

United States Department of the Interior
 National Park Service

National Register of Historic Places Registration Form

1. Name of Property

Historic name: Manchester Historic District

Other names/site number: N/A

Name of related multiple property listing: N/A

2. Location

Street & number: Portions of Main Street, Bridge Street, Town Square, Richmond Road/US 421/White Street, and Lawyer Street

City or town: Manchester State: Kentucky County: Clay

Not For Publication: Vicinity:

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:	_____ Date
_____ State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
_____ Signature of commenting official:	_____ Date
_____ Title :	
State or Federal agency/bureau or Tribal Government	

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

Contributing	Noncontributing	
<u>38</u>	<u>7</u>	buildings
<u>0</u>	<u>5</u>	sites
<u>2</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>40</u>	<u>12</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/department store
- COMMERCE/TRADE/financial institution
- COMMERCE/TRADE/restaurant
- COMMERCE/TRADE/professional
- INDUSTRY/PROCESSING/EXTRACTION/communications facility
- DOMESTIC/single dwelling
- DOMESTIC/hotel
- DOMESTIC/secondary structure
- GOVERNMENT/post office
- GOVERNMENT/public works
- RELIGION/religious facility
- HEALTH CARE/hospital
- HEALTH CARE/clinic
- TRANSPORTATION/road-related
- LANDSCAPE/object

Current Functions

- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/professional
- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/secondary structure
- RELIGION/religious facility
- TRANSPORTATION/pedestrian-related
- SOCIAL/civic
- RECREATION AND CULTURE/museum
- LANDSCAPE/object
- VACANT/NOT IN USE

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7. Description

Architectural Classification

LATE VICTORIAN/Italianate
LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival
LATE 19TH AND 20TH CENTURY REVIVALS/Tudor Revival
LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/Commercial Style
MODERN MOVEMENT/Ranch Style
MODERN MOVEMENT/Art Moderne

Materials:

Foundation

STONE/sandstone
BRICK
CONCRETE

Walls

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

Roof

ASPHALT
METAL

Narrative Description

Summary Paragraph

The Manchester Historic District is located in downtown Manchester, Kentucky, the seat of Clay County (Figure 1).¹ As of 2021, Manchester had an estimated population of 1,497.² The historic district contains 52 resources and is situated southwest of a sharp curve in Goose Creek, in a landscape characterized by forested hills, steep ravines, and numerous waterways within the Eastern Kentucky Coal Field physiographic region of the Cumberland Plateau. The contributing resources of the historic district date from the late-nineteenth century to the mid-twentieth century and include commercial, government, civic, office, medical, religious, and residential buildings, as well as a swinging footbridge and a network of stone retaining walls. The southern portion of the historic district includes a collection of early and mid-twentieth-century commercial, office, and medical buildings located in a low-lying area at the

¹ United States Geological Survey (USGS), Manchester, Kentucky, 7.5-minute Topographic Quadrangle (Washington, D.C.: United States Geological Survey, 1979).

² United States Census, "Clay County, Kentucky," accessed January 10, 2023, census.gov/quickfacts/claycountykentucky.

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convergence of several main roadways (Richmond Road/US 421/White Street, Bridge Street, Town Square, and Main Street) and adjacent to Goose Creek. As the historic district extends north up a steep incline known as Courthouse Hill, it incorporates a mixed-use collection of buildings flanking Main Street. The historic district shows Manchester's evolution into Clay County's commercial and judicial center in the early to mid-twentieth century. The area proposed for National Register listing includes approximately 7.83 acres, with 38 buildings and 2 structures with contributing status, and 7 buildings and 5 sites with non-contributing status. The Manchester Historic District is nominated for its identity as a county seat in eastern Kentucky with a distinct cultural landscape.

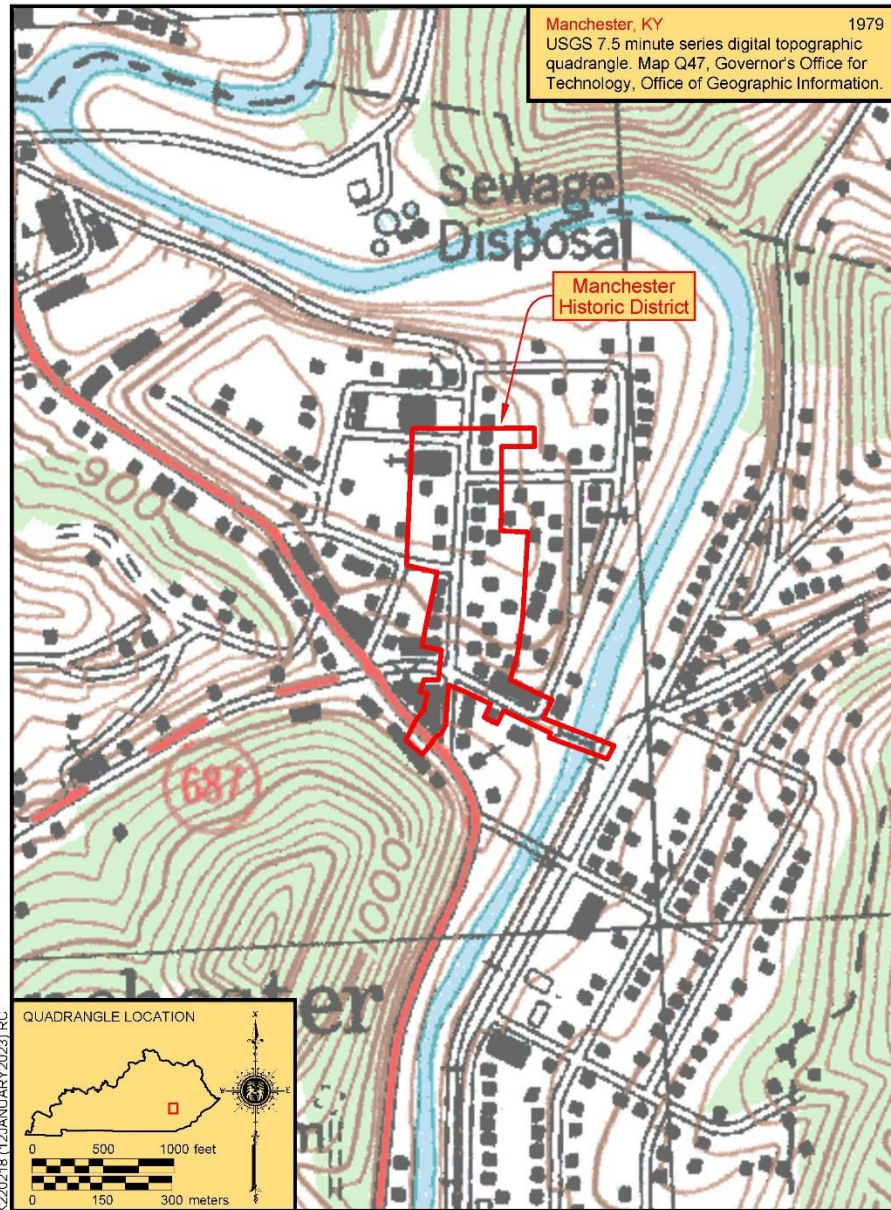


Figure 1. Manchester Historic District boundary depicted on a Manchester, Kentucky, topographic quadrangle map (USGS 1979).

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Narrative Description

The Manchester Historic District (photos 1–39) consists of a mixed-use collection of buildings in downtown Manchester (Figures 2–4). The town is situated on a steeply sloped hill within a sharp bend in Goose Creek. Manchester’s downtown is not laid out in a typical grid pattern with a courthouse surrounded by or adjacent to the commercial district. The majority of commercial buildings are concentrated on the flatter land at the base of the hill, where the primary roadways and the nearby creek run. Mixed-use buildings—mostly residential but also including office, utilities, and government buildings—are situated along the hillside above the commercial district. Buildings associated with the county’s judicial activities are primarily concentrated near the courthouse at the summit of the hill.



Figure 2. Overview of Bridge Street/Town Square, looking west (Photo #1).



Figure 3. Overview of Bridge Street, looking east (Photo #2).

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Figure 4. Overview of Main Street, looking south (Photo #3).

Of the 52 resources within the district, 40 resources (Sites 1–31) (77%) contribute to the character of the historic district (Figure 5). Nine of these 40 contributing resources are subordinate buildings or structures (Sites 11a, 12a, 15a, 16a, 20a, 25a, 25b, 28a, and 30a) associated with the primary resources, including garages, other outbuildings, and parking lots. The majority of the 40 contributing resources are commercial or residential. Among the other contributing resources are a religious building, a former bank, three former law offices, two former public utility buildings, a former post office, two former medical facilities, a former hotel, and a swinging footbridge. Scattered throughout the historic district are sandstone retaining walls, which appear in this inventory as a single contributing resource, identified as Resource 31.

Twelve of the 52 resources (Sites 32–43) (23%) within the historic district are non-contributing. Two of these resources post-date the period of significance, 1 is a mobile home, 4 date to the Period of Significance but have been altered to the extent that they no longer help us understand the historic district's identity, and 5 resources are vacant lots or parking lots where buildings that would have contributed to the historic district were removed after the close of the Period of Significance.

Within the historic district is a network of roadways, including portions of two primary roads (Richmond Road/US 421/White Street and Main Street) as well as portions of several secondary roads (Bridge Street, Town Square, Dickenson Street, Walters Street, and Lawyer Street). Interspersed throughout the historic district are paved parking areas and grassy lots, most of which are associated with either contributing or non-contributing resources.

The majority of resources in the Manchester Historic District are located along Main Street. As the historic district climbs north along Main Street, its mix contains dwellings, commercial buildings, law offices, former government buildings, public utility buildings, and a church as the street makes its way to the hill's summit. Crowning the hill is the Clay County courthouse, which is of recent construction and thus not included in the historic district boundary. One distinctive feature of the historic district is the use

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of sandstone for the walls and foundations of a number of buildings, and for a network of retaining walls. Some of the retaining walls arose from Works Progress Administration (WPA) and Civilian Conservation Corps (CCC) projects conducted in the 1930s and 1940s.

The composition of contributing and non-contributing resources are presented in the table below and are described in greater detail after the table.

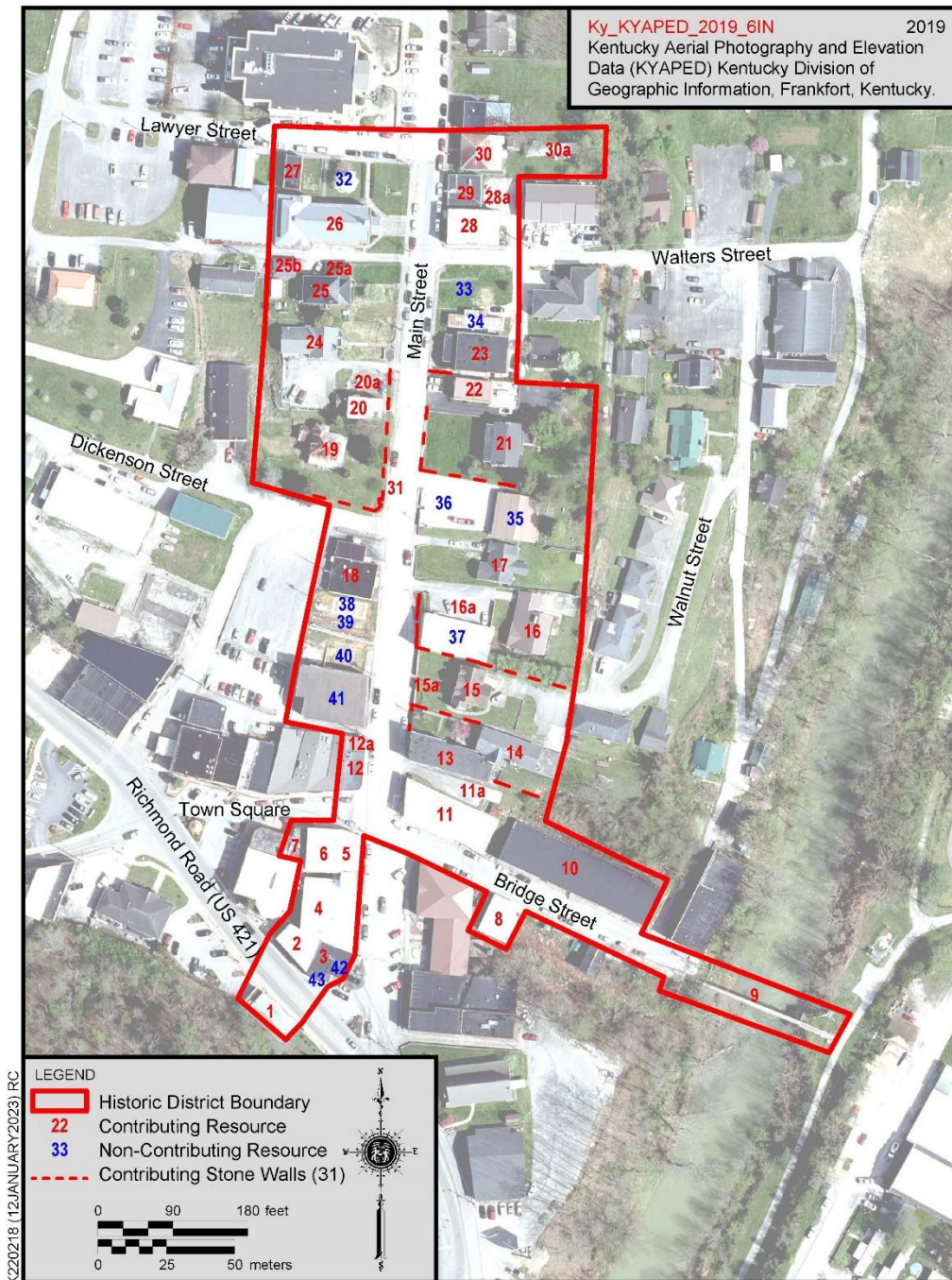


Figure 5: Manchester Historic District showing the boundary, and contributing and non-contributing resources.

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INVENTORY OF RESOURCES IN THE MANCHESTER HISTORIC DISTRICT

The following resource inventory describes the individual properties located within the Manchester Historic District. Where historic names are known they are provided with the descriptions. Non-contributing (NC) resources are described at the end of this section. Properties are considered NC if they date from outside the historic district’s period of significance, if their integrity has been compromised by insensitive alterations, or if they are the site of a building that would have been a contributing resource which was removed after 1972. The integrity of the resources within the historic district has been evaluated according to National Register Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*, which states that integrity has been retained “if the significant form, features, and detailing are not obscured.”³ Thus, the incorporation of non-historic materials such as modern siding and replacement windows and doors does not necessarily preclude a building from being a contributing resource to the historic district. Integrity has also been evaluated based on the notion that a person from the past who might visit the property today would still recognize it.⁴ The resource numbers below are keyed to the map that accompanies the nomination (see Figure 5).

