

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

### 2. Location

Street & number: Main Street, HWY 11, Locust St, Center St, River Drive, Lumber Street,  
Madison Street, Railroad Street, Elm Street, Walnut Street

City or town: Beattyville State: Kentucky County: Lee County

Not For Publication: ☐ N/A Vicinity: ☐ N/A

### 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

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

\_\_\_\_\_  
**Signature of commenting official:**

\_\_\_\_\_  
**Date**

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

#### 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:

☒

Public – Local

☒

Public – State

☐

Public – Federal

☐

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**Category of Property**

Building(s)

☐

District

☒

Site

☐

Structure

☐

Object

☐

**Number of Resources within Property**

Contributing

39  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Noncontributing

20  
14  
\_\_\_\_\_  
\_\_\_\_\_  
34  
\_\_\_\_\_

buildings  
sites  
structures  
objects  
Total

Number of contributing resources previously listed in the National Register 1

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**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

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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

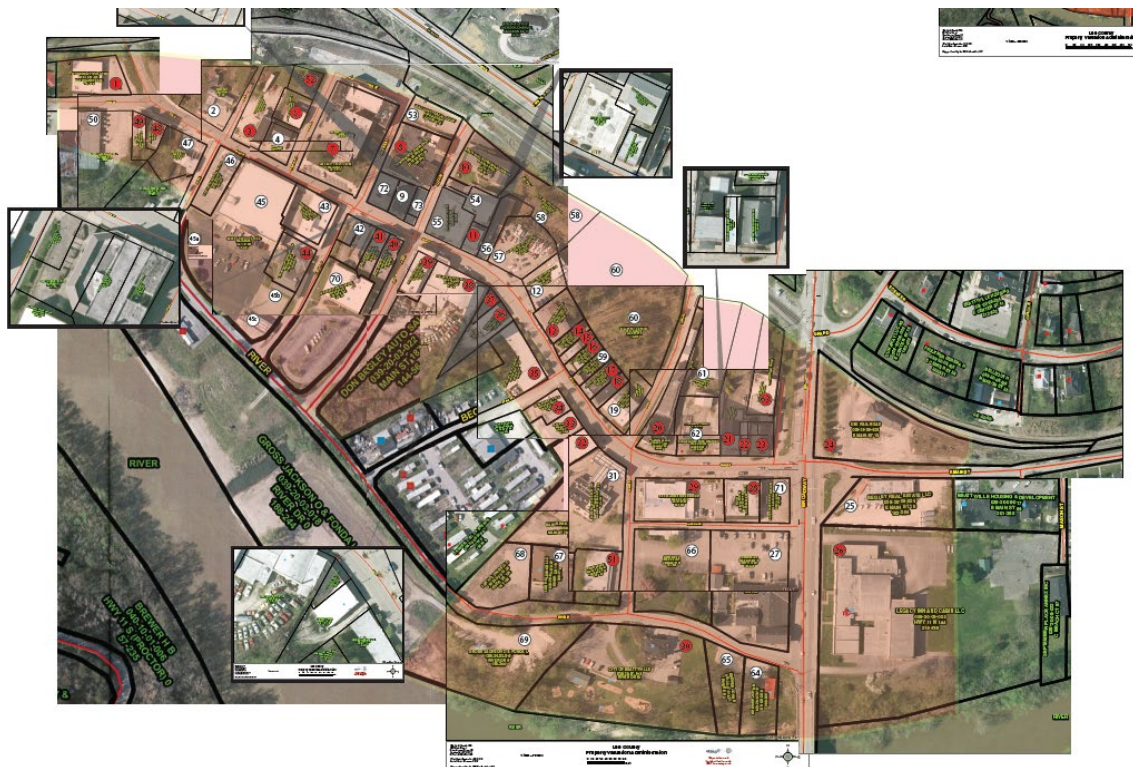
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## Narrative Description

### 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 with 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; 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 coal mining era, and its ascent to become the county's premier town. The area proposed for National Register listing includes approximately 1.20 square miles and includes 59 buildings, 39 evaluated as contributing and 20 as noncontributing. There are also 15 entries in the inventory which are a combination of noncontributing green spaces, wilderness, parking lots, and some lots with small storage sheds. The district's identity and significance is interpreted through the historical context which examines Lee County's community development 1890-1980. Natural resource extraction benefited the district during the Period of Significance, just as its decline has had impacts on the local landscape.



**Beattyville Historic District, rose-colored shaded area is area of district**

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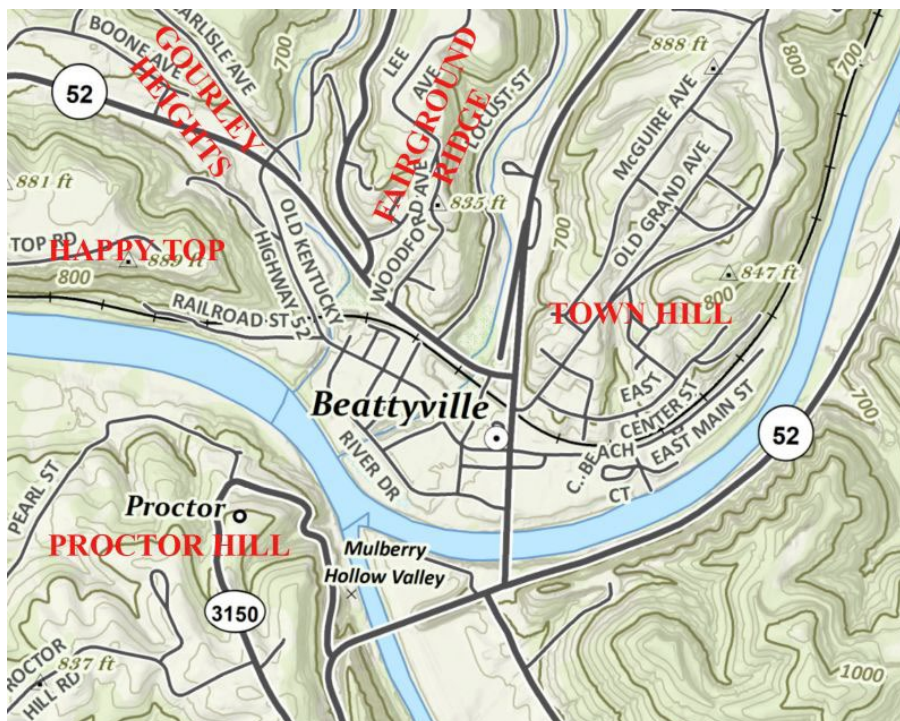
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## General Character of Beattyville's Topography and Geology

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 wild life 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.

