in order to continue to provide economic development through historical preservation, which preserves the stories and integrity of our historic downtown community.

Evaluation of the Significance of the Beattyville Historic District within its Historic Context

The Period of Significance is the span of time when Beattyville's importance swelled, getting bigger and overflowing the limits of what a community was in Lee County. After 1978, its presence begins receding. In rural Lee County during this same era, the company stores closed, industry started to exhaust the local natural resources causing companies to relocate, one-room schools started to consolidate due to loss in student population, and the slow decline of the

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outlying communities began. The decline of the outlying communities not only weakened the rural communities' sense of home and identity for its residents, it also bolstered and strengthened the identity of Beattyville of being the leading cultural and commercial city within Lee County. Like the Kentucky River which made it, Beattyville will never dry up and disappear. But for a time, i.e., during the Period of Significance, it swelled beyond its "banks" and it touched more than just the area contained by its narrow boundary.

The developers of Beattyville during the Period of Significance knew the river flooded but still chose to develop the town on the north side of the river. There was so much commercial and industrial opportunity that they risked being flooded. Even after three historic flooding events in the 1930s-1950s, business owners would clean up and reopen their businesses because they had the financial stability to do so. Also, they had already accepted the risk of operating in that location when they decided to build their brand new buildings there.

Historic Crest: Flood levels reaching 28.5 and above reaches the streets of Beattyville.		
35.6 Ft	02/04/1939	
35.0 Ft	01/30/1957	*Known as a 100 year Flood
34.4 Ft	03/24/1929	
33.6 Ft	03/02/2021	*6 feet of flood water in buildings on Main Street.
32.6 Ft	02/15/1948	
31.8 Ft	02/02/1951	
31.7 Ft	01/09/1946	
30.9 Ft	05/08/1984	
30.0 Ft	12/23/1926	
29.2 Ft	02/28/1962	
28.9 Ft	02/04/1923	
28.7 Ft	03/14/1975	
28.6 Ft	03/13/1935	
Fires in Beattyville		
Date	Buildings Destroyed	Description
4/28/2018	1 Building	Housed 4 businesses and 3 apartments on the second floor. Current location of the New Town Square

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| 4/13/2009 | 3 Buildings | Two grocery stores, clothing store, newspaper office destroyed. 30 jobs lost. | |
| 9/24/1977 | 6 Buildings | Runaway gas truck explosion. Killed 7 people | |

The historic district coincides with the area of Beattyville most prone to flooding. Most of the residential properties that had been in downtown historically, vacated to safer ground during the Period of Significance. Most families removed from downtown to Proctor hill and the surrounding hills (Happy Top, Gourley Heights, Fairground Ridge, Town Hill), where they found places to live safe from flooding, though their jobs, businesses, and government buildings were in the historic district, the flood risk zone in downtown Beattyville.
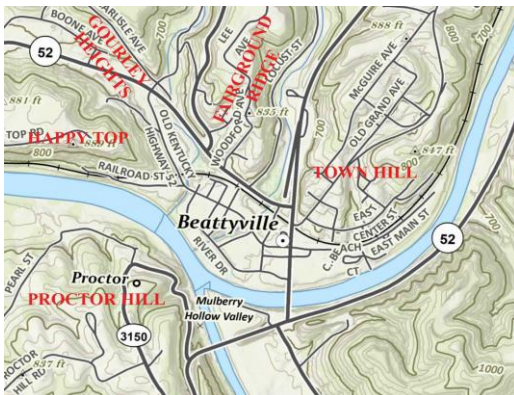
Prior to the Period of Significance, Beattyville's downtown owners often occupied houses in downtown, with the business downstairs and their residence on the second story. This allowed them to live downtown while protecting their personal possessions from flood waters. During the Period of Significance, people ceased to live in downtown Beattyville. Today, there are only two historic residential buildings standing in the downtown district boundaries—the Gladis Sale house, 61 River Drive and the Adams House, 21 Walnut Street.