TABLE 1: Manchester Historic District, Contributing and Non-Contributing Resources

Map #	KHC Site #	Name/Function	Address	Status	Date
1	CYM 32 & CYM 40	Commercial Building	220, 222, 224 Richmond Rd/US 421/White St	C	1930s
2	CYM 30	Commercial Building	213, 215 Richmond Rd/US 421/White St	C	1930s
3	CYM 28	Feltner Building	104 Main Street & 217, 219 Richmond Rd/US 421/White St	C	1940s
4	CYM 10	Commercial Building	106, 108, 110 Main Street	C	1930s
5	CYM 26	Commercial Building	214 Bridge Street	C	1930s
6	CYM 44	Commercial Building	208 Bridge Street	C	1930s
7	CYM 45	Commercial Building	206 Bridge Street	C	1930s
8	CYM 6	Clay County Health Dept	304 Bridge Street	C	1930s
9	CYM 93	Swinging Footbridge	Bridge Street	C	1950s-1960s
10	CYM 24	Keith Building	303, 305, 307, 309, 311 Bridge Street	C	1950s
11	CYM 4	Turner/Royal Building	201 & 95 Main Street	C	1940s
11a	N/A	Parking Lot	201 & 95 Main Street	C	1940s
12	CYM 25	Hen’s Corner Café/Clay Dress Shoppe	204 Main Street	C	1940s
12a	CYM 25	Small Business	202 Main Street	C	1940s
13	CYM 23	Manchester Maternity Hospital/Becknell Clinic	203 Main Street	C	1940s
14	CYM 94	Becknell House	113 Walnut Street/205 Main Street	C	1960s

³ National Park Service (NPS), *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, U.S. Department of the Interior, 1997), 47.

⁴ NPS, *National Register Bulletin*, 48.

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15	CYM 95	Feltner/Asher House	207 Main Street	C	1940s
15a	N/A	Detached Garage	207 Main Street	C	1940s
16	CYM 97	Bowling House	209½ Main Street	C	c. 1966
16a	N/A	Parking Lot	209 Main Street	C	1960s
17	CYM 98	McDaniel House	211 Main Street	C	1950s
18	CYM 106	KY Utilities	214 Main Street	C	1950s
19	CYM 21	Sandlin/Anderson House	302 Main Street/100 Dickenson Street	C	1890s
20	CYM 13	First National Bank of Manchester	304 Main Street	C	1906
20a	N/A	Parking Lot	304 Main Street	C	
21	CYM 100	Judge Bishop House	217 Main Street	C	c. 1950
22	CYM 101	Manning & Lyttle Law Office	219 Main Street	C	1918
23	CYM 102	Telephone Building	221 Main Street	C	1960s
24	CYM 20	Baker House	306 Main Street	C	1940s
25	CYM 19	Tigue House	308 Main Street	C	1940s
25a	N/A	Detached Office	308 Main Street	C	1950s
25b	N/A	Detached Garage	308 Main Street	C	1950s
26	CYM 105	Manchester Baptist Church	310 Main Street	C	c. 1950
27	CYM 104	Smith Law Office	110 Lawyer Street	C	c. 1967
28	CYM 17	Post Office	301 Main Street	C	1950s
28a	N/A	Parking Lot	301 Main Street	C	1950s
29	CYM 16	Burns/White Law Office	303 Main Street	C	1960s
30	CYM 3	Joseph Lewis/Potter House	305 Main Street	C	Early 1900s
30a	N/A	Outbuilding	305 Main Street	C	
31		Stone retaining walls	Throughout	C	1930s & 1940s
32	N/A	Vacant Lot	Lawyer Street	NC	N/A
33	(CYM 18)	Vacant Lot	227 Main Street	NC	N/A
34	CYM 103	Mobile Home	223 Main Street	NC	N/A
35	CYM 99	Salon/Lawyer's Office	213 Main Street	NC	1980s
36	N/A	Parking Lot	213 Main Street	NC	N/A
37	CYM 96	Bowling Furniture Store	209 Main Street	NC	1960s
38	N/A	Prefabricated Log Bldg	300 Main Street	NC	2014-2021
39	N/A	Vacant Lot	300 Main Street	NC	N/A
40	(CYM 22)	Vacant Lot	208 Main Street	NC	N/A
41	CYM 107	Furniture Store	206 Main Street	NC	1960s
42	CYM 29	Commercial Building	Main St & Richmond Rd/US 421/White St	NC	1940s
43	CYM 29	Gas Station	102 Main St & Richmond Rd/US 421/White St	NC	1940s

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DESCRIPTIONS OF CONTRIBUTING RESOURCES

1. Commercial Building (CYM 32 and 40) 220, 222, 224 Richmond Road/US 421/White Street

This one-story, eight-bay (ww/d/ww/ww/d/ww/ww/d) building presents three storefronts (photo 4). The building, located on the southwest side of Richmond Road/US 421 and oriented to the northeast, is clad in brick. Originally all three storefronts had flat roofs; a sloped roof has been added to two of the storefronts, comprising the majority of the building, to mitigate leaks. The façade for two storefronts, comprising the majority of the building, feature single-leaf entries filled with replacement aluminum-frame doors, flanked by original brick pilasters; one of the two storefronts retains its transom windows over the display windows, though they have been painted. The façade of the third storefront at the northwest end of the building consists of a single-leaf entry filled with a replacement door, with two windows and the transom covered or painted.

The building was originally part of a longer row of nine storefronts, most of which have been demolished. John C. and Docia Asher purchased the property in 1931 and constructed multiple storefronts at the location. Four of the buildings in the row were surveyed in 1999 as CYM 30, 31, 32, and 40. At least one of the paired extant storefronts (CYM 32) originally operated as a grocery/general merchandise store managed by Docia Asher, later a grocery operated by John and Docia's son Rice Asher. The building was also known as Rice Asher's General Store.⁵ During the early and mid-twentieth century, the two side-by-side storefronts also variously functioned as a dime store, the B.E. Belue Company clothing store, and the Fabric Shop. The third, smaller storefront on the northwest end was once part of a larger building with three storefronts (CYM 40); by the 1970s it operated as a locksmith shop.



Resource 1 (Photo #4), looking S.



Resource 2 (Photo #5), looking N.



Resource 3 (Photo #6), looking N.

2. Commercial Building (CYM 30) 213, 215 Richmond Road/US 421/White Street

This two-story, eight-bay (ww/ww/d/ww/ww/w/d/w) commercial building is clad in brick and rests beneath a flat roof edged with tile coping (photo 5). Oriented to the southwest, it presents two storefronts with recessed entries, flanked by display windows over bulkheads clad in black glazed bricks. All doors and windows are replacements. The original display windows for the south storefront have been replaced with vinyl siding pierced by vinyl windows. Second-story windows on the façade consist of four sets of double window bays filled with one-over-one double-hung metal sashes. Living quarters on the second floor are accessed via a doorway at the southeast end of the facade. There is also a basement level partially below grade, entered through a door on the north elevation. The building was constructed in the late 1930s. Through the 1950s, the Dobson Brothers Furniture Store occupied both storefronts on the first

⁵ Donna G. Logsdon, Kentucky Historic Resources Individual Survey Form (KHC-91-1), Clay County, CYM 32 (Frankfort: Kentucky Heritage Council, February 3, 1999).

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floor. On the second story was the office of dentist Dr. C.C. Jordan. A restaurant was installed in the basement level shortly after the building was completed.

3. Feltner Building (CYM 28)

104 Main Street and 217, 219 Richmond Road/US 421/White Street

This two-story, six-bay (d/www/d/w/d/w) flat-roof commercial building at the intersection of Main Street and Richmond Road/US 421 is clad in brick (photo 6). The building is L-shaped with two storefronts, one facing Main Street and the other facing Richmond Road/US 421/White Street. Living quarters on the second floor are accessed via a doorway on the Richmond Road elevation. The storefront facing Main Street to the east is characterized by a single-leaf entry flanked by display windows that have been covered over. At the second story are two single window bays filled with one-over-one double-hung wood sashes over brick sills. The storefront facing Richmond Road/US 421/White Street (to the southwest) is characterized by two single-leaf entries filled with replacement doors with transom windows, flanking a ribbon of three double-hung sashes; the windows replaced a single display window. The northwest entry accesses the first-floor business. The southeast entry accesses a stairway to the second floor as well as a stairway down to spaces at the basement level, including a former pool room beneath the adjacent gas station. Most windows at the second story of the Richmond Road/US 421/White Street elevation are filled with original three-over-one double-hung wood sashes over brick sills.

The building was constructed in the early 1940s by local merchant Cicero C. Feltner (1892–1977). The building housed a shoe store, with one storefront offering men’s shoes and the other offering women’s shoes, the two being connected by an interior doorway. By the 1950s and until the mid-1960s, the storefront facing Richmond Road operated as Rice’s Shoe Store. The storefront facing Main Street was the office of optometrist Dr. B.W. Madden. The building has also functioned as Housby’s Store and a barber shop. The upper story of the building housed apartments. In the late 1940s, Feltner built a separate two-story building in the notch of the L (CYM 29), in the corner of which he built a one-story gas station (CYM 29) with a *porte cochere* facing the Y of the two roads.

4. Commercial Building (CYM 10)

106, 108, 110 Main Street

This one-story, 18-bay (w/d/w/w/w/d/w/w/w/w/d/w/w/w/w/d/w/w) flat-roof commercial building is clad in quarry-faced coursed sandstone on the east (façade) and west (rear) elevations (photo 7). The north and south elevations are party walls. The building presents four storefronts facing Main Street; the two storefronts at the north end of the row now represent a singular enterprise. Three entries are recessed and one is flush with the façade. Entries are filled with original single-light, wood-panel doors, and are flanked by multi-light display windows over stone bulkheads. The windows for two of the storefronts are original; the windows for the other two storefronts are replacements. Above the entries are three-panel wood signbands, three sets of which are original.



Resource 4 (Photo #7), looking NW.



Resource 5 (Photo #8), looking SW.



Resource 6 (Photo #9), looking S.

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The building was constructed in the late 1930s by two men: Abijah “Bige” Hensley, who was a local businessman, bank president, and mayor; and Chester Roberts, Hensley’s brother-in-law.⁶ From the late 1940s to the 1980s, the southernmost storefront housed the Rogers & White store, owned by Howard Rogers (1925–2011) and Benjamin White (1921–1998), which was a jewelry store and photography studio.⁷ The storefront was later occupied by a barbershop. The second storefront operated as the Charlie Weaver & Son furniture and novelty store, and later as the People’s Store which sold clothing. The third storefront operated as the Samples Dry Goods store, which also sold bus tickets for the Short Way Line. The fourth (northern) storefront housed Swafford’s Furniture Store, owned by Walt Swafford.

5. Commercial Building (CYM 26)

214 Bridge Street

This two-story, three-bay (w/d/w) commercial building on the corner of Main Street and Bridge Street is faced in brick on the north (façade) elevation and quarry-faced coursed sandstone with beaded pointing on the east and south (rear) elevations (photo 8). Originally sheltered by a flat roof with a stepped parapet, a sloped-roof addition clad in vinyl siding was constructed on the north portion of the building in recent years to mitigate leaks. Windows and doors are replacements. The building has two entries/storefronts, one facing Bridge Street and the other facing Main Street. The Bridge Street entry features a single-leaf entry flanked by display windows, with brick pilasters and large transom windows. The Main Street entry features a single-leaf entry, and a pair of display windows that have been covered over by signage; transom windows are also covered by signage. A third entry on the Main Street side accesses a stairway to the second story.

The building was constructed in the late 1930s by Frank and R.G. Carnahan and originally functioned as the Manchester Theater. Frank Carnahan later co-owned the larger Manchester Theater on Anderson Street and the Family Drive-In Theatre. The building later housed the post office until 1957 when a new post office building (CYM 17) was constructed on Main Street near the courthouse. After that, the building functioned as the Quality Shop, which was a women’s and children’s clothing store. A fire insurance map dating to 1962 indicates the building then housed two stores that were connected via an interior doorway. The building later operated as a drug store.

6. Commercial Building (CYM 44)

208 Bridge Street

This two-story, seven-bay (w/d/w/w/d/w/d) commercial building clad in brick presents two storefronts facing Bridge Street (photo 9). In recent years a sloped-roof addition clad in vinyl siding has been built atop the building’s original flat roof to mitigate leaks. The storefronts feature single-leaf entries filled with replacement aluminum-frame doors, flanked by aluminum-frame display windows over low brick bulkheads. Original transom windows have been covered or replaced by bands of vertical vinyl siding. The second story housed living quarters/office spaces that are accessed via a doorway on the west end of the façade. Second-story fenestration exhibits four double window bays filled with double-hung replacement vinyl sashes over brick sills.

The building was constructed in the late 1930s and originally functioned as a general store/dry goods store. The building was later acquired by Frank Carnahan who operated it as a hardware store. By the late 1940s the east portion of the building functioned as the Fashion Shop. The western storefront contained

⁶ “Joe L. Tigue, 80, Lawyer and Banker in Manchester, Dies,” *Louisville Courier-Journal*, March 13, 1980, 9.

⁷ Lynn David, Kentucky Historic Resources Individual Survey Form (KHC-91-1), Clay County, CYM 10 (Frankfort: Kentucky Heritage Council, June 19, 1996).

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Scott's Shoe Store by the mid-1950s. For over 15 years the building also housed Carnahan's Dress Shop, owned and operated by Joshua Carnahan. By the late twentieth century, the western storefront served as a dentist's office.



Resource 7 (Photo #10), looking SW.



Resource 8 (Photo #11), looking SE.

7. Commercial Building (CYM 45)

206 Bridge Street

This small one-story, three-bay (w/d/w) commercial building is clad in brick and rests beneath a flat roof lined with tile coping (photo 10). The façade is characterized by a central single-leaf entry filled with a replacement single-light, aluminum-frame door with a single-light transom. The entry is flanked by two replacement aluminum-frame display windows. The building was constructed in the late 1930s. By the mid-1950s, it operated as Hacker's Super Market. From 1961 to 1966, it was the first location of the Clay County Public Library. The building has also functioned as part of the First State Bank.

8. Clay County Health Department (CYM 6)

304 Bridge Street

This two-story, four-bay (w/d/w/d) building features a pyramidal roof and an exterior of quarry-faced coursed sandstone (photo 11). A stone chimney pierces the roof on the east elevation. The façade, oriented north to Bridge Street, is characterized by two single-leaf entries filled with replacement doors and original large multi-light fixed wood-frame windows. There is also a below-grade level with windows on the south elevation.