## 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.



Beattyville District is within area where “Beattyville” appears above. 5 hills named in red type

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. The original blocks were owned by individual parties with multiple features on the block. The process of subdividing larger parcels



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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 strong 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 aspect of the district's design 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 4 adjacent counties. Each of those parts were remote from their parent county, disconnected 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 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. It is not a town or a district which 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 #8 (Newnam Funeral Home) and #28 (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 facades.

Cut stone block foundations can also 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 #48 (WPA building), #28 (KY Food Store), #40 (People's Exchange Bank), #5 (Adams Building), and #24 (Railroad Depot).

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 #15 (Shuler Building, the former Catholic Thrift Store), #34 (Ross Buildings), and #28 (Jones KY Food Store Building). The buildings of the 1930 were built from block with ornate brickwork on the front facades of the buildings. In some instances, the color of brick used in construction switches from red to yellow, creating an artistic pattern of design for 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 front of the buildings.

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.

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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 #17 (Kentucky Farm Bureau insurance agency), #36 (Tracy Dunaway building), #37 (Cox Building), #18 (Lucas building), #32 (Masonic Lodge), and #39 (Congelton Hardware Building).

Several buildings in the district have been evaluated as non-contributing. Properties that have received that evaluation for the following reasons:

- a building constricted during the Period of Significance in which the facade has been altered to an extent that original building is no long evident. Example: #9 (Dunahoo Building), #4 (Cundiff Vet Office), #43 (Rose Brothers)
- buildings constructed after the close of the Period of Significance. Examples include #12 (current business Cash Express), #25 (John Begley Auto Parts), #31 (Valero gas station), #42 (Juniper Dental), #45 (Jack's IGA grocery), #46 (US Post Office), #47 (Stamper building)
- one structure not identified as a building: #2 (Moore mobile home)
- Green Spaces and parking lots. Examples: #53 (Fiscal Court Parking Lot) #55 (Town Square) #56 & #57 (Begley Gravel and Paved Car Lots) #58 & #61 (Begley Greenspaces) #59 (Shuler Building Lot Foundation)

## Inventory of the Beattyville Historic District

### #1 Beattyville City Hall (28 Railroad Street)

**Property Description:** Built in the 1960s, the building is made with block and brick construction. Single story with double front door entrance windows that mirror each other.



#1, Beattyville City Hall



#2, Jame Moore Mobile Home

**Property History:** It first served as a grocery store

### #2 James Moore Mobile Home Property (77 Elm Street)

**Property Description:** Lot of property located on the north side of Main Street. Currently a 1997 mobile home is on the property. Formerly there was a street from main street that traveled



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north and went through a railroad underpass toward the St. Thomas Episcopal Church. The historic underpass is still on the property location.

#3 Charles Berry Jackson Building (290 Main Street)

**Property Description:** Built in the 1950s by the currently owner Berry'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 original roof was flat. After trouble with leaks, the owner added truss timbers and created an "A" frame roof.

**Property History:** In the 1950s Ed Jackson had his law office on these second story. Downstairs housed Dependable Auto Parts. Jack Gross also 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.



**Jackson Building, #3**



**Cundiff Vet Office, #4**

#4 Cundiff Vet Office (284 Main Street)

**Property Description:** The building was built originally in the 1930s. The building's facade has been changed to the extent that it looks nothing like the original 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 go home and eat supper then return to town and socialize in this area until the business closed in the evening. The common name for this area was called "Public Square".

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**#5 Adams Residence (21 Walnut Street)**

**Property Description:** Built as a law office of Rose and Short in the 1950s, the building is a single story brick vernacular built structure. What is unique is the stone mason limestone cut foundation which lifts the first story up 4 or 5 feet up to reach the front door. On the south wall there is also a faded advert mural on the brick that says “Rose and Short Attorney at Law”. To safe on heating and cooling when the building was turned into a residents, an “A” frame roof was constructed on top of the original flat roof of that era.



**Adams Residence, #5**



**Episcopal Church, #6**

**Property History:** Built as a law office in the 1950s, owners converted it onto a residents 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.

**#6 St. Thomas Episcopal Church (204 Main Street)**

**Property Description:** The building was completed in 1903 and the church was consecrated as St. Thomas. Church was built from masonry cut limestone. The windows are arched stone cut windows. There is also a beautiful stainless large arched stone window on the east side of the church. Two stone towers house the church bell. The church sets on a hill overlooking Beattyville south facing.

**Property History:** First meet in Proctor across the river from Beattyville. Beattyville had been declared the county seat in 1870 and began to prosper. In 1877, land was purchased for a permanent structure high on a hill out of the flood zone. The church was also used as a school and for class for ladies of the community. In 1887 Bishop Thomas Dudley lead the congregation in the purchasing of an acre of land for the building of a new stone church. Bishop Dudley laid the cornerstone in 1896. Stone Mason believed to be Richard N Lyons who came to Beattyville from Virginia. In 1974 Governor Ford designated the St Thomas Episcopal Church as a