The following is an expression by Bill McGee, new owner of the Beattyville Elementary School, and a personal Statement of Significance, one which surely expresses many local peoples' sentiments:

> Beattyville has everything you want in a small town. Natural beauty—river, cliffs, and mountains. The people, the history, and the desire for what's best for the future. Many are the buildings on main Street look the same as when I was a kid in the early 1960s. I have lived in big cities across the county all my life but my heart is with Beattyville. Watching people come into the old elementary school and get emotional because of their history and connection to the school is evident. This is the reason I am doing all I can revitalize the school and Main Street. I used to play little league on my cousin's team in the back yard and my first carnival rides were in the same location [as] the school. For years this was the location of the county fair. I hope to bring that back. The significance of Beattyville is not just the buildings and old stories of what it was. It is a passion and love that words cannot express.

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Evaluation of the Integrity of the Significance of the Beattyville Historic District in Light of the District's Current Physical Condition

This nomination claims the Beattyville Historic District meets National Register eligibility Criterion A, which emphasizes the historic associations that the community has that are connected to its downtown and are embodied in the downtown landscape. The district's integrity factors which are important to reinforce those associations are integrity of location, setting, material and design. If the Beattyville Historic District, as a "significant and distinguishable entity whose components lack individual distinction," possesses those 4 integrity factors, it will have an integrity of associations.

The Beattyville Historic District has integrity of **location** and **setting**. On the most literal level, the place of the district has not changed and the setting remains intact. But the integrity of location and setting of this nomination has a more profound meaning to the integrity of associations than in most other downtown district nominations in Kentucky. In other towns, the historic downtown is often competing with commercial properties that have arisen after the Period of Significance, typically due to the construction of a bypass road or a similar highway improvement. In those places, the completion of those new travel routes marked the end of the historic downtown's period of local commercial impact. That scenario does not describe Beattyville. This historic district continues to be the dominant area of local commerce in Lee County, which would lead to a 1925-2023 Period of Significance for the Beattyville Historic District if the National Register's convention of dividing historic period from the current era with a 50-year moment was not a convention. There is no area of Beattyville or Lee County that has emerged as a place with any significant commercial activity other than this historic district. It is unlikely that any area will, either, because the financial cost of developing land in another area is made prohibitive by the sloping terrain and challenges of providing infrastructure to that location. The Beattyville Historic District's development as a historic place of commerce predates the chosen Period of Significance, 1925-1974, but the pre-1925 landscape of Beattyville's downtown is conveyed primarily in the block and street arrangements, and owned lot subdivisions, which the National Register typically does not advise as sufficiently strong physical evidence to begin the Period of Significance. The point is, the location and setting of this district has persisted in some form for many years before 1925 and after 1974, and the endurance of that place and its setting greatly supports the primary basis for National Register listing under Criterion A: associations with important commercial events.

The Beattyville Historic District retains integrity of **materials** and **design**. The historic district's identity in material form shifted greatly sometime in the 1920s from a collection of buildings with wood exteriors to a grouping of brick buildings. A strong reason for that conversion had to do with the endurance of masonry construction in the face of the ongoing threat of flooding by the Kentucky River. The district's buildings, prior to the 1920s, were almost exclusively wood framed, and thus vulnerable to flood and fires. Before 1920, wood was seen as an inexhaustible resource, made very inexpensive as a building material by its local availability and by the presence of a large milling and planing operation in town. By the 1930s, decades of experience, as well as the rising cost of lumber, taught the downtown building owners that brick and concrete

block construction would make their investments more secure against the inevitable threats from flood waters and fires. This wholesale conversion to the district's current material face seems to have begun in the middle 1920s, and was well underway by the 1930s, supported during the Great Depression by profits from local coal mining.