The building was constructed in the late 1930s by Dr. Lawrence Wagers (1903–1977) on property acquired from his parents, Silas and Lucy Wagers. The first floor of the building served as the Clay County Health Department, which was managed by Dr. Wagers; the second floor was utilized as living space. The Clay County Health Department placed particular emphasis on children's health issues, as well as pre-natal care and tuberculosis testing, and provided immunizations for smallpox, diphtheria, and whooping cough.⁸ The department was also involved in environmental projects, including the WPA Privy Project and drinking water protection. In the 1950s, the health department relocated to a facility outside the city limits, then in 1961 to a new facility on Courthouse Hill. The health department building on Bridge Street subsequently functioned as office space for public accountants and attorneys.

⁸ Donna Logsdon, *Final Survey Summary Report, Historic Resources Survey, Clay County, Kentucky*, prepared for the Manchester/Clay County Chamber of Commerce, the Clay County Genealogical and Historical Society, Inc., and the Kentucky Heritage Council (Hardyville, Kentucky: Logsdon & Logsdon Architects, 1999), 44.

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Resource 9 (Photo #12), looking E.



Resource 10 (Photo #13), looking E.

9. Bridge Street/Jockey Street Bridge (CYM 93)

Bridge Street

This swinging footbridge is composed of steel supports suspended from two H-shaped steel end posts situated on the east and west banks of Goose Creek, with a wood-plank walkway and sides of wood railings and chain-link fencing (photo 12). The end posts are supported by concrete foundations, beneath which are extant stone and concrete supports from earlier vehicular bridges at the site. At the east and west ends of the footbridge are additional extant portions of the previous bridges, mostly composed of concrete.

This was previously the site of a vehicular bridge over Goose Creek along the main east-west road into Manchester, which also connected downtown Manchester to East Manchester where the railroad and railroad station were located. Constructed circa 1920 and referred to as the “wagon bridge,” the structure was composed of a steel truss span set on stone abutments/piers. One of the original coursed-stone abutments is extant on the east bank. The bridge was situated in a low-lying portion of Manchester that was prone to flooding and in 1947 a severe flood destroyed the truss bridge. A “Bailey Bridge” was built as a short-term replacement until a new bridge could be constructed. Extant on the west bank is a concrete abutment associated with the replacement bridge, as well as other concrete elements on the east bank. In December 1951, a wider, more modern concrete bridge and roadway (now 2nd Street) on higher ground south of the older bridge was completed. The Bailey Bridge then ceased to be used for vehicular traffic and was replaced with a swinging footbridge. Although some portions of the footbridge, such as the planking, have been repaired and updated over the years, most recently in 2014, the main structure dates to the 1950s/early 1960s.

10. Keith Building/Manchester Dry Goods (CYM 24)

303, 305, 307, 309, 311 Bridge Street

This large, two-story, 15-bay (www/dd/www/www/dd/www/www/dd/www/www/d/www/www/d/www) commercial building on the corner of Bridge Street and River Street is set on a concrete foundation and is clad in brick veneer (photo 13). Originally featuring a flat roof, sloped-roof additions were built atop the building in recent years to mitigate leaks. The building, oriented to the south, presents five recessed entries flanked by large display windows over low brick bulkheads. Three of the five entries are filled with original doors, two of which are wood-panel, and one of which is single-light and wood-framed. The entries open onto a raised concrete sidewalk with multiple sets of concrete steps. Façade fenestration at

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the second story consists of original ribbons of three-light, metal-frame casement sashes beneath three-light transom windows.

The building was constructed in the late 1950s by local businessman and educator Stephen Keith (1909–1988), who had interests in a lumber business, a grocery, and a department store. The building's two westernmost entries served a singular business, Manchester Dry Goods, managed by Keith's wife Maude (1911–2004) for nearly 50 years, until Maude's retirement in 2001 at age 90. The building still exhibits an original painted sign on the façade for the dry goods store. The fourth entry was the ACME Recording Studio, which operated in the late 1950s and early 1960s. The recording studio was the brainchild of Clifford Spurlock, who moved to Clay County in 1956 to serve as pastor of the United Methodist Church. Spurlock was committed to making sacred music more widely available to the record-buying public. He was involved in every aspect of the process of creating and marketing the records, including recording the musical acts, pressing the records, and distributing them. A key part of Spurlock's endeavor was obtaining licenses to permit radio stations to operate in small Kentucky towns. Spurlock used these stations as outlets for playing his records. In January 1958, Spurlock formed a partnership with Keith, the former supplying recording and manufacturing equipment and the latter providing capital and two rooms in the Keith Building. The company recorded, pressed, and distributed records worldwide for a host of composers, songwriters, and musicians, including many of the rarest and most sought-after early Rockabilly records. ACME also fostered a number of other recording studios, established by people who learned the business in Manchester. The third and fifth storefronts of the building operated as various businesses, including a finance company, shoe store, bargain store/dollar store, and dentist's office. The fifth storefront also housed a local newspaper, the *Clay County News*.

11. Turner Building/Royal Building (CYM 4) 201 and 95 Main Street

This two-story, five-bay (d/ww/w/dd/w) building on the corner of Main Street and Bridge Street is faced in un-coursed rubble sandstone with grapevine mortar joints, and is sheltered beneath a flat roof with a stepped parapet (photo 14). Most windows are filled with replacement sashes over original stone or concrete sills. The main entry for the first floor consists of a pair of original wood-frame doors, situated at the southeast corner of the building and recessed beneath the second story, supported by a single square column at the corner. The second story is accessed via a single-leaf entry at the north end of the façade, filled with a replacement door. Two recessed entries to the building's first floor, one single-leaf and one double-leaf, pierce the south elevation and open onto concrete steps that lead down to a raised walkway set on a foundation faced with un-coursed rubble sandstone. An additional entry to the second story pierces the north elevation and opens onto a wood handicap ramp. Located north of the building is a paved parking lot (Resource 11a).



Resource 11 (Photo #14), looking E.



Resource 12 (Photo #15), looking NW.

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The building was constructed in the mid-1940s by Dr. Dillard Davis Turner (1905–1966) soon after he and his wife Thelma purchased the property in 1943. Dr. Turner also built the maternity hospital next door. Originally the first floor of the building was home to the Royal Store, which specialized in jewelry and watches and later sold a wide range of household items and furniture. The second floor was originally occupied by the 10-unit Royal Hotel, entered through a side door on the west elevation facing Main Street. The hotel and store were purchased from Dr. Turner in 1949 by Frank and Eliza Hayden who changed the store's name to Roe's Department Store. In 1952, the Haydens sold the building to Leonard and Grace Busby, who operated the store as Busby's Department Store until the 1970s. Later the first floor was occupied by the H&N Drug Store which operated until the 1990s.⁹ The Royal Hotel on the second floor was eventually converted into apartments.

12. Hen's Corner Café/Clay Dress Shoppe (CYM 25)

204 Main Street and 211/213 Bridge Street

This two-story, two-bay (ww/d) commercial building at the corner of Main Street and Bridge Street is clad in brick veneer and features a rounded corner reminiscent of the Moderne style (photo 15). The majority of the building has a flat roof, with a shed-roof portion on the north end. The windows have been replaced, set over concrete sills. Large sets of fixed windows at the rounded corner are also replacements. The main entry was relocated from the south elevation to the northeast corner and is filled with an early twentieth-century wood door salvaged from another downtown building.

The building was constructed in the early 1940s by Manchester bank president, businessman, and mayor Abijah "Bige" Hensley. The lower portion of the majority of the building was originally the Hen's Corner Café, operated by Esther "Hen" Potter. In 1948, the Clay Dress Shoppe replaced the restaurant. A dress shop continued to operate at the location until 2000. Attached to the north end of the dress shop was a small separate storefront facing Main Street (Resource 12a). In 2017, interior walls were removed between the former restaurant/dress shop and adjacent spaces in order to provide a headquarters for the Clay County Genealogical and Historical Society (CCGHS). On the west side of the building, an interior wall was removed between the former café/dress shop and the adjacent library to create the county's history museum.

13. Manchester Maternity Hospital/Turner Building (CYM 23)

203 Main Street

The original portion of the building, constructed in the early 1940s, is a two-story, three-bay (d/w/w) building faced in un-coursed rubble sandstone with grapevine mortar joints (photo 16). At the rear of the original portion of the building is a large two-story concrete-block addition built in the 1950s when the hospital was expanded. Shed-roof additions clad in vinyl siding were built on the building's original flat roof in recent years to mitigate leaks. The building retains some original four-over-four and three-over-one wood-sash windows, and multi-light, metal-frame windows. Attached to the north side of the building is a below-grade single-bay garage flanked by stone retaining walls, filled with a pair of vertical-board doors.

The original portion of the building was constructed by Dr. Dillard Davis Turner (1905–1966) as a 12-bed maternity hospital and also housed his private practice. Dr. Turner focused much of his professional attention on decreasing the high rates of infant and maternal mortality rates by providing access to early prenatal care and hospital deliveries. In 1950, Dr. Turner sold the facility to Dr. William Edward Becknell

⁹ Lynn David, Kentucky Historic Resources Individual Survey Form (KHC-91-1), Clay County, CYM 4 (Frankfort: Kentucky Heritage Council, June 19, 1996).

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(1911–2007), who was joined by his brother Dr. James Becknell (1919–1989) in 1955. The Becknells expanded the facility with the concrete-block addition. The resulting facility included both the Manchester Maternity Hospital and the Becknell Hospital, collectively known as the Becknell Medical Center or Becknell Medical Clinic. The maternity hospital closed in 1965, after which the building continued to function as the clinic. The Becknell brothers managed the facility even after they joined the staff of the Oneida Mountain Maternity Hospital, and two more physicians in the Becknell family later joined the clinic staff. The clinic continued to operate in the Turner Building until 1987 when it relocated to a new facility.



Resource 13 (Photo #16), looking E.



Resource 14 (Photo #17), looking E.



Resource 15 (Photo #18), looking E.

14. Turner/Becknell House (CYM 94)

113 Walnut Street/205 Main Street

Located northeast and immediately adjacent to the Manchester Maternity Hospital, this two-story, four-bay (d/w/w/w/), Mid-Century-style dwelling is clad in Bedford Stone, beneath a side-gable roof of modern metal panels (photo 17). The residence is set back from Main Street. The façade, which faces south and not toward Main Street, features an off-center recessed entry sheltered by a prominent front gable, and a wide exterior chimney. The majority of the windows are original and exhibit vertical three-light casement sashes and one-over-one, double-hung, metal-frame sashes. Attached to the east elevation is an original three-car carport with Bedford Stone columns. A driveway and parking area are located north of the carport, accessed from Walnut Street.

In the 1940s, Dr. Dillard Davis Turner, who owned and managed the hospital, built a small bungalow on this site as his private dwelling. After Turner sold the property to Dr. William Edward Becknell in 1950, Becknell expanded the house to its current form. A portion of the house, entered on the west elevation facing Main Street, functioned as the office for the doctor's private practice.

15. Feltner/Asher House (CYM 95)

207 Main Street

This two-story, four-bay (w/wdw/w/w) Tudor Revival residence is set on a foundation faced in coursed sandstone, is clad in brick veneer, and rests beneath a side-gable roof sheathed in modern metal panels (photo 18). At the south end of the house is a one-story addition/wing and a single brick chimney; on the south side (rear) of the house is a two-story wing. The façade is characterized by a single-leaf entry filled with a nine-light wood-panel door, flanked by six-light sidelights, beneath a fanlight transom. The entry opens onto a partial-width porch sheltered by a front-gable roof with an arched ceiling, supported by two square brick columns. The second story features three dormers, the center one being larger, flanked by two smaller ones, each pierced by single window bays filled with replacement windows. Associated with the house is a below-grade, single-bay garage (Resource 15a) fronting Main Street, faced in coursed sandstone, with an original wood-panel garage door. Retaining walls along the north, south, and west sides of the property are of coursed sandstone.

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The dwelling was constructed in the 1940s by local merchant Cicero C. Feltner (1892–1977). Feltner owned several businesses in downtown Manchester, selling a variety of items, including shoes, dry goods, and groceries. In the early 1950s, the home was purchased by coal-mine operator Dewey Asher (1904–1993) and his wife Robbie. Since 1999, the building has functioned as an attorney’s office.

16. Bowling House (CYM 97)

209½ Main Street

This one-story dwelling in the Mid-Century style is clad in Bedford Stone and rests beneath a side-gable roof sheathed in modern metal panels (photo 19). Attached to the north elevation is a two-bay carport supported by columns clad in Bedford Stone. At the south end of the façade is a front-gable projection which is pierced by a multi-light window wall. Piercing the roof on the west slope is a single, wide, stone chimney. A full view of the building was not afforded from the right-of-way. On the west side of the house is a paved parking lot (Resource 16a) associated with the adjacent furniture store (NC Resource 37).

Constructed circa 1966, this was the home of James D. Bowling (1936–2005) and his wife Betty. Bowling was the owner of the Bowling Furniture and Appliances store, which operated in a building adjacent to the home from the late 1950s until 1981. Bowling’s father, Ray Bowling, had founded the precursor to the business, the Bowling Appliance Store, in the 1940s.



Resource 16 (Photo #19), looking E.



Resource 17 (Photo #20), looking E.

17. McDaniel House (CYM 98)

211 Main Street

This one-story, three-bay (wdw/www/ww) residence is in the form that has colloquially been referred to as “American Small House” by people documenting buildings erected in the two decades after World War II; the style is also often referred to as Minimal Traditional. The house is set on a concrete-block foundation, is clad in Bedford Stone and aluminum siding, and rests beneath a side-gable roof sheathed in asphalt shingles (photo 20). Piercing the roof at the ridgeline is a single stone chimney. Unless otherwise noted, visible windows present original two-over-two, double-hung wood sashes. At its north end, the façade features a single-leaf entry flanked by sidelights. The entry opens onto a concrete pad sheltered by a front-gable roof supported by two fluted columns. South of the entry is an original picture window flanked by two-over-two, double-hung, wood-sash sidelights. Beneath the window is a long planter with a brick retaining wall. In 1951, the lot for this house was purchased by James Foster McDaniel and his wife Edna Pearl Porter McDaniel. McDaniel was a pharmacist at the drugstore of his father-in-law, Dr. M.F.

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Porter. After McDaniel was killed in a car accident in 1952, Dr. Porter built the house for his daughter and granddaughter.

18. Kentucky Utilities Building/Dr. Madden Office (CYM 106)

214 Main Street

This one-story, five-bay (w/d/d/d/w), flat-roof, L-shaped building is set on a concrete foundation and is clad in brick veneer (photo 21). The façade is characterized by three single-leaf entries filled with full-light aluminum-frame doors, with single-light transoms. One entry is situated in the corner of the L and sheltered by a flat-roof metal awning. The other two entries are sheltered by a shared shed-roof metal awning. One large window has been bricked in. The north elevation is pierced by a service window sheltered by a flat-roof metal awning. The west (rear) elevation is pierced by three single-leaf entries filled with metal doors, two single window bays filled with multi-light casement windows, and a large picture window.



Resource 18 (Photo #21), looking SW.



Resource 19 (Photo# 22), looking NW.