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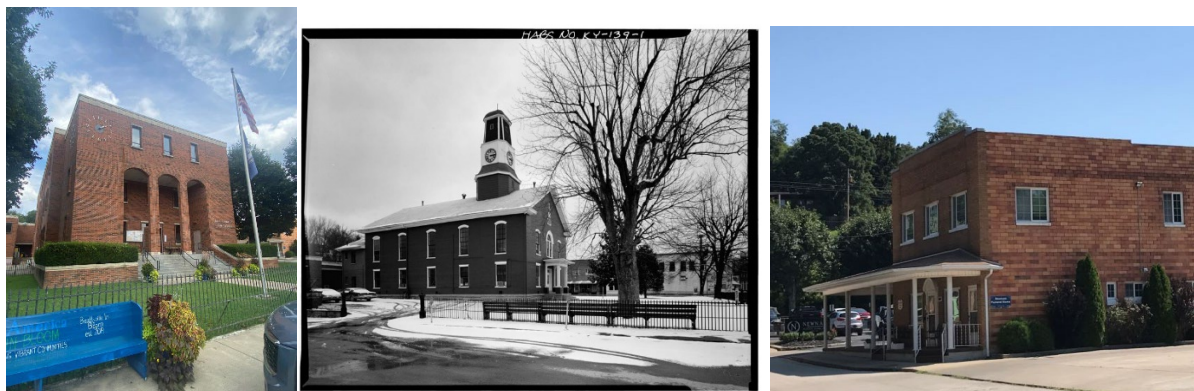
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Kentucky Historical Landmark. Its membership contains several descendants of the early St. Thomas Church. Family descendants include the Lyons, McGuires, Smiths, Beach, Pack, Hobbs, Blackey, Firesteens, Jamisons, Sales, Porters, Adkins, and Jennings Families.

**#7 Lee County Courthouse (0 Main Street)**

**Property Description:** The current Lee County Courthouse was constructed in 1978 in the same location as the old historic Lee County Courthouse. The former building was demolished and this newer building was built on its site. 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 list courthouse was built on location in 1872, only two years after the county was formed and used until 1977. The old courthouse, pictured above, was built by Pryse, Brandenburg, and McGuire. In 1916, the old courthouse was remodeled and expanded. In 1963, a rear annex was added. Located on Beattyville's Main Street, the structure faces toward the Kentucky River which is about two blocks away without a significant change in elevation leaving Beattyville's Main Street (and the courthouse) subject to flooding. In 1957, a major flood put much of Main Street under several feet of water. The current courthouse, built 1977-78, was designed by Wichman and Sallee. Just inside the front doors of the modern 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.



**Current and Former Courthouse, #7**

**Newnam Funeral Home, #8**

**#8 Newnam Funeral Home (108 Center Street)**

**Property Description:** Two story building with the original flooring as well as elevator. Main material used was brick. Built in 1955, the Newnam Building is 7,449 sqft. The main floor serves the community as a funeral home. Upstairs is two apartments.



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**Property History:** This family-owned business has been in operation serving Lee countians since 1957. The funeral home had been across the street in the Congleton building, but as time passed and less families had services at their personal residence the funeral home was constructed. It has been ran by a local family since 1959.

**#9 Citizens Bank and Trust former Mertie Bowles Building (224 Main Street)**

**Property Description:** Originally the building was made of brick but the brick was covered by rock facade as Citizens Bank and Trust leased it from the Dunahoo family and renovated it in 2018. It is a 2,160 sqft building built in the 1960s.

**Property History:** This building is owned by Johnny and Diane Dunahoo. It is now home of Citizens Bank. It has a history of being a furniture business building as it was originally owned by the Bowles family and later the Dunahoo family used it as furniture business.



**Citizens Bank and Trust, #9**



**Beattyville Christian Church, #10**

**#10 Beattyville Christian Church (145 Locust Street)**

**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. The building itself is not anything of architectural grandeur. There are stained glass artworks in every window of the sanctuary. Also embedded in the brick wall above the door entrance is 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 function such as community dinners, wedding and baby showers, and vacation bible school in the summers. The church congregation was

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formed by a minister named Billy Rogers from Clark County. 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 tighter 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 can be viewed as a test image of faith as it has survived two destructive floods, the floods of 1957 and 2021. The 2021 flood destroyed the basement and activity center but with help and support it is currently thriving well despite the recent catastrophe.



**Combs Dental Office, #11**



**Cash Express, #12**

**#11 Combs Dental Office (Tom Hollon Law Office), (190 Main Street)**

**Property Description:** Built in the late 1940s by Clarence Combs, the building is a single story brick with ornate brick work 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 if you draw a line down the center and fold it in half. 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. 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. In 2018 the building next-door burned to the ground and is the location of the Beattyville Town Square.



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**#12 Cash Express, (0 Main Street)**

**Property Description:** Built in the 1980s. The building was built by laid block with 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, owner 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.

**#13 Sturgeon Mining Office/Mexican Restaurant/Everett Currier Building (130 Main Street)**

**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:** Built in the early 1950s, 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 foundation for the creation of additional buildings at a time in which Beattyville's commerce was booming. The building was built over Stufflebean Creek, known as "Upper Creek" to the locals. He merged the divide between the Upper Creek and Lower Creek sections of Beattyville. At one time, the building was home to the locally renowned Purple Cow Restaurant. Inside the purple cow mural is still on display.



Currier Building, #13



Ray Shuler Building, #14

**#14 Ray Shuler Building (136 Main Street)**

**Property Description:** Built in the 1930s this building is a single story block building with a brick face. The shape of the building is very square with no ornamental shape on the crown of the building. There are two large window on each side of the door. On top of the door where a frosted window would be to filter light inside a building of this era, there is an inserted air

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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.



**Former Catholic Thrift Store, #15**



**Cozy Inn & Restaurant/Ray Shuler Bldg, #16**

#15 Former Catholic Thrift Store/Hair Expressions (124 Main Street)

**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 raised crown decor element 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 Catholic Church in town, they sold inexpensive clothing and home items.

#16 Cozy Inn and Restaurant/Ray Shuler Building (118 Main Street)

**Property Description:** Built in the 1940s, a 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. The building's west wall touches the former Catholic Thrift Store building (#15) and also was directly against the building on the East wall, however that building to the East, the former RCA building is now a vacant lot. The owner Ray Shuler demolished the front brick of the building and built the front back with a ash grey brick around the years 2015.

**Property History:** This single story brick building was the former Cozy Inn and Restaurant on Main Street in Beattyville. Russell Stamper had KY Farm Bureau in the building once the Cozy Inn closed.

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**#17 KY Farm Bureau Building (106 Main Street)**

**Property Description:** Built in the 1940s, the building is one story and built with block. The front wall of the building is brick with a stair step brick ornate crown 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 1970 Rick Johnson the KY Farm Bureau agent at the time moved into this building. Currently is the McKenny's Farm Bureau Agency.