Because the Beattyville's downtown has continued to be the main place of commerce and related activity in Lee County, its design has seen greater pressures to change, particularly for owners who feel that updating their building design is a necessary enhancement for marketing their business. In other Kentucky downtowns, where commercial opportunities open up on the town's periphery, there can be less emphasis on finding trendy new looks for the aging downtown buildings; their buildings can age gracefully. By contrast, buildings in Beattyville, since 1978, have undergone design changes, not only in response to the actual effects of fire and flooding, but also the perceived threat of appearing unfashionable. The changes to the buildings are evident. Buildings are evaluated in this nomination individually on the basis of design. Those properties that were removed and rebuilt after 1978 are evaluated as non-contributing automatically. However, the contributions of buildings that have been on the landscape since before 1978 are considered for the way in which those properties reinforce the overall identity of the district. This provides greater latitude to have individual design changes while being evaluated as contributing, as long as their contribution to the overall sense of a district remains evident. This basis for the contributing evaluation is consciously emphasizing the larger scale aspects of a building, and how those aspects affect our perception of the district. This means that the nomination author did not prioritize the evaluation upon the small-scale details of the building, and whether those changes rendered the building individually as something non-historic.

Because theses evaluations of the district's integrity of location, setting, materials, and design have been made, the Beattyville Historic District possesses integrity of **association**, and thus qualifies for the National Register. Members of the community have completed this form, which makes this form an expression of what is significant to the community. If outsiders speak with informed members of Beattyville, it becomes clear that the citizens recognize individual historic buildings as the historic buildings they once were, and certainly recognize the historic district as the historic district, even with the many changes that have taken place since 1978. As the people of the community have shown a tremendous resilience in the face of natural disasters, they have shown a comparable power to see the best part of their past while looking at the district's current physical presence. This is the essence of the integrity between two realities, one internal, those historic associations which are held to be significant, and the other, external, that which is physically evident on the landscape.

The historic buildings described in this inventory have historic integrity and even in their current physical conditions the buildings uphold the value and legitimacy of the Beattyville Historic District. Most of the buildings were built in the 1920s-1940s in the height of commerce and prosperity. The evidence is clear in the quality of material and craftsmanship that went into the construction of the buildings. They were built to withstand the attacks that occur over time. Only the wealthy would add the design elements seen in the buildings today such as the ornate brick work, the arching stone windows, and more. The building facade was important and owners spent more funds and time designing the building fronts than the sides and back. The tops of the buildings have ornate elements as well. Fast forward 80-100 years to today and the buildings are still standing, many with occupants. They have survived floods, fires, and the declining

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economic climate that began to impact the community in the 1980s. The buildings are still standing, and they are our history; they will also house our future.

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9. Major Bibliographical References

Lee County Centennial Book, 1870-1970

Lee County History Vol II: Constitutional Bicentennial 1787-1987

https://leecounty.ky.gov/Pages/about

https://www.historic-structures.com/ky/beattyville/beattyville_grade_school.php

https://www.heartofthekentuckyriver.com/blog/a-birds-eye-look-at-beattyville-one-hundred-years-ago

https://www.biggestuscities.com/city/beattyville-kentucky

http://www.coaleducation.org/coalhistory/coaltowns/historic_context.htm

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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 # _____

____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office

____ Other State agency

____ Federal agency

____ Local government

____ University

____ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): __See Chart - Section 7, Page 24

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10. Geographical Data

Acreage of Property____24.2 Acres_____

Latitude/Longitude Coordinates

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Datum if other than WGS84:_____