The building was constructed in the mid-1950s by Dr. Clarence T. Ricketts. The north portion of the building housed the local office of the Kentucky Utilities, which used the service window as a vehicular portal for customers to pay their utility bills. The south portion of the building functioned as the office of optometrist Dr. B.W. Madden from 1956 until 1984. Kentucky Utilities Company had its beginnings in the early 1900s when investor Harry Reed moved from New York to Kentucky and purchased a small power plant in Versailles, with the intention of acquiring a network of plants that would eventually supply electricity throughout the region. In 1912, Reed was able to attract enough investors to form the Kentucky Utilities Company, based in Lexington. The company continued to expand over the next several decades, becoming a statewide power supplier by the 1950s. Fostered by an influx of industries, population growth, and the incorporation of numerous electrical appliances into daily life, the company experienced a boom during the 1950s when this building was constructed.

19. Sandlin/Anderson House (CYM 21)

302 Main Street/100 Dickenson Street

This two-story, three-bay (d/d/w) frame dwelling in the American Foursquare style is set on a stone foundation, is clad in weatherboard siding, and rests beneath a pyramidal roof sheathed in metal panels (photo 22). Piercing the roof is a single brick chimney; a second chimney is attached to the north elevation. Piercing the roof on the south and east elevations are hip-roof dormers pierced by a single window bay and a double window bay. Attached to the west elevation is a one-story, gable-roof addition. The majority of visible windows exhibit two-over-two, six-over-six, and one-over-one double-hung wood

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sashes. Several windows have broken panes or have been boarded up. The façade (facing Main Street) is characterized by two single-leaf entries. One entry is filled with a twelve-light wood-panel door; the other entry is covered by a plywood panel. The entries open onto a one-story wraparound porch sheltered by a hipped roof supported by wood Tuscan columns set on a wood deck with a stone foundation. The south elevation (facing Dickenson Street) is pierced by two single-leaf entries filled with original single-light wood-panel doors. Lining the perimeter of the property are rough-face coursed-stone retaining walls.

The dwelling was built by Dr. Henry Green Sandlin (1869–1936) and his wife Margaret “Maggie” (1865–1956) in the 1890s. In 1908, Sandlin sold the property to watchmaker and jeweler William D. Tanner and his wife Alcie. The home is most often referred to as the home of Dr. Jarvis L. Anderson (1871–1947), who purchased the property from Tanner in 1911, the same year Anderson married widow Lula Potter Simpson. In 1925, Dr. Anderson and fellow physician Dr. Clarence T. Ricketts opened the Anderson and Ricketts hospital on Short Street, now Anderson Street. Anderson also held offices in the Kentucky State Medical Association and the Knights of Pythias. One of the earliest stockholders in the First National Bank of Manchester, Dr. Anderson was appointed vice president of the bank in 1920, and was a member of the bank’s board of directors for 35 years.¹⁰ He also served on the board of the telephone company, having been instrumental in organizing the first telephone system in the area. Lula Anderson was a local businesswoman who owned a millinery shop in Manchester for a number of years. Dr. Anderson died in 1947, leaving the home and its property to his wife. Lula Anderson continued to live in the house until her death in 1968, after which the house was owned by her son, local merchant Jarvis P. “Jarve” Anderson, until he died in 1995.



Resource 20 (Photo #23), looking SW.



Resource 21 (Photo #24), looking SE.

20. First National Bank of Manchester (CYM 13)

304 Main Street

This two-story, four-bay (w/w/dd/w) building in the Italianate style is clad in brick and rests beneath a flat roof with a stepped parapet (photo 23). Original decorative brickwork includes a stepped cornice and window hoods on the façade, and arched window openings on the north and south elevations. The building is constructed of bricks made at a local brickyard at Greenbriar, owned by Dr. Joseph R. Burchell.¹¹ The façade is characterized by an off-center double-leaf entry filled with a pair of single-light wood-panel doors beneath two rows of two-light transoms. Flanking the entry are single-light display

¹⁰ “Manchester Bank Officers,” *Barbourville Mountain Advocate*, January 23, 1920, 1.

¹¹ Lynn David, Kentucky Historic Resources Individual Survey Form (KHC-91-1), Clay County, CYM 13 (Frankfort: Kentucky Heritage Council, June 18, 1996).

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windows with large single-light transoms above and decorative wood-panel bulkheads below. At the south end of the façade is a single-light window with a transom that was previously an entry. Across the façade is a cloth awning. Windows exhibit single window bays filled with replacement one-over-one double-hung sashes, over stone sills. Attached to the west (rear) elevation is a one-story addition, and attached to the south elevation is a wood stairway to a second-story landing, none of which are original. North of the building is a paved parking lot (Resource 20a).

The building was constructed by David Lloyd Walker in 1906. The First National Bank of Manchester, granted a charter in November 1906, acquired the property from Walker and his wife Ethel Manning Walker in 1911. Dr. Isaac Smith Manning, Ethel's father, served as the bank's first president. His son-in-law David Walker was the bank's first cashier and later its president. In 1919, Walker sold his interest in the bank to a group that included Manchester attorney W.W. Rawlings, who served as bank president from 1920 until 1927. During Rawlings's tenure, in 1924, the bank was moved to new quarters on Town Square. At one time, the second floor of the old bank building housed a dentist's office.¹² Since at least the mid-twentieth century, the building has functioned as the Manchester Dry Cleaners.

21. Judge Bishop House (CYM 100)

217 Main Street

This two-story, five-bay (w/w/d/w/w) residence in the Colonial Revival style is clad in brick and rests beneath a side-gable roof sheathed in asphalt shingles (photo 24). Piercing the roof at the north and south ends of the house are brick chimneys. Visible windows exhibit six-over-six, double-hung wood sashes, flanked by shutters. The façade of the residence is characterized by a single-leaf entry filled with a wood-panel door, framed by pilasters and a swan's neck pediment. The entry opens onto a partial-width two-story porch sheltered by a shed roof supported by six square columns.

The residence was built circa 1950 by Clay Massey Bishop, Sr., (1912–1991) and his wife Jessie Mae Marcum Bishop (1916–2009). It was designed by the Lexington-based architecture firm of Frankel & Curtis who also designed a number of prominent buildings throughout Kentucky, several of which are listed in the NRHP, such as the Lexington Herald Building, the Elizabethtown Armory, and the Russell Theatre in Maysville. Bishop was elected in 1933 as Clay County Circuit Court Clerk, an office he held for the next 10 years. He then served as Kentucky Railroad Commissioner, and one term as Clay County Attorney. Bishop was also a coal mine operator. In 1970, he was elected Circuit Court Judge for the 41st Judicial District, which included Clay, Jackson, and Leslie Counties, an office he held until 1990.¹³

22. Manning & Lyttle Law Office (CYM 101)

219 Main Street

This one-story, three-bay (dd/w/w) building is clad in brick and rests beneath a flat roof with a stepped parapet lined with tile coping (photo 25). Original decorative brickwork includes arched window openings and a row of brick detailing below the roofline on the façade. Windows are replacement vinyl sashes with snap-in grids, set over stone sills. The façade is characterized by a double-leaf entry filled with a pair of single-light, wood-panel doors. The entry opens onto a full-width unsheltered porch with a concrete deck and brick foundation.

In 1917, this lot was purchased by attorneys Alexander Taylor White (A.T.W.) Manning (1886–1945) and David Yancey Lyttle (1882–1933), both natives of Manchester, who subsequently constructed the building as a law office. The completion date of the building, March 29, 1918, is scribed into the original

¹² David, CYM 13.

¹³ "Clay Bishop, Ex-Clay County Attorney, Dies," *Lexington Herald-Leader*, January 31, 1991, 24.

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concrete porch. The bricks were acquired from a local brickyard operated by Manning's father-in-law, Dr. J.R. Burchell. Lyttle was the grandson of a prominent Kentucky attorney/state senator also named David Yancey Lyttle, known as the father of the free school system in Kentucky, and great-grandson of Kentucky governor James Garrard. Lyttle served as a Clay County judge from 1914 to 1918; in 1931, he was a Republican candidate for Kentucky attorney general.¹⁴ Manning entered law practice in 1910. The building functioned as the office of the Manning & Lyttle firm for only a few years. In 1922, Manning was appointed a circuit judge for the Clay-Laurel-Jackson district and the Lyttles moved to Harlan. In 1931, the building was sold at public auction, with Lyttle eventually becoming sole owner. It remained in the Lyttle family, who used it as a private residence until 1968, when it was sold to Judge Clay Bishop and his wife Jessie, who had built a two-story home on the adjacent property. The building was restored/renovated in 2005. The building has also been used as a gift shop, insurance office, and radio station.



Resource 22 (Photo #25), looking NE.



Resource 23 (Photo #26), looking NE.

23. Telephone Building (CYM 102)

221 Main Street

This one-story, four-bay (w/w/d/d), flat-roof building is set on a concrete foundation and is clad in brick veneer (photo 26). Attached to the west elevation is a smaller one-story portion of the building that contains the main entry. Though the building fronts on Main Street, the current façade faces south; originally an entrance and windows faced Main Street, which were bricked in when the building became a telephone service/repair facility. The current façade is characterized by a single-leaf entry filled with a metal door, which opens onto a sidewalk. To the left of the entry are two single window bays filled with original metal-frame sashes, over concrete sills. Piercing the south elevation of the larger portion of the building is a second entry that opens onto a set of concrete steps. At the east (rear) elevation is a service/delivery area, with two single-leaf entries that open onto a concrete slab sheltered by an extension of the roof supported by three metal posts. The building originally functioned as the telephone building, constructed shortly after the lots were purchased by the Kentucky Telephone Company in 1963. The building has continued to function as a telephone service hub for telephone and Internet providers.

24. Baker House (CYM 20)

306 Main Street

This one-and-one-half-story, three-bay (w/wd/www) dwelling is in the Tudor Revival style (photo 27). It is clad in brick veneer and rests beneath a side-gable roof sheathed in asphalt shingles. The building has

¹⁴ "Lyttle Boomed for State Post," *Lexington Leader*, June 22, 1931, 1.

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replacement vinyl windows situated beneath decorative cornices. The façade is characterized by a single-leaf entry filled with a replacement door, with a single-light sidelight. The entry opens onto a partial-width porch sheltered by a flat roof with a parapet lined with a balustrade, supported by two Tuscan columns. To the left of the porch is a brick chimney and prominent front gable. The residence was constructed in the late 1940s by Taylor and Rose Baker after purchasing the lot in January 1948 from bank president Joseph Tigue and his wife Nannie, who lived in a two-story house next door. Taylor Baker was a teacher and businessman who owned grocery and hardware stores in downtown Manchester.



Resource 24 (Photo #27), looking SW.



Resource 25 (Photo #28), looking SW.

25. Tigue House (CYM 19)

308 Main Street

This two-story, three-bay (www/w/d) dwelling is clad in brick veneer and rests beneath a pyramidal roof sheathed in modern metal panels (photo 28). The roof is pierced by a single brick chimney on the south elevation. The building has replacement vinyl-clad windows. In the mid-twentieth century, a one-story, hipped-roof addition was made to the façade, which now features the main entry. Also in the mid-twentieth century, a one-story building (Resource 25a) was constructed near the northeast corner of the house, which was used as an office, and a one-story detached garage (Resource 25b) was constructed at the rear of the house near the northwest corner. Both structures are also clad in brick veneer and rest beneath pyramidal roofs. The façade of the house is characterized by a single-leaf entry filled with a multi-light modern door, which opens onto a set of brick steps.

The residence was constructed in the 1940s by Joseph Lewis Tigue (1899–1980) and his wife Nannie (1899-1985). Joseph Tigue was a bank cashier in the 1930s and early 1940s, becoming president of the First National Bank of Manchester in 1947, a position he held until 1973. In 1985, the property was purchased by the Manchester Baptist Church for use as a parsonage and pastor's study.

26. Manchester Baptist Church (CYM 105)

310 Main Street

The Manchester Baptist Church is a two-story, three-bay (w/dd/w) building clad in brick veneer interrupted by two concrete belt courses, and resting beneath a cross-gable roof sheathed in modern metal panels (photo 29). Piercing the ridgeline of the roof is a square church spire pierced on all four sides by multi-light arched windows. The façade of the church is characterized by a double-leaf entry filled with a pair of modern doors, which open onto a one-story, partial-width brick and concrete porch sheltered by a

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front-gable portico; the portico was added in 1990.¹⁵ A projection on the façade features stair-stepped rows of voussoirs and banding of glazed yellow bricks. Along the north and south elevations are rows of stained-glass windows, which replaced the original windows in 1993. Located behind the church is a separate two-story building, circa 1989, that functions as an education/recreation facility; the facility is not included in the historic district.



Resource 26 (Photo #29), looking SW.



Resource 27 (Photo #30), looking SE.

The Manchester Baptist Church was organized in 1878 and the first one-room church building was constructed in the late 1800s on Lytle Street.¹⁶ As the congregation continued to grow during the early twentieth century, it was determined to build a new church. Members chose to model the new church's basic form after the Campbellsville Baptist Church in Campbellsville, Kentucky, though larger and with more decorative detailing. The Manchester church was designed with the assistance of the architect for the Baptist Sunday School Board. By 1949, enough funds had been raised for construction and groundbreaking occurred that summer. The building was completed in the fall of 1950 and the first service was held in the sanctuary in the spring of 1951.

27. Smith Law Office (CYM 104)

110 Lawyer Street

This two-story, flat-roof, Mid-Century building was designed by a Louisville architect as the law office of Charles Smith (1903–1975) and his son Neville who had previously been based in offices above the post office (photo 30). Constructed circa 1967, the building features a curtain wall of windows on the façade (north) elevation, pierced by a single-leaf entry filled with a full-light aluminum-frame door. The walls of the east and west elevations extend beyond the plan of the façade to form simple full-height brick pilasters. The other three elevations of the building are clad in brick veneer. The west elevation is pierced by a narrow vertical opening that contains two single-light fixed windows. Charles Smith was elected Clay County Attorney in 1950 and held that office for 21 years. After Charles died in 1975, Neville continued to practice law from the building until he retired in 2015.

¹⁵ Logsdon, *Final Survey*, 59.

¹⁶ Logsdon, *Final Survey*, 59.