**Kentucky Farm Bureau Building, #17**



**Lucas Building, #18**

**#18 Lucas Building - Former Manna Restaurant (100 Main Street)**

**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 Bureau building. It has a matching recessed front door with protruding storefront windows on each side. Currently there is a modern metal awning not original to the building and a "A" frame built roof covering the original flat 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 building burnt in 2017. The wood floors and roof was destroyed. 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.

**#19 CB's Discounts - Former Auction House Building (88 Main Street)**

**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.



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**Property History:** The building was used as an auction house and extra storage for the neighboring Ellen Uniques Craft store building. After being vacant for around 10 years, the building was sold to CBs discounts who renovated the inside for a retail space.



**CB's Discounts, #19**



**Ellen Warren Building, #20**

#20 Ellen Warren Building - Former Beattyville Lumber (68 Main Street)

**Property Description:** Built in the 1950s as a large lumber and hardware store called Beattyville Lumber. The building is built from block and brick but currently is covered by vinyl siding on the front. 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 store floor. Evidence that the building was altered to raise the flooring due to flooding. The building is narrow on the front but extends from Main Street toward the railroad bed 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 an unique craft and gift store. The store closed in 2000s and has remained vacant other than having an apartment tenant.

#21 Sharon Bush Building (34 Main Street)

**Property Description:** Built in the 1940s, the building was the former Pontiac Garage building. A two story brick building with apartments on the second floor 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 a ornate crown design on top of the front wall. There is also ornate brick designs around the forehead/brow of the building. The original frosted windows above the storefront windows are still visible.

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**Property History:** The building has housed a Pontiac GMC Garage, gas station, a hair salon, and currently a boutique.



**Bush Building, #21**



**Army Surplus, #22**



**McGuire Presbyterian, #23**

**#22 Army Surplus Building, Glenna Cummins (28 Main Street)**

**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 has 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 an ornate brick pattern of three bricks placed vertical followed by 3 bricks placed vertical creating a quilt block pattern that is three layers tall. The building also has a center raised cap on the top. Faded on the front you can still see "Army Surplus" written on the building. Also on the west side of the building there is a faded Dr.Pepper painted mural.

**Property History:** Narrow two story building built in the 1940s and served the community's Army Surplus building followed by a restaurant. Owned by George Thorin & Glenna Cummins. Currently vacant. "Army Surplus" can be seen painted on the original brick on the front wall. On the west wall has an old "Dr.Pepper" Advert mural. The signage murals on the walls reminisce the era of the 1950s.

**#23 McGuire Memorial Presbyterian Church (34 East Main Street)**

**Property Description:** The two story building has a basement used for fellowship and sanctuary upstairs. Building material is brick with concrete poured steps to the sanctuary front door on the second floor. Window are ornate with stained glass scenes. There is also a half circle stain glass art piece above the front door. The windows are outlined in arched brick. On the wall above the front door is also a cute stone inserted cross design into the brick. The bell tower above the church is made from wood.



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**Property History:** The Presbyterian Church is believed to be the second oldest church in Beattyville having been 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.

**#24 L&E Railroad Depot, CSX (15 East Main Street)**

**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 belting above the stone foundation and at the original windows. Today it is mainly used as storage for CSX Railroad Company.



**L&E Railroad Depot, #24**



**Begley Auto Parts, #25**

**Property History:** Railroad property under ownership of different lines: L&E, L&N, CSX. Lee County railroad history touches many locations, from St. Helen's and Airdale Bride in the east to the western end county communities, such as Heidelberg. These were busy places from 1890 to 1950. The depot facilitated the economic boom in the 1890s and early 1900s. The population grew, numerous businesses formed, and travel out of the town became easier. 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. This was an amazing accomplishment at the time. Trips to larger cities such as Lexington became possible in early 1900s Beattyville due to the railroad. Trips beyond were common by 1935.

**#25 Begley Auto Parts - John and Barbara Begley (16 E Main Street)**

**Property Description:** Built in the 1980s by Arch Simons Darch as a hardware store. Following the 1977 runaway gas truck explosion the transportation department took a portion of his building in order to build the new road. He build the building back as you see now. A block foundation with brick. The building has unique shape of a rectangle with the front corner cut off straight.

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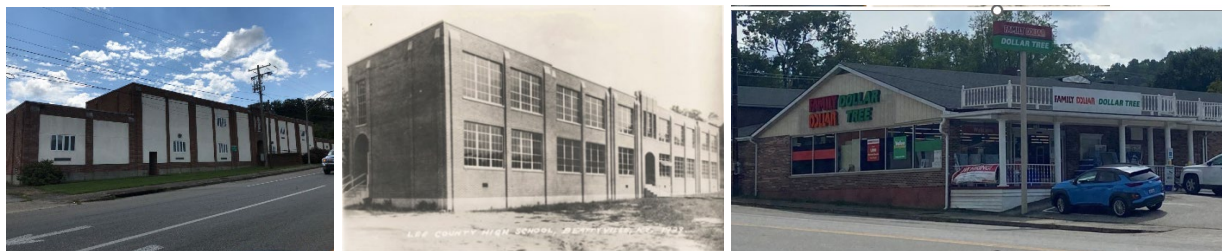
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**Property History:** John Begley bought the building from Bobby Fultz and Scott Arnold who operated the hardware store after Darch. They didn't last but a few years and sold to John Begley.

**#26 Beattyville Elementary School, (144 HWY 11 N)**

**Property Description:** Built in 1938, the original architecture still exists. Two wings were added in the mid-80s. Originally the building was the Beattyville High School up until 1964. In 1965 the High School had moved into the current location on Lee Ave, and this building became the Beattyville Elementary School. Due to heating and air expenses, to save energy the original windows were removed and replaced with concrete and brick.