1. Latitude: 37.574225   Longitude:-83.712343
2. Latitude: 37.573546   Longitude:-83.708623
3. Latitude: 37.571514   Longitude:-83.704153
4. Latitude: 37.570031   Longitude:-83.704648
5. Latitude: 37.569888   Longitude:-83.708745
6. Latitude: 37.571889   Longitude:-83.709058
7. Latitude: 37.572900   Longitude:-83.712451
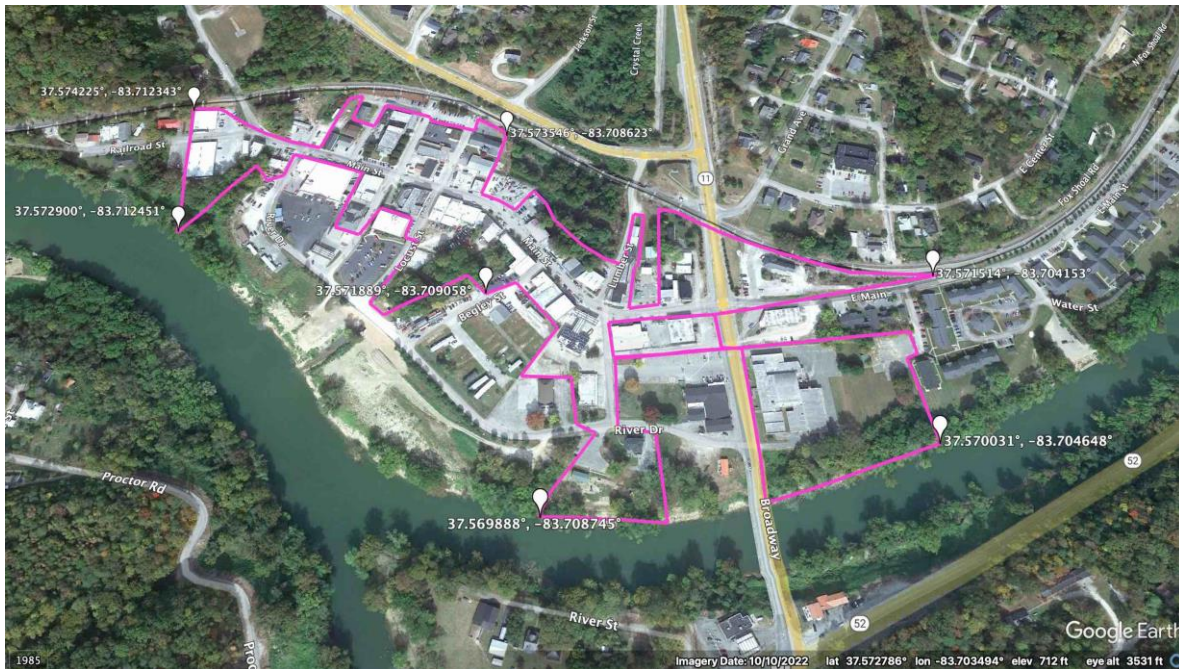
Google Earth Map of Beattyville Historic District. Longitude and Latitude of district boundaries.

Verbal Boundary Description

The Beattyville Historic District boundary is located south of the CSX Railroad line and north of the Kentucky River bank. In a horizontal linear path it encompasses historic buildings on the north and south side of Main Street as Main Street follows an east to west path. The majority of the buildings are located between KY HWY 11 on the East end of the district to the intersection of Main Street and Railroad Street to the west end of the district. This intersection is also known as "the turn around" in the days of social actives such as cruising in classic cars from the 1950s to today. Streets running perpendicular to Main Street creates cross sections at Center Street, Locus Street, Begley Street, and Lumber Street. The Acreage of the Beattyville Historic District is 24.2 acres. See below the scaled district sketch map for reference. The red line defines the boundary of the district.

Boundary Justification

This described Beattyville Historic District Boundary is justified in that it is the best effort attempt by the author to define the area that resonates as the town's historic district.