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28. Post Office (CYM 17)

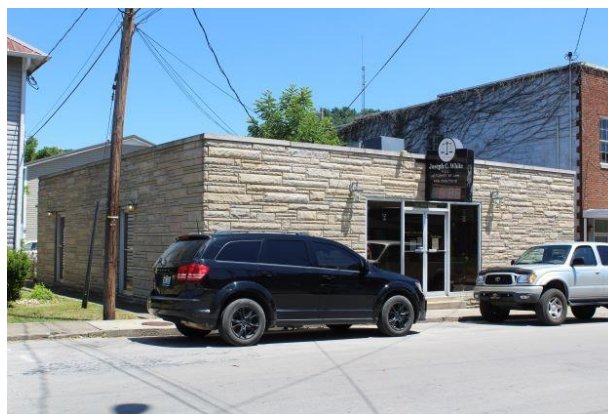
301 Main Street

This two-story, three-bay (dd/www/dd) building is clad in brick veneer on the west (façade) and south elevations with soldier-course bands above the windows (photo 31). It exhibits concrete-block walls on the east and north elevations, and rests beneath a flat roof with stepped parapets edged in concrete coping. The majority of windows are original, exhibiting eight-over-eight and four-over-four, double-hung wood sashes over concrete sills. The façade is characterized by two double-leaf entries filled with pairs of full-light aluminum-frame doors with one-light transom windows; an archival photograph dated 1963 shows the original doors were single-light and wood-panel, and the transoms were six-light. Surrounding the entries are concrete frames with keystones; the keystone on the north entry is obscured by a canopy. The entry at the north end of the façade is sheltered by a flat-roof canopy and opens into a small foyer for the stairway to the second story. The entries flank a ribbon of three large single-light windows; an archival photograph dated 1963 shows there was originally a ribbon of four single window bays filled with eight-over-eight double-hung sashes. The rear of the building has a double-leaf service entry at the first floor for the post office, and an entry at the second level for the upstairs rooms, though the stairway to the upstairs entry has been removed. Situated in the sidewalk to the left of the façade's south entrance is a metal flagpole from which flew the American flag to denote the building as a government facility. On the east side of the building is a paved parking lot (Resource 28a).

The building was constructed in the late 1950s by the Reverend Henry Campbell and his wife Mae. In 1967 the Campbells sold the property to Daisy Ricketts and her sons. The first floor of the building functioned as the Manchester Post Office from 1957 to the early 1980s. The second floor housed law offices.



Resource 28 (Photo #31), looking NE.



Resource 29 (Photo #32) looking SE.

29. Burns/White Law Office (CYM 16)

303 Main Street

This one-story, one-bay (wddw) office building is clad in Bedford Stone on all four elevations and rests beneath a flat roof lined with a parapet edged in concrete coping (photo 32). The roof is pierced by a single wide interior chimney also clad in Bedford Stone. The façade is characterized by a double-leaf entry filled with a pair of full-light, aluminum-frame doors with a narrow transom, flanked by large full-light sidelights. The entry opens onto a single concrete step. The building exhibits no other fenestration.

The building was constructed as the law office of Lester H. Burns, Jr., (1931–2015) in the mid-1960s. Burns opened his law practice in Manchester in 1959 and in 1963 was elected as commonwealth attorney for Clay, Jackson, and Leslie Counties, also serving one term as county attorney for Clay County. In

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1967, he was a candidate for state attorney general and a candidate for governor in the 1980s, before resigning from law practice in 1986 after pleading guilty to various crimes. In 1973, Burns sold the building to Joseph Tigue, president of the First National Bank. The building has continued to function as a law office.

30. Joseph Lewis House/Potter House (CYM 3)

305 Main Street

This two-story, three-bay (ww/wdw/ww) vernacular-style frame dwelling is clad in weatherboard and rests beneath a pyramidal roof sheathed in metal panels (photo 33). Attached to the east (rear) elevation is a one-story, shed-roof addition. The majority of visible windows are original, exhibiting three-over-one, double-hung wood sashes. The façade features a two-story, partial-width, inset porch sheltered by the dwelling's roof. At the first floor is an off-center, single-leaf entry filled with an original wood-panel door with a single-light transom window, flanked by four-light sidelights with two-light transoms. The entry is sheltered by the second-story porch. The second-story porch is accessed by a single-leaf entry filled with a multi-light door. Both levels of the porch exhibit wood decks and rows of supports consisting of square wood posts. Located behind the house is a one-story rectangular outbuilding likely dating to the early 1900s (Resource 30a).



Resource 30 (Photo #33), looking E.



Resource 31 (Photo #34), looking NW.

The building was constructed in the early 1900s as the residence of Joseph Lewis (1857–1932), who was the county jailer circa 1910–1922, and his wife Ella (1875–1951).¹⁷ The location was colloquially known as the “Old Jail Property” since a jail was once located behind the house. In the 1920s and 1930s the property changed hands several times. In early 1932, the property was acquired by Wiley and Shaby Baker, who sold it later that year to Mae Potter whose husband Barton was county clerk; the building is often referred to as the Potter House or the Barton Potter Homeplace. The building also functioned as a boarding house/hotel. The house is associated with a well-known incident related to a local, long-standing feud.

31. Stone Retaining Walls

Stone walls are evident in photographs of Manchester dating to the late 1800s. While the majority of these early walls are no longer extant, stone walls continued to be built throughout the town during the early and mid-twentieth century, particularly in the 1930s and 1940s. Within the historic district, the most prominent of these walls are adjacent to residential and commercial properties along Main Street (photo 34). The walls take three forms: un-coursed sandstone with prominent squared pointing, coursed stone

¹⁷ Logsdon, CYM 3.

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with pointing, and coursed stone without pointing. The stone walls with pointing are consistent with the stonework on several of the town's historic buildings, including the Maternity Hospital and the Turner Building/Royal Hotel, both built in the 1940s, and likely date to the same time period. Such stonework is also consistent with WPA and CCC stonework. The 1940 Clay County census lists several Manchester residents working for WPA projects, including as stone dressers, as well as a CCC camp located nearby. Records indicate that in the early 1940s there was at least one stonemason in Manchester who was employed by the WPA. Coursed-stone walls without pointing that are adjacent to certain buildings, such as the Sandlin/Anderson House (1890s) and First National Bank of Manchester (1906), are likely older and date to the early 1900s. The sandstone used throughout Manchester was likely sourced locally from several quarries located just north of town.

DESCRIPTIONS OF NON-CONTRIBUTING RESOURCES

32. Vacant Lot

Lawyer Street

This is the former location of a building that functioned as an attorney's office.

33. Vacant Lot

227 Main Street

This is the former location of a one-story dwelling (CYM 18) built in the early 1900s. It was removed from the site sometime in the early 2000s.

34. Mobile Home (CYM 103)

223 Main Street

This is a mobile home that was moved to the site sometime in the 1960s. While it dates to the period of significance, the mobile home is a prefabricated dwelling in poor condition that is not relevant to the development of the historic district.

35. Commercial Building and Office (CYM 99)

213 Main Street

This one-story, seven-bay (w/w/w/d/w/w/w) building has concrete-block walls clad on the façade in brick veneer, and rests beneath a side-gable roof sheathed in modern metal panels (photo 35). The building is divided into two sections which currently function as a lawyer's office and a salon. The building was constructed in the 1980s and thus is outside the period of significance.

36. Parking Lot

213 Main Street

This is the former location of a dwelling that was demolished circa 1980s.

37. Furniture Store (CYM 96)

209 Main Street

This two-story, four-bay (dd/w/w/w) building has concrete-block walls clad on the façade in brick veneer (photo 36). A sloped-roof addition has been built atop the original flat roof in recent years to mitigate leaks. The façade has been substantially altered with a new entry, and vinyl siding and vinyl windows have replaced the original display windows. The building housed the Ray D. Bowling & Son Furniture Store which moved there in 1961 from another location in downtown Manchester. The furniture store continued to operate until 1981. The store was managed by James D. Bowling whose residence was adjacent to the store. Adjacent to the building on the north side is the original parking lot for the furniture

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store. Due to the extensive alterations, the building lacks the integrity of design and materials necessary for consideration as a contributing feature of the historic district.



Resource 35 (Photo #35), looking NE.



Resource 37 (Photo # 36), looking SE.



Resource 41 (Photo #37), looking SW.

38. Prefabricated Log Building

300 Main Street

A prefabricated log building was moved to this site sometime between 2014 and 2021. It does not appear on the aerial map used for this report. The building is of recent construction and is thus outside the period of significance.

39. Vacant Lot

Main Street

This is the former location of a two-story commercial building with two storefronts that dated to the 1920s. It was demolished sometime in the 1980s.

40. Vacant Lot

208 Main Street

This is the former location of an office building (CYM 22) that dated to the 1920s. It was demolished in 2021.

41. Furniture Store (CYM 107)

206 Main Street

This two-story, two-bay (d/d) commercial building features concrete-block walls, which are clad on the façade by brick veneer and stone (photo 37). A large sloped-roof addition clad in vinyl siding has been built atop the original flat roof in recent years to mitigate leaks. The original display windows on the façade have been filled in with modern rough-faced stone, as have all the windows on the second floor. The façade is now characterized by two single-leaf entries filled with modern doors. Windows on other elevations have been filled by concrete blocks. The building originally housed a furniture store, constructed in the early 1950s. The changes to the building have altered its design and materials to such a degree that it no longer appears as a historic member of the district.

42. Commercial Building (CYM 29)

104 Main Street

This two-story, L-shaped commercial building houses a one-bay garage, is clad in brick, and rests beneath a flat roof lined with concrete coping (photo 38). A portion of the building faces Main Street and the other portion fronts on Richmond Road/US 421. The Main Street elevation functions as the primary façade and contains the garage bay, above which is a wide signboard of vertical-board siding. At the second story are two single-window bays filled with replacement windows, over concrete sills. The elevation facing Richmond Road/US 421 is pierced by a single-leaf entry with a transom and a window that has been filled with a plywood panel.

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The building was constructed in the late 1940s by Cicero C. Feltner in the corner of another L-shaped building previously built by Feltner (CYM 28). In the corner of the L, Feltner built a one-story, wedge-shaped structure that functioned as a gas station, which faced the Y of the two roads. A second-story entry on the interior of the L that likely replaced a window opens onto the roof of the gas station, which now accommodates a deck lined with a modern wood railing. The incorporation of modern materials such as doors has diminished the integrity of the building's design and materials. Therefore, it is not considered a contributing feature of the historic district. A KHC building survey conducted in 1997 grouped the L-shaped building and the gas station under the inventory number CYM 29.



Resource 42 (Photo #38), looking NW.



Resource 43 (Photo #39), looking NW.

43. Gas Station (CM 29) 102 Main Street

This one-story, two-bay (w/d) commercial building is clad in brick and vertical-board siding, and rests beneath a flat roof with a sloped front sheathed in asphalt shingles (photo 39). The building is triangular and situated in the corner of the adjacent L-shaped building (also CYM 29). Originally, the building functioned as a gas station, built in the late 1940s/early 1950s by Cicero C. Feltner who also built and owned the adjacent building. The gas station had a pump island and *porte cochere*, which are no longer extant. The façade is characterized by a single-leaf entry filled with a replacement door. To the left of the entry is a display window filled with a replacement vinyl fixed sash. Above the entry and window is a signboard. The incorporation of replacement materials, including fenestration and the deck on the roof, has diminished the integrity of the building's design, and the loss of the pump island and *porte cochere* means the building no longer communicates its historic function as a gas station. Therefore, the building is not considered a contributing feature of the historic district. A KHC building survey conducted in 1997 grouped the gas station and adjacent L-shaped building under CYM 29.

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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

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1930–1972

Significant Dates

December 1930 (reincorporation of Manchester)

December 1, 1933–March 29, 1934 (CWA roadwork in Manchester)

October 28, 1971 (completion of Daniel Boone Parkway from London to US 421/KY 80)

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Significant Person

unknown

Cultural Affiliation

unknown

Architect/Builder

Frankel & Curtis (architect)

Statement of Significance

Summary Paragraph

The Manchester Historic District meets National Register **Criterion A** in the area of **Community Planning and Development** as a significant example of a county seat in eastern Kentucky whose particular history and atypical form shed light on the process of county seat town development in the region (see “County Seat Forms in Southeast Kentucky, 1800–1912” below). Rather than having the courthouse conspicuously situated within or adjacent to the town’s commercial district and civic center, as was typical for other county seats in eastern Kentucky, downtown Manchester developed as three “zones” on a steeply inclined hill. The courthouse and other judicial buildings were situated at the summit, primarily residential buildings occupied the middle zone, and the commercial district was concentrated at the base of the hill. Manchester’s historic district thus provides an important counter-example to conventional county seat spatial organization. The period of significance begins with Manchester’s re-incorporation in 1930, which prompted a revitalization of the town, and ends in 1972 as the coal industry declined and Manchester’s commercial activities diminished due to the construction of a highway that bypassed the town.

HISTORIC CONTEXT

County Seat Forms in Southeast Kentucky, 1800–1912

To evaluate the meaning of Manchester’s county seat town form, a comparison of county seats in the counties surrounding it was undertaken. The period chosen for this discussion, 1800–1912, begins with the establishment date of the earliest county included in the comparison group, which is Knox County, formed in 1800; and concludes with the date of the last county established in the state, which is Whitley County, separated from Knox County in 1912. Clay County, in which Manchester is the seat, was created in 1807. All of the comparison counties but one, Knox County, were once part of Clay County, but broke away when their interests were no longer adequately served by decisions made in Manchester. Given what it was like to travel in this part of Kentucky during the nineteenth century, it is logical that citizens in the far reaches of Clay County wished to have greater, and more convenient, control over their political and economic affairs. The break-away counties consist of Perry, Laurel, Breathitt, Owsley, Jackson, and Leslie, the county seats of which have been small towns, like Manchester, since their inception. These comparison counties share similar topography to Manchester, though Manchester’s Courthouse Hill is particularly steep in comparison to the landscapes of the other county seats.

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The counties subdivided from Clay County, as well as Knox County, exhibit county seat town plans that more closely follow the norms outlined by Edward Price in his landmark study “The Central Courthouse Square in the American County Seat.”¹⁸ As Price states, the archetypal courthouse square is defined by three characteristics, which are a rectangular central block surrounded by streets, a courthouse situated prominently in the center of the block, often being of grand and ornate architecture, and the town’s leading business enterprises situated around the courthouse.¹⁹ Although Price allows that some town squares do not display an ideal arrangement of all three components, they still fit the pattern by achieving the same effect visually. According to Price, this widespread and essentially standardized approach to town-center creation appears to have been due primarily to simple repetition of a familiar layout, with towns imitating each other, rather than conscious, professional planning; innovative strategies appear to have been scarce.²⁰ This near ubiquity of the typical town square, even far beyond the confines of Kentucky, makes Manchester rare.

Clay County established in 1807. Counties later created from parts of Clay County:			
County	Year Established	County Seat	Distance & direction from Manchester
Perry	1821	Hazard	42 miles to East-Northeast
Laurel	1826	London	20 miles to West
Breathitt	1839	Jackson	67 miles to Northeast
Owsley	1843	Booneville	36 miles to North
Jackson	1858	McKee	29 miles to Northwest
Leslie	1878	Hyden	29 miles to East
County near Clay County but not created from Clay:			
Knox	1800	Barbourville	25 miles to South

For this brief analysis and comparison, Sanborn Fire Insurance Company maps and current aerial photographs of the adjacent counties’ seats were examined to see if any of the other towns had a courthouse that, like Manchester, is not centrally located and in close proximity to a commercial district. No examples could be found. Below are the observations made during the reconnaissance survey.