**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.



**Elementary School, #26    Elementary School, 1939    Brewer Building, #27**

**#27 Brewer Building - Family Dollar Store, (161 HWY 11 N)**

**Property Description:** Built in the 1970s. Former location of the Brewers Grocery Store, currently the Family Dollar/Dollar Tree Store. A single story brick building built on a slight hill on HWY 11 in Beattyville. On the south of the building above the loading and butcher area of the old grocery store, was built a second story with apartments. On the west side of the building under the park lot area is a sub basement which served for many years as Beattyville's Laundry Mat.

**#28 Tom Jones - Kentucky Food Store Building, (25 Main Street)**

**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 was constructed by Clark Congleton. The front of the building facing Main Street housed many businesses. Upstairs were many apartments. The storefronts original design has been altered by an addition of vinyl above and below the windows and doors. Laffette and Maddie Murrey operated the KY Food Store in this building. It was large like a Kroger store today.

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**Property History:** Mr. Kings Jewelry Store, Leader Store sold furniture and appliances, it housed Mudcat Constriction.



**Kentucky Food Store, #2      Huda Jones Building, #29      Yellow Gladdis Sale House, #30**

**#29** Huda Jones - Boone Jones Building, (59 Main Street)

**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 foot and is a one-story block building. Built with brick painted white. It houses a body shop, showroom, and garage. The parking lot was used as a car lot.

**Property History:** In this building Booge Jones started working for this father after serving in the Army. His Father Boone Jones Sr started the Beattyville Motor Company in 1921 in downtown Beattyville. Boone Jones Jr purchased the dealership from his Father in 1960, it was operational in this building until 1991. The building now occupies 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.

**#30** City of Beattyville - Yellow Gladdis Sale House, (61 River Drive)

**Property Description:** Built in the 1930s by the Sale family, the house was build on the banks of the North Fork of the Kentucky River on a hill. A colonial style two store house with yellow painted wood plank exterior walls with painted yellow brick chimneys. The house has a porch build on three of the four sides. The pillars have brick bases with columns holding up the porch roof. Foundation of the house is river rock.

**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.

**#31** Valero, (79 Main Street)

**Property Description:** Gas station built in 1997 on Main Street. The property is owned by Tri State Petroleum- Mr. George Stamper.



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**Property History:** Along with being a gas station the building has had many tenants try to operate on the east side of the building. There were a few failed chain restaurant franchises. The building flooded in March 2021 and reopened in 2023 with impressive renovations.



**Valero Gas Station, #31**



**Masonic Lodge of Proctor, #32**

#32 The Masonic Lodge of Proctor #213 F&AM (91 Main Street)

**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”. On the East side of the building you can see where the original windows were bricked in. 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. As Beattyville became a larger hub of commercial and social activity the lodge, was moved to Beattyville in 1902, where it still meet different locations. The Lodge membership decided to then pool their resources to build a two story frame building where they would meet 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 as over 150 members. According to minutes: Number of Master Masons 1890 was 56. Number of Master Masons 1922 was 160.

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**#33 Barry Jackson Storage, (101 Main Street)**

**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 building. The building was built by brick and has a ornate crown stepping front wall. Currently the building's glass is 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 there were gas pumps which is no longer there.



**Barry Jackson Storage, #33**



**Hargas Ross Building, #34**

**#34 Hargas Ross Building (105, 109, 113 Main Street)**

**Property Description:** Built in the 1930s by Arco Begley the same time as the 101 Main Street Barry Jackson Storage building. Originally a part of the garage. This area was use 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 was added 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. Same style built buildings.

**Property History:** Unknown

**#35 Phillip Lucas Building (141 Main Street)**

**Property Description:** Built upon steel beams in the 1950s by Arco Begley. The brick built building was a hardware store that took up an entire block from the street to the Dunaway Florist



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Shop. This brick building was built upon filled foundation using steel beams from the South fork bridge that fell around 1956.

**Property History:** Unknown



**Philip Lucas Building, #35**

**Beattyville Florist, #36**

**Cox Building, #37**

#36 Beattyville Florist and former Burgess Building (169 Main Street)

**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, we assume it is for heating and air reasons. The front door is recessed in creating a pocket where shoppers can stand out of the weather, similar to most storefront buildings built in the 1940s. Above front windows there is a 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 five-and-dime store and clothing stores. It is believed a prominent local businessman Arco Begley built the buildings.

#37 Cox Building old Burgess Building (167 Main Street)

**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.

#38 Don Begley Auto Shop (187 Main Street)

**Property Description:** The building was built in 1948. It's the original building. A brick built showroom with second story space that has been used as an apartment but now is storage. Also brick front matching walls on the attached garage building. The brick was whitewashed. There is vertical brick "belting" design above the windows and garage doors. Also a brick ornate recess

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design on the top front of the showroom two story section of the building. Above the brick ornate design is a brick roof edge raised flagstone cap design.

**Property History:**

Don has owned since 1992. After a family scandal, the Brandenburg's sold it to Don. As everyone in town knows, his is not just a place to get your car worked on but is, all things Beattyville. From historic documents to binders of old newspapers, Don has it all.



**Don Begley Auto Shop, #38**



**Congleton Hardware, #39**

#39 Congleton Hardware Building (203 Main Street)

**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.

**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/Lee County since 1921. Gentry Congleton, 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 had to go to the hardware store and purchase all the hinges, knobs, and wood to make caskets for deceased loved ones. Beyond a hardware store, owner Gentry Congleton, went a step further to get his funeral director license in 1933 so he could 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.

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**#40 People's Exchange Bank- (217 Main Street)**

**Property Description:** Built in 1912. A two Story bank building with foundation of masonry cut limestone. Above the limestone is brick walls. On the front top of the building has a more ornate decoration with poured concrete or brick design that looks like a cap on the building. The word "BANK" is shaped in the center point of 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 isn much need of repair. Interesting note; the upstairs was used for the first telephone service in Lee County. Operators Corrine Waas and Effie Isaacs manned the switchboards. They remind behind the switchboards during the historic flood of 1957 and relief boats caring food and water were brought into the ladies.