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District Sketch Map
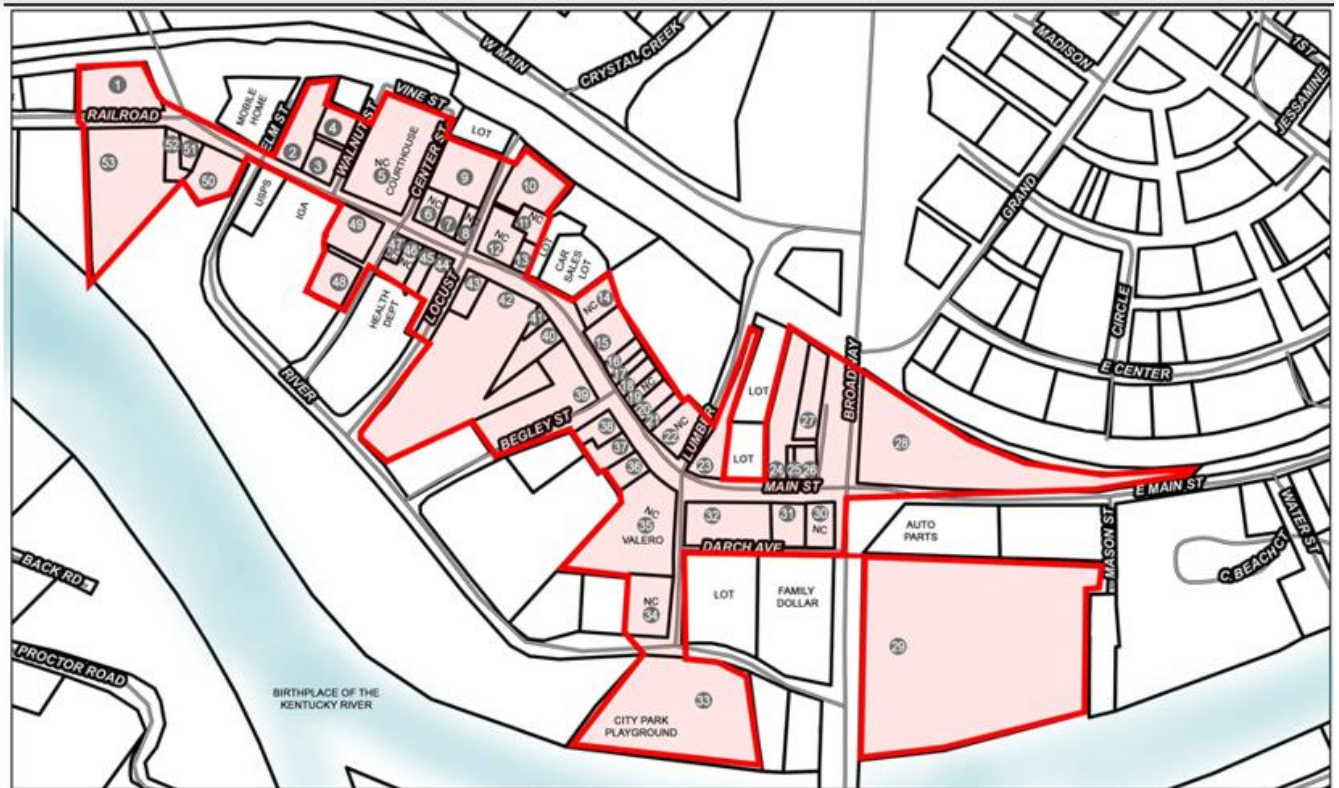
Elizabeth Roach, PVA
256 Main Street
Courthouse, Room 10
P.O. Box 1008
Beattyville, KY 41311
606-464-4105