Barbourville, the seat of Knox County, is the only comparison town in an adjacent county that lies outside of the 1807 Clay County boundary. Because Barbourville is located outside of the historic Clay County, it serves as something of a control member in the comparison, and parallels some of Manchester’s pattern of development. That is, the original Knox County area, as the original Clay County, gave rise to a half dozen smaller counties as Knox was subdivided over time. Barbourville was established as the county seat as early as Manchester was. However, based on a review of Sanborn maps and current aerial photographs, Barbourville clearly exhibits a typical courthouse-centric town square (Figure 6).²¹

¹⁸ Edward Price, “The Central Courthouse Square in the American County Seat,” *Geographical Review* 58 (January 1968): 29–60.

¹⁹ Price, “The Central Courthouse Square,” 29.

²⁰ Price, “The Central Courthouse Square,” 29.

²¹ Sanborn Map Company, “Barbourville, Knox County, Kentucky,” No Scale, February 1919 (Sanborn Map Company: New York).

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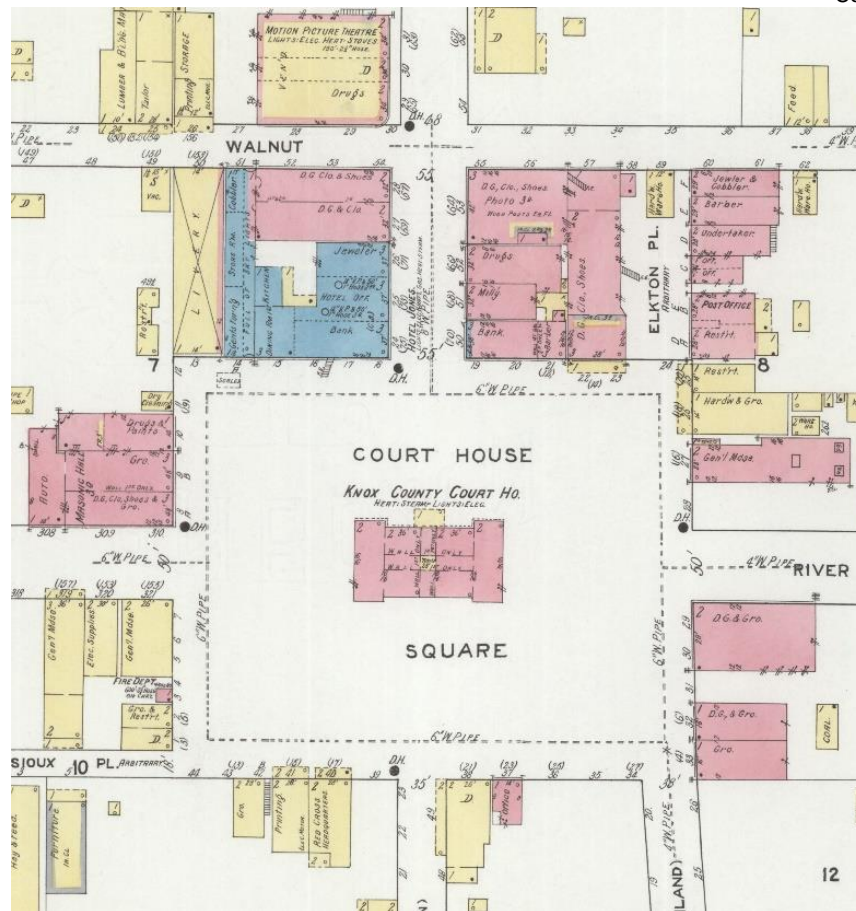


Figure 6. Sanborn map showing downtown Barbourville, Kentucky, 1919.

Perry County was the first area of historic Clay to sever ties with its parent county, created in 1821. Some 42 miles east-northeast of Manchester, **Hazard** was made its seat of government. The 1920 Sanborn Map of Hazard shows a community that evolved into a central square as much as possible, given the town's rugged terrain (Figure 7).²² The courthouse square is surrounded on three streets by commercial buildings, with the east side of the square (along Broadway and High Streets) being a mix of residences, possibly a concession to a topography that was not supportive of commercial needs. The street names of Court, Main, and High announce the centrality of the courthouse within the social-political-commercial arenas.

²² Sanborn Map Company, "Hazard, Perry County, Kentucky," No Scale, February 1920 (Sanborn Map Company: New York).

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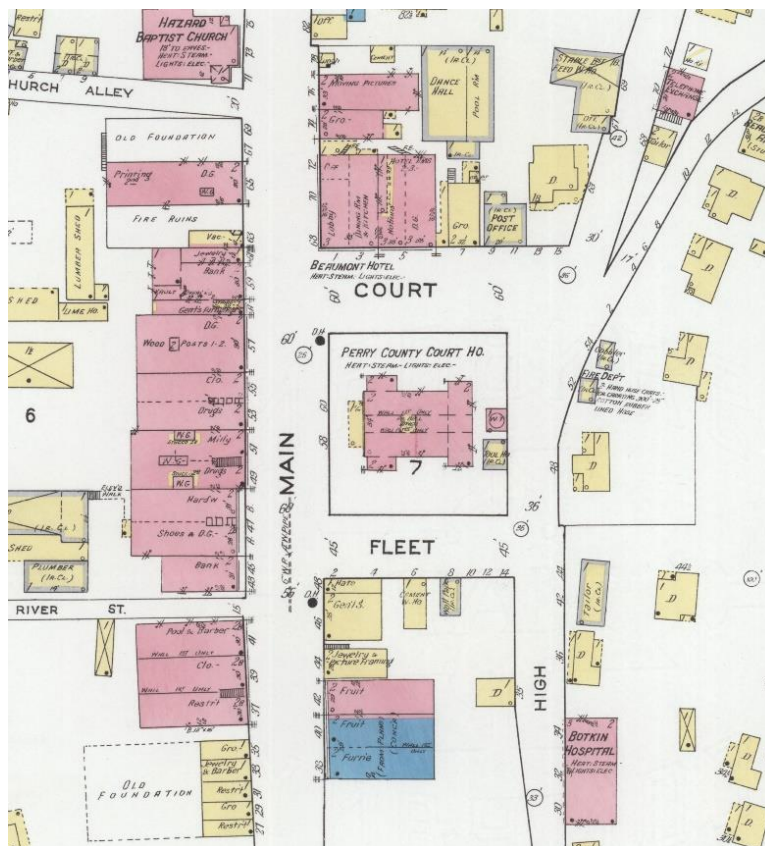


Figure 7. Sanborn map showing downtown Hazard, Kentucky, 1920.

Laurel County, in the shrinking Clay County, was next to break, in 1826. Its seat is located in **London**, which is 20 miles west of Manchester. The 1908 Sanborn map of London shows the courthouse as the focal point of commerce and activity in the community.²³ Across Main is a solid block of storefronts facing the county building. Across Fourth, Fifth, and Broadway there is more separation between buildings, but they are nevertheless business establishments of one sort or another. London has flatter topography than Manchester and, taking advantage of that, placed a large portion of the town within a regular grid by the twentieth century.

Jackson, the seat of Breathitt County, is the furthest comparison town from Manchester, lying 67 miles to the northeast. In 1839, Simon Cockrell donated 10 acres that would become Jackson, and the town carved that area into a grid plan, more or less, with the courthouse near the center. A number of businesses may have congregated in typical fashion around the courthouse as soon as it arose, but another part of town a few blocks west of the courthouse became the commercial nexus by the end of the nineteenth century. The latter area lay along the banks of the North Fork of the Kentucky River, with commercial buildings lining one side, and the Lexington & Eastern Railroad right-of-way occupying the other side. Jackson had emerged as a powerhouse in the logging industry through the use of the river, and with the arrival of the railroad, Breathitt mine owners could begin exporting its coal resources.

²³ Sanborn Map Company, "London, Laurel County, Kentucky," No Scale, April 1908 (Sanborn Map Company: New York).

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The 1920 Sanborn map for Jackson shows that despite the migration of commerce two blocks to the west of the courthouse, a respectable courthouse square remained (Figure 8).²⁴ Main Street and College Avenue still ensured that travelers arriving on horseback, by wagon, or buggy would pass the seat of local political power. And the collection of brick buildings, designated on the map in pink, signified the permanence of the courthouse square and its importance in local affairs.

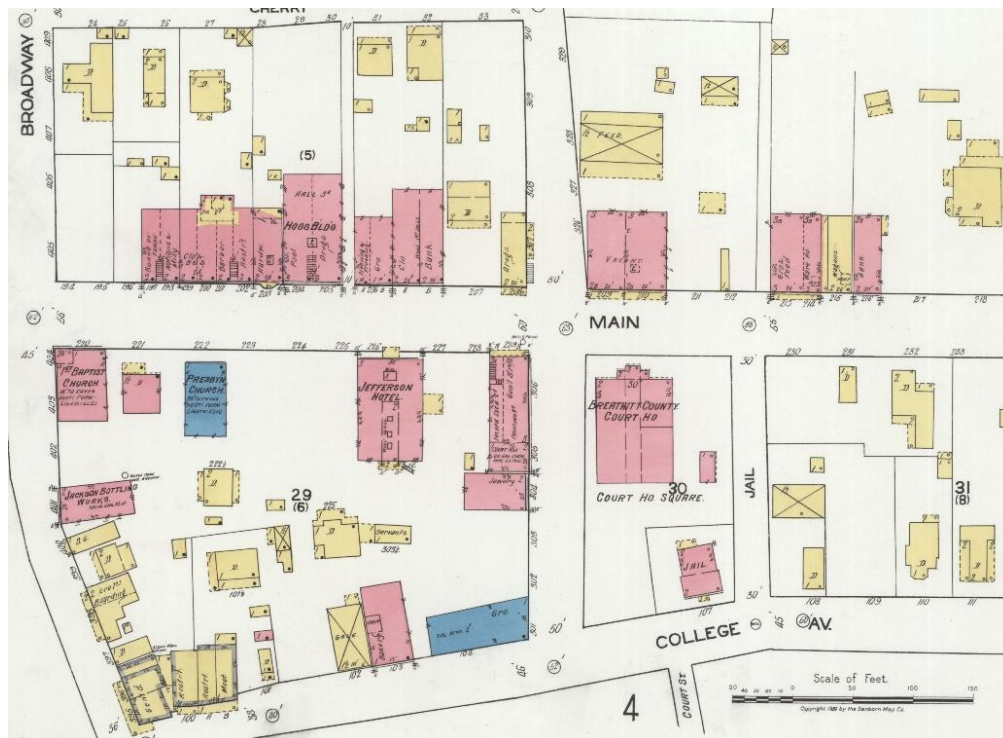


Figure 8. Sanborn map showing downtown Jackson, Kentucky, 1920.

After 1840, three more counties split from what remained of Clay County. None of their county seat towns provided much competition to Manchester for economic dominance in their areas of the county. Whatever the impetus, these parts of Clay County felt their needs were better served apart from, rather than bound up with, their parent county. Owsley County departed first, in 1843, and **Booneville** became its county seat. Lying 36 miles north of Manchester, it is the smallest town in this historic contextual comparison. While modest in population and overall size, Booneville still reserved a prominent spot in the town for the courthouse building. The structure is now situated along State Route 11, which is the main road into and out of town.

Jackson County's seat, **McKee**, 29 miles northwest of Manchester, also shows a conventional courthouse square ringed by a denser collection of commercial buildings, with residences beyond the commercial core.

And finally, **Hyden**, which is the seat of Leslie County, created in 1878, the last reduction in the area of Clay County. Hyden is 29 miles east of Manchester. Current aerial photographs show the courthouse at the main bend of US 421 through town, with commercial buildings closest to it, and then residential and

²⁴ Sanborn Map Company, "Jackson, Breathitt County, Kentucky," No Scale, March 1920 (Sanborn Map Company: New York).

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other buildings further away from that very small commercial core. While Hyden lacks the classic central town square plan seen in other towns in this comparison, like Booneville, its courthouse is still the town's centerpiece.

In summary, what is available to observe in the counties that once were part of Clay County, as well as in nearby Knox County, is a tradition of centering the courthouse within the community. Further, in a cursory examination of over 25 counties in the larger region of eastern Kentucky, more than 20 county seats exhibit a standard town square arrangement, and the remainder typically have a commercial area positioned in close proximity to the courthouse. Despite Price's position that the recurrence of courthouse squares appears to have been mostly a case of copycatting, the choice of a centrally situated courthouse is made so consistently that it implies some degree of intentionality. On one hand, it is a practical and convenient way to organize space: local roads within the county lead citizens to the county's seat, and once in that town, they find the courthouse easily, occupying a space that is somewhat central along the main travel route. On another hand, this physical arrangement also has a symbolic component. It signals to the citizens of that county, as well as to travelers passing along the main road through town, that the courthouse, and the jurisprudence and order it represents, occupy an important place within the affairs of the county. Manchester's courthouse is unusual in that it is situated in a location of high importance, but is separated from the marketplace.

Overview of Manchester's Historical Development

The Manchester Historic District developed into its current form during the early- to mid-twentieth century. It began charting its course earlier, however, through choices made by local decision makers whose power came from their success in such industries as salt making, timber cutting, and coal mining. Although Manchester evolved in response to factors typical for county seats in southeastern Kentucky, including topography, economic stimuli, and demographics, the arrangement of the town in hillside "zones," with the courthouse isolated from the commercial district, is atypical.

In Manchester, the early arrangement of the town remained frozen, despite potential opportunities to reconfigure the layout, either by moving the courthouse down the hill closer to the economic center—after successive courthouse buildings burned or were demolished—or by transitioning the commercial district upward toward the courthouse after repeated flooding events at the base of the hill damaged or destroyed stores and other enterprises. However, the continued layout was likely due primarily to inertia, the courthouse and commercial district, as well as roadways, having become established in their locations over many years. Topography also likely continued to be a strong influence, with the steepness of Courthouse Hill being unfavorable for commercial traffic, a situation exacerbated by the rough nature of Main Street, which persisted well into the twentieth century.

Manchester was initiated in the early 1800s when wealthy owners of local salt-works operations donated acreage at the crest of a hill for the Clay County seat. Rather than encouraging a commercial district to develop around the courthouse, the landowners of the remaining hilltop properties retained proprietorship, which hindered the establishment of commercial enterprises near the courthouse and separated the seat of law and governance away from what developed as the economic core of the town at the base of the hill. The wealthier citizens also owned much of the middle zone on the hill, which became a largely residential area for business owners, attorneys, politicians, physicians, and other prominent citizens. The commercial district thus developed at the base of the hill, adjacent to major roadways, which took advantage of the more level ground in the valleys, and in proximity to Goose Creek, which was an important means of transporting goods during the nineteenth century.