**People's Exchange Bank, #40**



**Former Theater, #41**

**#41 Peoples Exchange Bank - Movie Theatre- Auto Parts (217 Main Street)**

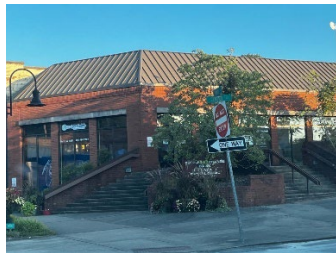
**Property Description:** Built in the 1930s as one of the two movie theaters, both owned by a father and son Bowles, in Downtown Beattyville. A block built building with a brick front wall. Small door and window where the ticket office use to be and upstairs to a small projection room.



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**Property History:** Movie theatre, Auto Parts Store, 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.



**Dental Office, #42**



**Rose Brothers Department Store, #43**



**Fiscal Court—HUB, #44**

#42 Peoples Exchange Bank Block- Dental office (60 Center Street)

**Property Description:** The People's Exchange operational headquarters originated in Beattyville. The company built the "People's Exchange Bank Plaza" in the 1980s. Dental office building is rated up 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 and the block is occupied by the Lee County Health Center, and Juniper Dental office.

#43 Rose Brothers Department Store (263 Main Street)

**Property Description:** Originally built in the 1940s, this brick building houses 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 with smoke damage. The building now has rock storefront facade and looks nothing like the original building.

#44 Lee County Fiscal Court - THE HUB (45 Center Street)

**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.



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**Property History:** Served as the health department for the community until 2010 when the health department moved across the street into the former People's Exchange Bank headquarter building. It now serves as a HUB resource facility for the underserved population.

#45 Jack's IGA (285 Main Street)

**Property Description:** A large single story block building built in the 1930s but was tore down all except the store frontage and rebuilt in the 1990s by the Gross family. The grocery store went through a devastating fire in 2008 and had to be rebuilt again. There is nothing left of the original building.



**Jack's IGA, #45**



**US Post Office, #46**



**George Stamper Building, #47**

#46 Charles Beach Real Estate - US Post Office (301 Main Street)

**Property Description:** Built in the 1970s by the contractor Marshall Mahaffee and Arco Begley on the funding of General Charles Beach Jr. Single story brick building. Windows took up all the west side of the building along River Drive and for heating and air purposes they covered them with wood.

#47 George Stamper Building (158 Main Street)

**Property Description:** Built in 1950; remodeled 1978... Built by Arco Begley and Ben Botner opened a Shell Service Station. Build with metal beams, garage doors, and brick facade. Roger Roll bought the building in 1978 and added the canopy to the building. Then they sold it to George Stamper who leases it out to Randy Brandenburg's garage.

#48 Work Progress Administration Building, City of Beattyville (337 Main Street)

**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 out of locally quarry stone.

**Property History:** The City of Beattyville has owned the building since its construction. It has been a City Hall, jail, and firehouse. The property has remained unoccupied since 2014 when it was last housed by Habitat for Humanity volunteers. The site's central location and community

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significance's makes it an ideal catalyst project to spark additional revitalization of Beattyville's historic Main Street District. The City of Beattyville recently received an EPA Brownfields Clean up Grant to restore the building.



**WPA Building, #48**



**Deal Building, #49**



**Thorpe Building, #50**

#49 Deal Building/Pawn Shop, (343 Main Street)

**Property Description:** This 1940s building located at 343 Main Street is 2684 square foot. It is two story brick masonry exterior with a concrete foundation. The building is made from concrete block with a brick front 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.

#50 Xtreme Hair Salon Building, Cindy & Arron Thorpe (25 Railroad Street)

**Property Description:** One story budding built in 1968 out of brick and block. Built like a long rectangular spec building, it housed up to three business spaces. Business such as a doctor's office, drug store, salon, cafe, surplus retail store and a religious organization has made use of this building over the years. Above the windows and doors there is metal sheeting covering up wither additional windows would have been.

#51 The Gumm Building (23 Lumber Street)

**Property Description:** It is a one story, 4800 square foot building with brick on the entire front outside and a poured concrete foundation.

**Property History:**

The Gumm building located at 23 Lumber Street was built in 1980 and is owned by Benny Gumm of Owsley County, Kentucky. 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.

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**Gumm Building, #51**

#52-62 See Chart Below

#63 Sharon Bush Garage ( 25 Bradford Street)

**Property Description:** Also known as the Tipton garage building, the 38x78 building has two parts. The first section is two story where the upstairs housed apartments above a garage door area. The second section is a dome roof covered large garage building with poured concrete foundation. The building has original windows and doors.

**Property History:** The large garage closest to the railroad track was home to a roller skating rink often frequented by Beattyville youth. A place to gather and have a fun experience.

#64-74 See Chart Below

Map#	Property Name	Construction Date	Address	Evaluation
1	City Hall Building	1960s	28 Railroad Street	C
2	Mobile Home	1996	77 Elm Street	NC
3	Charles Berry Jackson Building, Farmers Market	1950s	290 Main Street	C
4	Public Square (Cundiff Vet office)	1930s	284 Main Street	NC
5	Law Office Building - Converted to Residence	1950s - converted 2005	21 Walnut Street	C
6	St Thomas Episcopal Church	1896	204 Main Street	C
7	Lee County Courthouse	1978	0 Main Street	NC
8	Newnam Funeral Home	1955	108 Center Street	C
9	Citizens Bank and Trust	1970s	224 Main Street	NC

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10	Beattyville Christian Church	1959	145 Locust St	C
11	Hollon Law Office former Combs Dental Office	1940s	190 Main Street	C
12	Cash Express	1980s	0 Main Street	NC
13	Mexican Restaurant/Sturgeon Mining Office	1950s	130 Main Street	C
14	Ray Shuler Building/Hair Expressions	1940s	136 Main Street	C
15	Former Catholic Thrift Store	1930s	124 Main Street	C
16	Former Cozy Inn & Rest/Ray Shuler Building	1930s	118 Main Street	C
17	KY Farm Bureau	1940s	106 Main Street	C
18	Lucas Building/Former Manna Rest	1950	100 Main Street	C
19	Former Auction House	1980	88 Main Street	NC
20	Ellen Warren Building former Beattyville Lumber	1952	68 Main Street	C
21	Sharon Bush Building	1940s	34 Main Street	C
22	Former Army Surplus	1940s	28 Main Street	C
23	McGuire Memorial Presbyterian Church	1950s	34 Main Street	C
24	L&E Beattyville Depot	1910	15 E. Main Street	C
25	Begley's Auto Parts	1980	16 E Main Street	NC
26	Beattyville Elementary School	1938	144 HWY 11 North	C
27	Brewer Building/Family Dollar Store	1970s	161 HWY 11 North	NC
28	Tom Jones Building/KY Food Store	1930s	25 Main Street	C
29	Booge Jones Building	1950	59 Main Street	C
30	Yellow Gladdis Sale House. Former Police Dept.	1930s	61 River Drive	C
31	Valero	1997	79 Main Street	NC
32	Masonic Lodge of Proctor Building	1956	91 Main Street	C