Lee County
Property Valuation Administration

Maps to be used for identification only
NOT for conveyance

Print Date: January 8, 2024
Aerial Date: Summer 2016

1 inch = 275 feet

0   90   180   270   360   450   540   630   720
Feet

11. Form Prepared By

name/title: _____Dedra Brandenburg_____

organization: ___Beattyville Main Street_____

street & number: ___P.O. Box 738__ / 500 HWY 11 North_____

city or town:__Beattyville_____ state: ___KY_____ zip code:__41311_____

e-mail_____visitleecounty@gmail.com_____

telephone:_____606-464-5038 / 606-560-9059_____

Date:___March 1 2024_____

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Photo Log

Name of Property:	Beattyville Main Street District
City or Vicinity:	Beattyville, KY
County:	Lee
State:	Kentucky
Photographer:	Teresa Mays, Dedra Brandenburg, Tammy Stickler
Date Photographed:	Range date of pictures include June 2023-August 2023
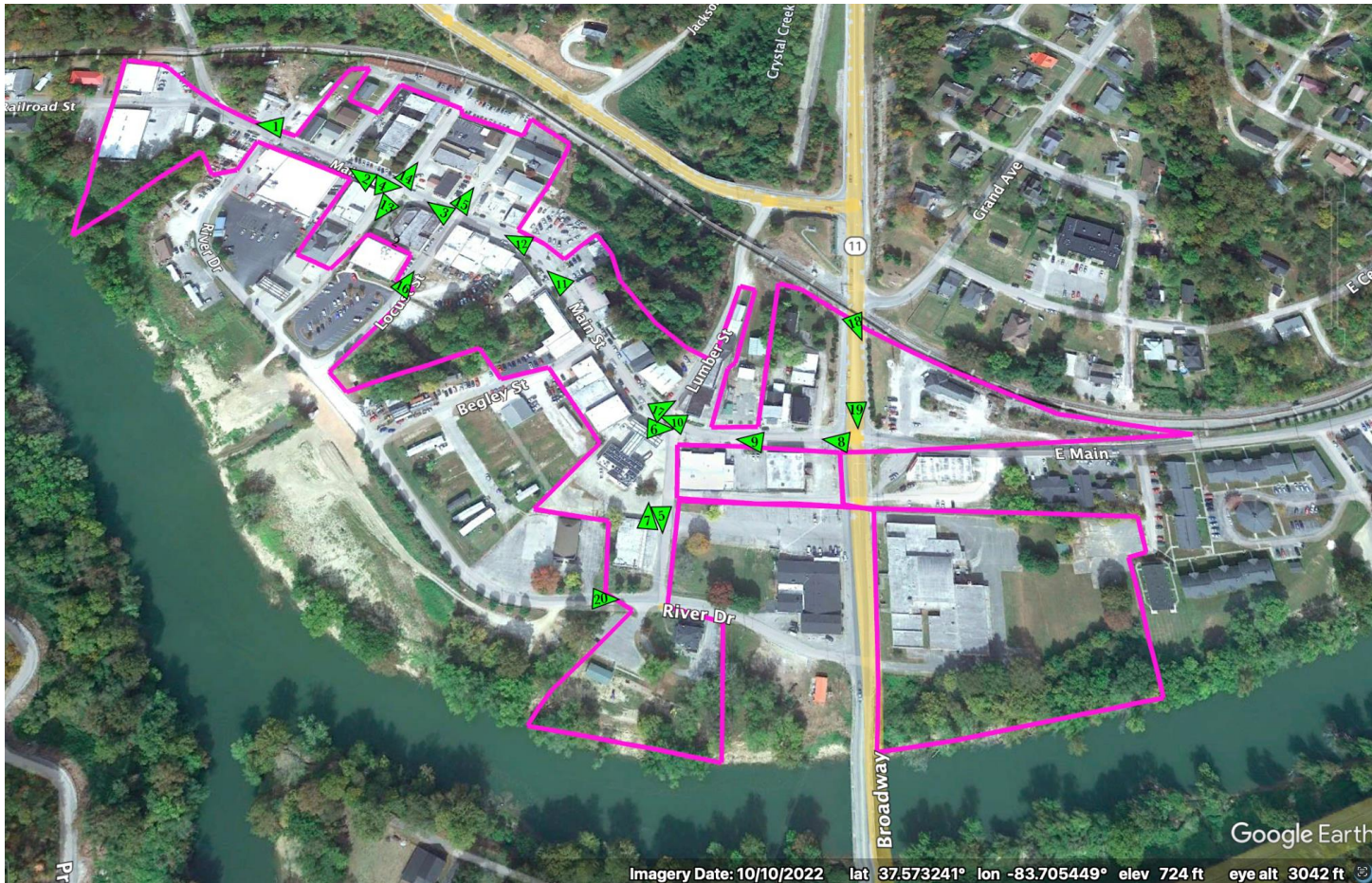
1) KY_LeeCounty_BeattyvilleHistoricDistrict_0001 - Main Street Facing West. Photo taken at the intersection of Main and River Drive.