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During the nineteenth and early twentieth centuries, Clay County became famous for lawlessness, particularly as relates to a longstanding feud between prominent salt-works families and their supporters that began in the early decades of the county. These same families not only held sway over the local economy, but also over local politics and often jurisprudence as well. Although other counties in eastern Kentucky were likely not dissimilar, it was Clay County that captured the media's and the public's attention.

Manchester had first incorporated in 1844. However, due to a lawsuit, it became unincorporated in the late 1800s. By the early twentieth century, Manchester had still not emerged beyond its status as a village with a small commercial core. As the timber and coal industries expanded, the town reincorporated in 1930. That action reinvigorated the community, enabling the town to grow and flourish, particularly its commercial district. The majority of the contributing resources in the historic district were constructed during peak periods for these industries. As the largest town in the county and the county seat, during the early and mid-twentieth century, Manchester served as a center of commerce, industry, government, and social services. With the waning of the coal industry in the latter half of the twentieth century, and with the construction of a parkway that bypassed downtown, Manchester went into a decline in the 1970s.

Development of Manchester Prior to the Period of Significance

Located in southeastern Kentucky in the foothills of the Cumberland Mountains of the southern Appalachians, the initial version of Clay County, originally much larger than its current boundary, was established in 1807, formed from portions of Madison, Floyd, and Knox Counties, and included all the headwaters of the Kentucky River.²⁵ A primary reason for the county's formation was in response to a bloody feud known as the "Cattle War," which involved warring factions of cattle owners situated along the Middle, North, and South Forks of the Kentucky River. By creating an organized local government, the Kentucky legislature hoped to quell further conflict, and the county's boundary was created to encompass all the territory involved in the Cattle War.²⁶ Named for Gen. Green Clay, a pioneer surveyor, military leader, and political figure, this sizeable county was later subdivided to create eight other counties. By 1880, Clay County had assumed its present configuration.

The abundant grasslands and salt reserves in the region attracted numerous types of wildlife, including large game animals such as buffalo, making it prime hunting grounds for Native Americans. Animal trails, or buffalo trails, leading to salt licks in Clay and Knox Counties were also used as travel and hunting routes. One of the most important of these trails was the Warrior's Path, used by members of the Shawnee and the Cherokee Tribes, which connected Cumberland Gap in the Appalachian Mountains to the Ohio River.²⁷ In Clay County, the Warrior's Path wound its way along the east bank of Goose Creek to the mouth of Laurel Creek.²⁸ By the time white explorers, hunters, and early settlers arrived in the region in the late 1700s, the landscape was already crisscrossed by a network of trails.

The most noted explorers of the region were Daniel Boone and Dr. Thomas Walker. In 1784, Boone was engaged by land speculators in Philadelphia and elsewhere, who had taken note of the region's natural resources and potential, to conduct a survey in the northern and central portions of future Clay County,

²⁵ Charles House, *Heroes & Scallywags: The People Who Created Clay County, Kentucky* (Pub This Press, 2010), 39.

²⁶ House, *Heroes & Scallywags*, 38.

²⁷ House, *Heroes & Scallywags*, 9; Karl Raitz and Nancy O'Malley, *Kentucky's Frontier Trails: Warrior's Path, Boone's Trace, and Wilderness Road* (Lexington, Kentucky: Gyula Pauer Cartography and GIS Laboratory, Department of Geography, University of Kentucky, 2008).

²⁸ House, *Heroes & Scallywags*, 11.

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including the location of present-day Manchester; another group was engaged to survey the southern portion.²⁹ John Gilbert was likely the area's first white settler, arriving in 1783, and in 1798, James Collins constructed a log dwelling at the headwaters of Goose Creek. By the first decade of the nineteenth century, an increasing number of settlers arrived in the area, including wealthy families who were generally owners of enslaved persons, as well as those less affluent, such as long hunters, Revolutionary War veterans with land grants, and pioneers, most of whom came from North Carolina and Virginia, but a few from Tennessee.³⁰ These arrivals soon turned the old trails into major and minor roadways, although the condition of the roads remained primitive, which was generally true of roadways throughout newly settled rural areas of southeast Kentucky.

Clay County became known particularly for its salt, being the state's top salt producer during the first half of the nineteenth century. Salt works were set up along streams and at springs throughout the county, which involved furnaces fueled at first by timber and later by coal, heating large iron kettles for reducing the salt water. Along Goose Creek, there were particularly large underground quantities of naturally occurring briny water, containing an unusually high concentration of salt. While some of the salt would be transported on wagons along rough roads, the main commercial transportation method was via flat boats on the waterways, the Kentucky River having been made navigable to its confluence with Goose Creek and Red Bird River. Travelers journeyed from throughout the region to purchase or barter for salt for personal use and for resale in stores. Although James Collins developed a salt lick soon after settling in the area, it is Samuel Langford who is credited as the initiator of the commercial salt industry in Clay County, establishing the Langford Saltworks near present-day Manchester in the 1790s.³¹ Several other salt operations soon followed suit. The salt works located near Manchester became the purview of a "backcountry elite" composed of a small number of educated, well-to-do families, including Langford, Garrard, White, and Bates, who also held sway over local politics and whose often violent conflicts brought the county national notoriety well into the twentieth century.³²

The importance of salt to frontier life prompted Daniel Boone to consider rerouting the Wilderness Road, shifting it to the east where it would go through the collection of salt works in Clay County and near the future site of Manchester. The change would have been of substantial benefit to the area since the path served as the primary route for settlers moving west through the Cumberland Gap. However, the rerouting plans never came to fruition, which delayed the improvement of roadways in the county.

The county seat for Clay County was founded in April 1807 and was originally located at a small community on the banks of Goose Creek, referred to as Tan Yard, that had developed around the Langford Saltworks, later called Lower Goose Creek Salt Works. Until a town for the county seat could be formalized, the courts met in a private home in the Tan Yard community belonging to Robert Baker. After a few months, the seat was moved to a 10-acre tract atop a hill near a sharp bend in Goose Creek, donated by wealthy salt-works owners. Originally the townsite was named Greeneville. When it was realized that there was another Greeneville in Kentucky, the town was renamed Manchester after the industrial city of Manchester, England, to promote the area as a prime location for industry.³³ Manchester was one of several "resource-based" towns in the Ohio Valley that were initially settled due to the proximity of a salt operation. Such communities continued to develop in an additive way as businesses

²⁹ House, *Heroes & Scallywags*, 14.

³⁰ House, *Heroes & Scallywags*, 35.

³¹ Logsdon, *Final Survey*, 26.

³² Dwight B. Billings and Kathleen M. Blee, *The Road to Poverty: The Making of Wealth and Hardship in Appalachia* (Cambridge: Cambridge University Press, 2000), 56.

³³ Logsdon, *Final Survey*, 13.

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and residents were drawn to the location. For Manchester, the concentration of activities around the salt works, as well as the influence of the salt-works owners, contributed to its selection as the county seat.

The first courthouse in Manchester was probably frame or log, constructed at the crest of the hill, which became known as “Courthouse Hill.” In 1812, this structure was replaced by a brick courthouse. A third courthouse, a brick Italianate building, designed by noted architect Frank Pierce Milburn, was constructed on the same dedicated courthouse parcel in 1889 (see Figure 9). This building burned in 1936 and, in its place, a fourth courthouse of stone was completed in 1939, designed by Jim Wolson of Manchester. This fourth courthouse was demolished to construct the current courthouse in 2004.

The town’s few early commercial enterprises, such as a hotel, saloon, and blacksmith, were primarily situated at the base of the hill, where the majority of roads took advantage of relatively level ground and the creek was more accessible. Maps of Kentucky dating to the early 1800s show Manchester as a crossroads community.³⁴ Some businesses were situated near a spring along a small creek called Town Branch in an area that came to function as a de facto town square. Additional businesses were located to the east between the square and Goose Creek. In 1816, salt-works owner Daniel Garrard took steps to officially establish a town center around the courthouse, in line with plans from which other newly-developing towns were springing. That effort failed, either due to the difficulty of traversing the hill from the base, where travel routes and early business had already begun to thrive, or due to opposition from landholders.³⁵

Although a few businesses were located at the crest of the hill, as well as a number of law offices, Manchester did not follow the typical development pattern as most Kentucky county seats, with a courthouse either ringed by a square of commercial businesses or adjacent to a commercial district. Rather, the town arranged itself in three zones focused on the hill, with scattered exceptions. A reporter for the *Barbourville Mountain Echo* in 1875 characterized these zones as “Manchester on the hill,” which consisted of the courthouse at the crest of the hill surrounded by lots held by wealthy landowners; “Manchester on the side of the hill,” where the elite of Manchester society built their homes; and “Manchester under the hill,” which contained the commercial district at the bottom of the slope.³⁶ A photograph of Manchester taken in the late 1800s shows this arrangement, with a handful of commercial establishments located at the base of the hill, including the Webb Hotel and the Langdon Building (Figure 9). The image also reveals the agrarian nature of the Appalachian region during the nineteenth century, apparent in the substantial gardens, farm plots, and barns located in the center of town.

As the nineteenth century progressed, the salt industry continued to have a substantial impact on activities in the county, serving as a stimulus to the local economy and a link to wider regional markets.³⁷ The invention of a tool facilitating the digging of deeper wells in the 1830s, and a transition from wood to coal to power the furnaces, boosted production. At the industry’s peak just prior to 1850, there were 15 salt works with an annual output of nearly 250 thousand bushels of salt.³⁸ Salt produced by manufacturers on Goose Creek in Clay County was distributed across a wide area, including markets throughout Kentucky as well as in other Southern states, such as Virginia and Tennessee.

³⁴ Luke Munsell, *A Map of Kentucky from Actual Survey, also Part of Indiana and Illinois*, compiled by Luke Munsell, engraved by H. Anderson (Frankfort, Kentucky: Luke Munsell, 1818); H.S. Tanner, *American Atlas: Kentucky, Tennessee and Part of Illinois*, engraved by H.S. Tanner and assistants (Philadelphia: H.S. Tanner, 1823).

³⁵ House, *Heroes & Scallywags*, 76.

³⁶ House, *Heroes & Scallywags*, 243.

³⁷ Billings and Blee, *Road to Poverty*, 28.

³⁸ Billings and Blee, *Road to Poverty*, 47.

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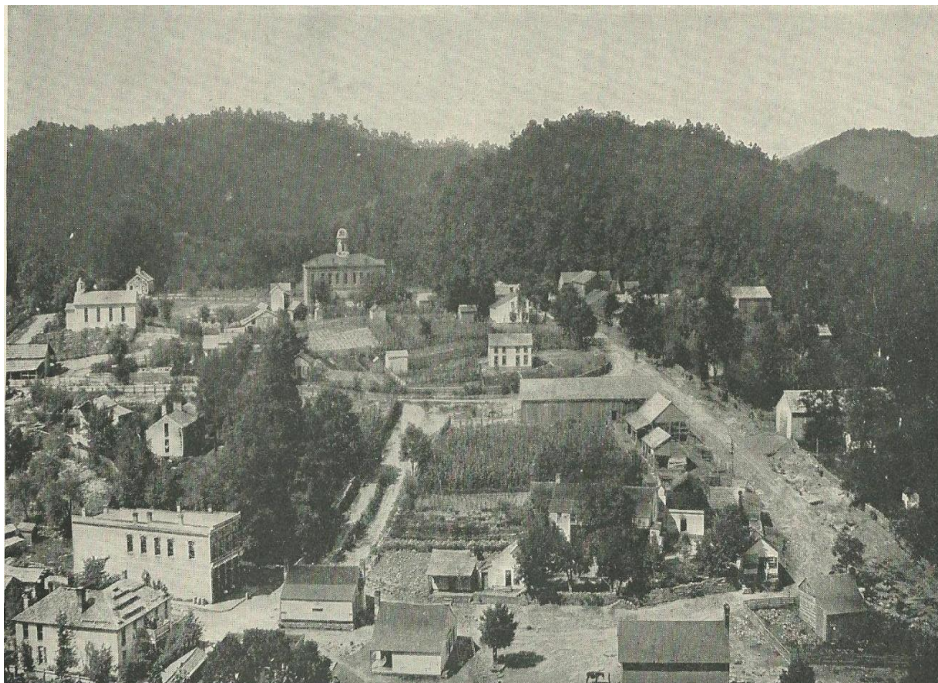


Figure 9. Manchester, Kentucky, as it looked at the turn of the twentieth century. At lower left are the Langdon Building and the Webb Hotel. At the top of the hill is the courthouse with its prominent cupola, designed by Frank Pierce Milburn (courtesy: Clay County Genealogical and Historical Society).

Indicative of the importance of the salt industry to the state, acts were passed by the state legislature proposing new and improved roads, and the management of waterways, all of which were primarily intended to accommodate the salt works. The prospect of better roads appealed to rich and poor alike. State congressional acts in 1802, 1817, and 1842, created three major roads connecting Clay County salt works to the Wilderness Road, and a number of smaller roads that linked Manchester to communities in eastern Kentucky such as Hazard.³⁹ In 1821, one of the most significant roads in the area, Estill Road, which connected Manchester and Booneville, was established, and in 1827 a grant was approved for additional county road construction.⁴⁰ Such early nineteenth-century roadway projects in the county created a transportation system that at the time compared favorably to roadways in Central Kentucky. It was not until a network of macadam roads was established in Central Kentucky between 1830 and 1850 that a disparity developed between such modern roadways and the still-rough roads of the eastern mountainous areas.⁴¹ Though adequate roads continued to be an issue for Clay County well into the twentieth century, a federal survey conducted in 1904 determined that Clay County's 1,600 miles of roadways were the highest ratio of roads per square mile in the state.⁴²

Waterways were even more critical to the salt industry than roadways, with as much as 75 percent of the county's salt being transported via water, primarily on the Kentucky River and its tributaries.⁴³ However,

³⁹ Billings and Blee, *Road to Poverty*, 70.

⁴⁰ House, *Heroes & Scallywags*, 89–90.

⁴¹ Billings and Blee, *Road to Poverty*, 47.

⁴² Billings and Blee, *Road to Poverty*, 70.

⁴³ Billings and Blee, *Road to Poverty*, 70.