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33	Jackson Storage Building	1930s	101 Main Street	C
34	Hargas Ross Building	1930	105-113 Main Street	C
35	Philip Lucas Building/Juniper Health Block	1950	141 Main Street	C
36	Beattyville Florist	1940	169 Main Street	C
37	Cox Building	1940s	167 Main Street	C
38	Don Begley Auto Parts	1940s	187 Main Street	C
39	Congleton Hardware Building	1935	203 Main Street	C
40	Peoples Exchange Bank Building	1912	217 Main Street	C
41	Old Begley Auto Parts - Movie Theatre People's Exchange Bank Block	1930s	217 Main Street	C
42	Juniper Dental Office	1982	60 Center Street	NC
43	Rose Brother's Dept Store	1940s	263 Main Street	NC
44	Lee County Fiscal Court/The HUB	1950s	45 Center Street	C
45	Jacks IGA	Building burned Rebuilt 2009	285 Main Street	NC
46	US Post office	1970s	301 Main Street	NC
47	Brandenburg Garage former Shell Service Station	1950 remodeled 1978	158 Main Street	NC
48	WPA Building	1939	337 E. Main Street	C
49	Pawn Shop Building	1940s	343 Main Street	C
50	Xtreme Hair Salon	1968	25 Railroad Street	NC
51	Gumm Building - Vacant	1980	23 Lumber Street	C
52	Residence	1979	35 Walnut Street	NC
53	Parking Lot	NA	0 Locust Street	NC
54	Church Activity Center	1980s	130 Locust Street	NC
55	Town Square Lot	2018	204 Main Street	NC
56	Gravel Lot	2020	170 Main Street	NC

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57	Car Sales Lot & Small Office Shack	NA	170 Main Street	NC
58	Forest/Greenspace along railroad bed.	NA	0 Main Street	NC
59	Lot- Building Foundation, land	NA	114 Main Street	NC
60	Forest, Greenspace	NA	0 Lumber Street	NC
61	Storage Building, Lawn	NA	39 Lumber Street	NC
62	Lot. Storage Building. Woolly Worm Park & Stage	NA	0 Lumber Street	NC
63	Garage		25 Bradford Street	?
64	Barbor Shop Building on the river bank	NA	8 River Drive	NC
65	Lot	NA	0 River Drive	NC
66	Greenspace/Lot	NA	28 Lumber Street	NC
67	Former Village Apothecary Building. Vacant	1980	110 River Drive	NC
68	Vacant Lot	NA	124 River Drive	NC
69	RV Spaces. Greenspace. Lot.		0 River Drive	NC
70	Health Dept	1982	48 Center Street	NC
71	Lot, Small building	1988	185 HWY 11	NC
72	Lot	NA	0 Main Street	NC
73	Lot	NA	0 Locust Street	NC

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## 8. Statement of Significance

### Applicable National Register Criteria

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

### Criteria Considerations

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or 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

Architecture

Commerce

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**Period of Significance**

1925-1977  
\_\_\_\_\_

**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**

Arco Begley (builder)  
Clark Congelton (builder)



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## Statement of Significance

### Summary Paragraph

The Beattyville Historic District meets National Register Criterion A, and is significant within events that have made an important contribution to our past. The district's 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. During the 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 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.

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## **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 supplied 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 timber 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.