2) KY_LeeCounty_BeattyvilleHistoricDistrict_0002 - Main Street Facing West. Photo taken from 263 Main Street.

3) KY_LeeCounty_BeattyvilleHistoricDistrict_0003 - West facing photo taken at 223 Main Street.

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4) KY_LeeCounty_BeattyvilleHistoricDistrict_0004 - East facing at 263 Main Street. Image shows the intersection of Main and Center Street.

5) KY_LeeCounty_BeattyvilleHistoricDistrict_0005 - South Facing photo at 23 Lumber Street. South facing is the direction of the Kentucky River.

6) KY_LeeCounty_BeattyvilleHistoricDistrict_0006 - Photo facing East, 79 Main Street.

7) KY_LeeCounty_BeattyvilleHistoricDistrict_0007 - North facing photo, 23 Lumber Street.

8) KY_LeeCounty_BeattyvilleHistoricDistrict_0008 - Photo west facing at 185 HWY 11, at the red light intersection of HWY 11 and Main Street.

9) KY_LeeCounty_BeattyvilleHistoricDistrict_0009 - West Facing photo, 30 Main Street.

10) KY_LeeCounty_BeattyvilleHistoricDistrict_0010 - West Facing, 79 Main Street. Image shows Masonic Lodge Building (Resource #36, Contributing).

11) KY_LeeCounty_BeattyvilleHistoricDistrict_0011 - West Facing, 169 Main Street.

12) KY_LeeCounty_BeattyvilleHistoricDistrict_0012- West Facing, 186 Main Street. Image shows Begley Auto Sales Building (Resource #42, Contributing).

13) KY_LeeCounty_BeattyvilleHistoricDistrict_0013 - South Facing, Intersection of Main and 60 Center Street.

14) KY_LeeCounty_BeattyvilleHistoricDistrict_0014 - North Facing at 284 Main Street. Photo north shows Walnut street. Image shows Reams Vet Clinic (resource #3 Contributing) and Adams Residence (Resource #4 Contributing).

15) KY_LeeCounty_BeattyvilleHistoricDistrict_0015 - North Facing. Standing at 204 Main Street looking north on Locust Street. Image shows Beattyville Town Square (Resource #12 non-contributing) and the Beattyville Christian Church (Resource #10 Contributing) and Beattyville Christian Church Activity Center (Resource #11 Noncontributing).

16) KY_LeeCounty_BeattyvilleHistoricDistrict_0016 - North Facing, 45 Center Street.

17) KY_LeeCounty_BeattyvilleHistoricDistrict_0017 - North Facing Photo at the intersection of Main and Lumber Street. Image shows Warren Building (Resource #23 Contributing).

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18) KY_LeeCounty_BeattyvilleHistoricDistrict_0018 - South Facing photo at the rail road tracks entering Beattyville on HWY 11. Photo shows Beattyville L&E Depot (Resource #28, Contributing).

19) KY_LeeCounty_BeattyvilleHistoricDistrict_0019 - South Facing HWY 11 at the intersection of Main Street.

20) KY_LeeCounty_BeattyvilleHistoricDistrict_0020 - East Facing, 100 River Drive. Image shows Yellow House (Resource #33, Contributing)