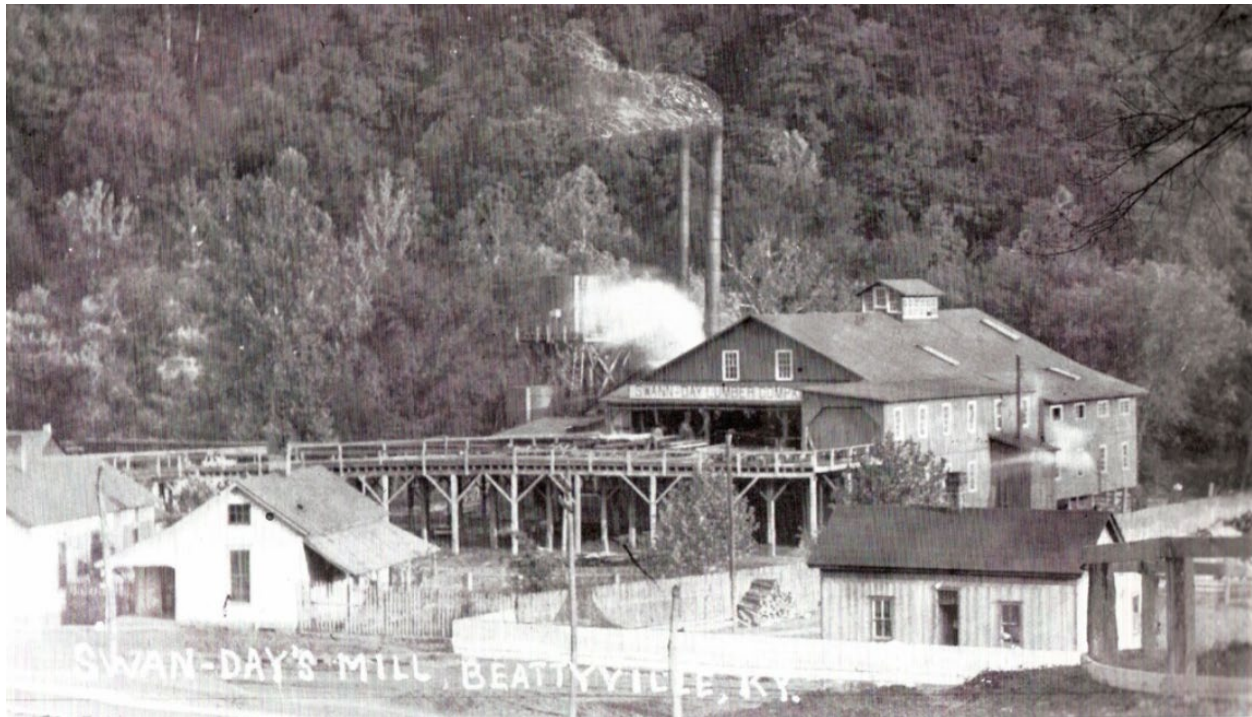


**Beattyville, ca. 1900**

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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 men who made up the company's workforce. This was another method for members of the county's disparate communities to become acquainted with each other.



**Swan-Day Lumber Mill, Beattyville, Kentucky (undated)**

Sports rivalries brought more than entertainment to the county's social life. The competitions provided a sense of rivalry between the small towns, and these feelings became entrenched until the mining company closed or the local natural resource companies exhausted their supply by the 1920s. Early in the 20<sup>th</sup> 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

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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**

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 stands of small lots populated by numerous commercial buildings squeezed together. 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



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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.



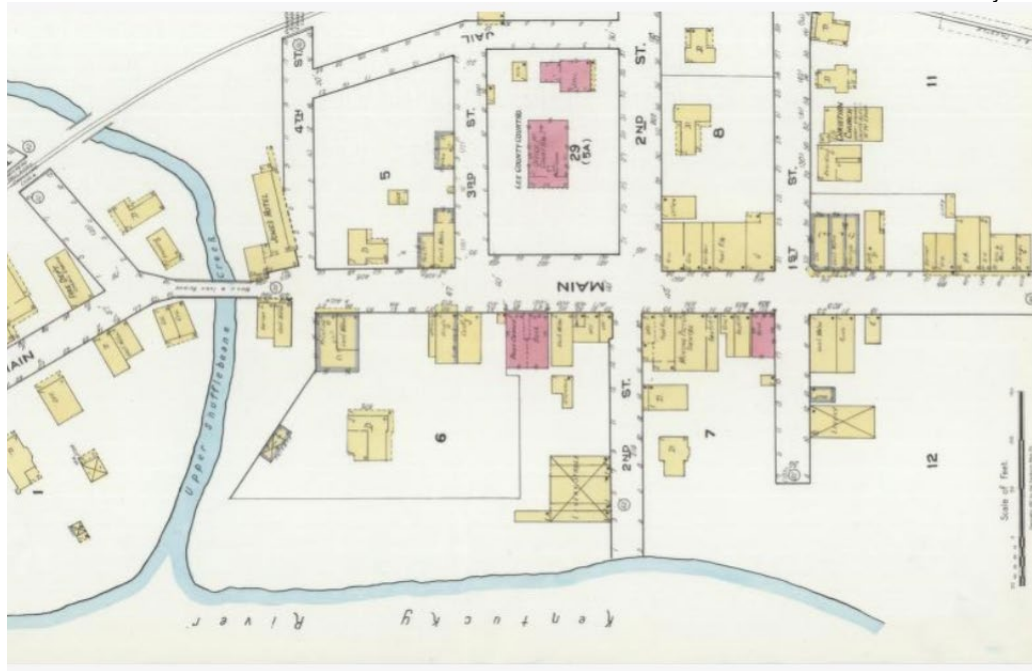
**Map 2, 1908 Sanborn map of downtown Beattyville**

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. 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, where a building's source of lighting is indicated on the 1908 Sanborn maps, that property was illuminated by either gasoline, acetylene, or oil lanterns.

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.

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**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 symbolizes 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 was in Lee County. After 1978, its "flood" presence begins receding...and it continues subsiding into another small town. 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.

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.

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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 Stufferbean 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 #13, #14, and #35 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 Shuffelebeane 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 [#26] 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 effects on the historic district in this 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 crest 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 stories 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

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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 project. 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 activities 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, Indian artifact, 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.



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### **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 "flood" 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 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 cultural and commercial leading incorporated 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 on an planning and emotional level, they had already accepted the risk of operating in that location when they decided to build their brand new buildings there.

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.

[Insert Photo 5 Hills of 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 is only one historic residential building standing—the Gladis Sale house, 61 River Drive. In every photograph this author has found, the flood waters have never reached to the level of the house's foundation.

[Insert Photo Beattyvillecoaltipple1930s]

### **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

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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, 1925-1978, 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 1978, and the endurance of that place and its setting greatly supports the primary basis for National Register listing under Criterion A: associations with important 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 impacted by the event of 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

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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 these 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, that which is 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 today the value and legitimacy of the Beattyville Historic District. Most of the buildings were built in the 20s-40s 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. 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 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.

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 large 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 Tourism 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 is located on the west end of Beattyville near the City Hall.

With the WPA 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

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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 cataleptic 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.

Testimonial by Bill McGee, new owner of the Beattyville Elementary School.

“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 live in big cities across the county all my life but the 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 ro revitalize the school and Main Street. I used to play little league on my cousins team in the back yard and my first carnival rides were in the same location bending the school. For years this was the location of the county fair. I hope to bring that back. The significant 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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## 9. Major Bibliographical References

### Bibliography

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.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>

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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



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☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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## 10. Geographical Data

**Acreage of Property** \_\_\_\_\_

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

2. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

3. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

4. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

**Or**

### UTM References

Datum (indicated on USGS map):

☐ NAD 1927    or    ☐ NAD 1983

1. Zone: \_\_\_\_\_ Easting: \_\_\_\_\_ Northing: \_\_\_\_\_

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2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

**Verbal Boundary Description** (Describe the boundaries of the property.)

**Boundary Justification** (Explain why the boundaries were selected.)

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## 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 dederlb@icloud.com  
telephone: 606-464-5038 / 606-560-9059  
Date: September 1, 2023

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## Photographs

### 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

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Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of \_\_\_\_.