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keeping waterways clear and navigable for salt transportation was less popular with ordinary citizens since such efforts were often in conflict with their everyday and commercial needs, preventing the building of dams and mills, and the establishment of ferry and fish-trapping operations.⁴⁴

Developing rivalries and friction among salt-works families also made Clay County famous for more than its salt production—a contentious feud that began in the mid-1800s and continued into the first half of the twentieth century. Known as the Garrard-White or Baker-Howard feud, the conflict prompted decades of violence, litigation, and political wrangling that not only separated the local citizenry into camps, but drew national attention.⁴⁵ By the latter part of the nineteenth century, Manchester and Clay County were viewed as a sort of Wild West, with newspapers across the country publishing sensationalized accounts of outlaws, murders, and trials.⁴⁶ On more than one occasion during the long course of the feud, state and federal troops were sent to Manchester to maintain order. As “entertaining” as the feuds might have been for Clay Countians, the characterization of their county as lawless and backwater was discomfiting, suggesting the county had made no progress since its Cattle War days. In addition, since members of salt-works families and their supporters represented the most powerful members of the community and often held key governmental and jurisprudential positions, the ongoing dissension also succeeded in fostering corruption and handicapping the development of substantial civic and economic infrastructure in Manchester.⁴⁷ Despite being often characterized as a war between groups of Appalachian “hillbillies,” the two opposing factions were, in fact, composed of highly educated elites who were wealthy even before the first family members moved to Clay County.⁴⁸ In spite of the importance of the salt industry to the local economy, its operators also did not employ the general populace of Clay County, which initiated a dramatic inequality of wealth and landholding that was persistent.⁴⁹

Through much of the nineteenth century, the majority of Clay Countians relied on farming as their primary enterprise. Even within the town of Manchester, census records from the mid- to late 1800s note most households as farm-oriented. Just prior to the Civil War, Clay County’s agricultural productivity was in fact comparable to that of farms in the northeastern U.S.⁵⁰ While a handful of those who identified as farmers were wealthy individuals, the majority were engaged in subsistence farming, whereby a diversity of agricultural activities mainly supplied the needs of the family, with a small surplus to sell or barter. Prior to the industrial age, the family farm formed the backbone of the Appalachian economy and by 1880 the region held the greatest concentration of non-commercial family farms in the nation.⁵¹ This situation differed from other farm-centric, non-mountainous areas in the South and the Midwest which shifted to the production of single cash crops.⁵²

Typical for a border state, the loyalties of Clay County citizens were divided during the Civil War, but, while there were pockets of Confederate sympathizers, the majority of citizens sided with the Union. The county’s farmers did not engage in the plantation type of agriculture found in central Kentucky, largely because the mountainous topography did not support such an approach, and thus, most farm families worked the land themselves and few owned enslaved persons. The 1860 census records that a relatively

⁴⁴ House, *Heroes & Scallywags*, 48.

⁴⁵ Billings and Blee, *Road to Poverty*, 21–22.

⁴⁶ House, *Heroes & Scallywags*, 242.

⁴⁷ Billings and Blee, *Road to Poverty*, 145.

⁴⁸ Billings and Blee, *Road to Poverty*, 24, 56.

⁴⁹ Billings and Blee, *Road to Poverty*, 23.

⁵⁰ Billings and Blee, *Road to Poverty*, 23.

⁵¹ Ronald D. Eller, *Miners, Millhands, and Mountaineers: The Modernization of the Appalachian South, 1880-1930*, PhD diss. (Chapel Hill: University of North Carolina, 1979), 36.

⁵² Eller, *Miners, Millhands, and Mountaineers*, 36.

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small percentage of the population, 5.5 percent, were enslaved, compared to more than 30 and 40 percent in the Bluegrass Region counties of Madison, Clark, and Bourbon in the central part of the state.⁵³ The 1850 and 1860 censuses also noted a number of free blacks and “mulattos” living in Clay County, with 58 free blacks and 118 free mulattos in 1850, and 49 free blacks and 209 free mulattos in 1860.⁵⁴

During the first half of the nineteenth century, however, many workers engaged in salt-works activities in Clay County, as well as on larger farms, consisted of enslaved persons, primarily owned by the salt-works proprietors. In 1840, while salt production in the county was still in full operation, the enslaved population accounted for 11 percent of the county’s population.⁵⁵ Salt-works owners also generally owned the largest number of enslaved persons. In 1850, the White family is recorded as owning more than 100 individuals and the Garrard family as owning more than 40 individuals. This reliance on enslaved labor, rather than the employment of other members of the community, also meant that the salt industry largely benefitted the elite, rather than providing employment opportunities for the wider population. Not all slaveholders in Clay County were in the salt business. Barton Potter, who operated a tannery, is recorded as owning 14 enslaved persons in 1860, and there were individuals who owned fewer enslaved persons, who were utilized for farm-related and household activities. Salt-works owners also did not use their enslaved persons exclusively for salt production, alternating between salt work and agriculture depending on weather and season, and the vicissitudes of the salt market. The diverse operations of the salt-works owners thus more closely resembled typical Southern plantations than they did industrial enterprises.⁵⁶

A few months into the Civil War, in September 1861, the Seventh Kentucky Volunteer Infantry was mustered into the Union Army, formed of men from Clay, Laurel, Knox, Owsley, and Whitley Counties, with Clay County providing the majority. Assigned as colonel, later brigadier general, was Theopolis (T.T.) Garrard, son of salt-works owner Daniel Garrard. The Seventh participated in numerous conflicts, including the Battle of Camp Wildcat in Laurel County, and the Battle of Richmond in Madison County, establishing Garrard as one of the county’s most prominent military figures.⁵⁷

During the war, control of Clay County and Manchester toggled back and forth between the Union and the Confederacy, with the salt operations being a significant point of contention. Despite Clay County’s support of the Union, in September 1862, Union leaders ordered the destruction of all salt works to preempt Confederates from regaining control of them.⁵⁸ Although salt-works owners were promised reimbursement by the U.S. government, President Grant later vetoed a compensation bill. Afterwards, a revival of salt production in the county was stymied by inadequate transportation, chemicals in the water, and competition from cheaper, easier means of producing salt, such as mining. Only four salt facilities were still operating in Clay County after the Civil War, the last of which closed in 1908.⁵⁹

⁵³ Edwin Hergesheimer and Theodore Leonhardt, *Map Showing the Distribution of the Slave Population of the Southern States of the United States, Compiled from the Census of 1860*, drawn by Edwin Hergesheimer, (Washington, D.C.: Theodore Leonhardt, September 1861).

⁵⁴ Notable Kentucky African Americans Database, “Clay County (KY) Enslaved, Free Blacks, and Free Mulattoes[sic],” nkaa.uky.edu/nkaa/items/show/2313, accessed November 18, 2022.

⁵⁵ Billings and Blee, *Road to Poverty*, 35.

⁵⁶ Billings and Blee, *Road to Poverty*, 76.

⁵⁷ House, *Heroes & Scallywags*, 183.

⁵⁸ Mary Latta Lee, “Clay County,” *The Kentucky Encyclopedia*, edited by John E. Kleber (Lexington: University Press of Kentucky, 1992), 204.

⁵⁹ Lee, “Clay County,” 204.

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The next industry to take hold in Clay County was lumbering. Although it had been common practice since the early settlement period to fell trees for building homes and to make way for farming activities, and there had been a small-scale logging industry present since about 1810, lumbering as an intentional enterprise did not gear up until after the Civil War.⁶⁰ In the southern Appalachians, the logging industry went through two phases. The first phase, which began in the latter half of the nineteenth century, involved selective cutting of trees that had certain properties that would fetch a good price, such as size or particular species. This cutting was primarily done by farm families and was still supplementary to farming, occurring during slow periods in the agricultural cycle. Since roadways in the region continued to be problematic, the logs were often transported on waterways as they swelled with winter and spring rains, referred to as “tides,” lashed together in rafts that were ridden to sawmills in the Bluegrass Region.⁶¹ Once the logs were sold, loggers would use their pay to purchase goods and supplies, take the railroads as far as they could, and then walk the remaining distance home.⁶²

In the late 1800s, lumber companies outside the region took notice of the vast timber potential in the woodlands of Appalachia. Deeming the practice of selective cutting, rafting, and further transportation to distant sawmills entirely too inefficient, companies began to acquire large tracts of land in Appalachia, build branch railroads from the main lines, and set up sawmills close to the timbering sites.⁶³ This shifted logging in the region into its second phase, transferring the industry from small, local, generally family-run operations to full-scale industrial enterprises operated primarily by Northern lumber interests. A “timber boom” in the Appalachian region lasted from about 1890 until 1920, though logging and milling continued to be an important part of the economy after that.

However, not all timbering was operated by outside interests and there were a number of local lumbermen. Thomas Jefferson Asher of Clay County managed one of the most successful lumber companies in southeastern Kentucky, and Manchester attorney and coal company owner J.C. Cloyd advertised thousands of oak trees for sale in the 1910s.⁶⁴ Though logging initially appeared to offer an opportunity for farm families to significantly augment their incomes, as with the salt industry the main benefactors were members of the wealthy class, including salt moguls like the Garrards and Whites, since owning large tracts of timbered land was key.⁶⁵ Less affluent citizens, who owned less land and relied primarily on farming, were also negatively impacted by the expanding logging industry since clearcutting fostered widespread erosion.

Paralleling the development of the timber industry in the Appalachian region was the growth of the coal industry. Initially some companies even combined the two enterprises of logging and coal mining.⁶⁶ Like logging, coal extraction also started small, with individuals digging coal from just beneath the surface for personal use and, in Clay County, salt makers conducted small mining operations to fuel their furnaces. By the late nineteenth century, however, outside interests had recognized the enormous potential for exploitation of this natural resource of Appalachia, which represented the nation’s largest reserve of

⁶⁰ James S. Brown, *Beech Creek: A Study of a Kentucky Mountain Neighborhood* (Berea College Press, Berea, Kentucky, 1988): 8; Logsdon, *Final Survey*, 4.

⁶¹ Eller, *Miners, Millhands, and Mountaineers*, 141, 144.

⁶² Brown, *Beech Creek*, 9.

⁶³ Eller, *Miners, Millhands, and Mountaineers*, 146–147.

⁶⁴ Eller, *Miners, Millhands, and Mountaineers*, 151; “For Sale,” *Barbourville Mountain Advocate*, June 8, 1917, 3.

⁶⁵ House, *Heroes & Scallywags*, 251.

⁶⁶ Eller, *Miners, Millhands, and Mountaineers*, 152.

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bituminous coal across some 50 million acres.⁶⁷ Again, as with the salt works and lumber industries, wealthy elites owned and operated a number of coal mining operations in Clay County.

Though in the beginning many of the mines were small and seasonal, referred to as “snow birds” since the mining was done during winter months when demand was high, large-scale coal mining in the region quickly proliferated.⁶⁸ By 1900, coal production in Appalachia had tripled from its late nineteenth-century levels, eclipsing the timber industry, and by the 1930s the region was supplying approximately 80 percent of the nation’s coal.⁶⁹ The boom was somewhat slow to penetrate eastern Kentucky due to the isolation of the area and the lack of transportation means, given that roadways continued to be rough and waterways were too shallow for coal barges.⁷⁰ Eventually the area became the second largest in coal production and by the mid-1920s, 75 percent of Kentucky miners worked in more than 570 mines on the Cumberland Plateau.⁷¹

Railroads, which were a necessity for the coal industry, were late to arrive in eastern Kentucky due to the high cost of constructing lines through the mountainous topography and a lack of economic incentive prior to the development of the coal fields. An 1861 map of railroads in the eastern half of the United States shows all rail lines in Kentucky located well to the west and north of Clay County.⁷² Although an 1891 map of existing and proposed rail lines in Kentucky indicated plans for two lines to route through Manchester, it would be more than 25 years before the railroad finally arrived, and even then it would be a truncated line that terminated in Manchester and did not extend to additional cities as part of a wider railroad network.⁷³ Clay County was in fact the last Kentucky county to be reached by the railroad.⁷⁴ In 1914, the Louisville & Nashville (L&N) Railroad extended its service into Clay County, which benefitted both the coal and timber industries.⁷⁵ A 23-mile rail line between Manchester and Heidrick (near Barbourville) was initiated in 1916 and opened in January 1917, which offered both freight (primarily for coal) and passenger service. The railway route was situated along the east side of Goose Creek, with railway facilities located in the community of East Manchester, across the creek from downtown Manchester. Until 1927, the line was operated by the Cumberland & Manchester (C&M) Railroad Company, a branch of the L&N Railroad’s Cumberland Valley Division, and later leased to L&N.⁷⁶

Despite its status as the county seat and being in close proximity to important industries like salt making, logging, and coal mining, the town of Manchester grew slowly through the nineteenth century.⁷⁷ Census records from the mid-nineteenth century suggest there were then just a handful of businesses in town, and, although census records from the late 1800s to the early 1900s reflect a steady increase in the number and variety of commercial enterprises, photographs dating as late as 1910 continue to show a very modest town square/commercial district, the only surviving building of which is the Langdon Building. Although

⁶⁷ Eller, *Miners, Millhands, and Mountaineers*, 201.

⁶⁸ Eller, *Miners, Millhands, and Mountaineers*, 238–239.

⁶⁹ Eller, *Miners, Millhands, and Mountaineers*, 202.

⁷⁰ House, *Heroes & Scallywags*, 253.

⁷¹ Eller, *Miners, Millhands, and Mountaineers*, 220–221.

⁷² J.T. Lloyd, *Lloyd’s American Railroad Map, Showing the Whole Seat of War* (New York: J.T. Lloyd, 1861).

⁷³ J.B. Hoeing, *Preliminary Map of Kentucky*, prepared for the Kentucky Railroad Commissioners by the Kentucky Geological Survey (New York: Julius Bien & Company, 1891).

⁷⁴ Billings and Blee, *Road to Poverty*, 18.

⁷⁵ Ted Karpynek, “Architectural and Historical Assessment for the Proposed Frontage Road Communication Tower Site, Clay County, Kentucky,” prepared for Jim Duncan, Terracon (Nashville: TRC Garrow Associates, February 2002), 7.

⁷⁶ Logsdon, *Final Survey*, 21.

⁷⁷ Logsdon, *Final Survey*, 14.

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the town of Manchester was incorporated in 1844, due to a lawsuit in the late 1800s, the town became unincorporated, only reincorporating in 1930. This reincorporation resulted in substantial municipal improvements, including electricity, a city water system, and graveled streets.⁷⁸ Census records indicate there was telephone service as early as the 1920s as well.

Manchester During the Period of Significance, 1930–1972

Though coal was less prevalent in Clay County as in other parts of Appalachian Kentucky, coal mining represented the area's most significant industry for decades.⁷⁹ Census records for the Manchester area show the majority of residents in 1910 and 1920 identifying as farmers, tradespeople, and merchants. But as agriculture declined in the post-Civil War period and was superseded by coal mining, former farmers and farm workers were a ready workforce.⁸⁰ By the 1940 and 1950 censuses, farming had virtually disappeared as a full-time occupation and a significant number of residents, attracted by the regular employment and cash income, were then engaged in the coal mining business, most as coal loaders, but also as truck drivers, equipment operators, and managers. Topographic maps from the mid- and late twentieth century show multiple surface mines (labeled "strip mines") located in close proximity to Manchester.⁸¹ By the 1970s, coal mining was a leading economic driver in the region. By 1993, although coal production had decreased by 73 percent, residents in Clay County continued to rely on the coal industry for employment.⁸²

The Great Depression, initiated by the stock market crash in 1929, brought severe economic hardship to eastern Kentucky, which was by then a region already suffering from the consequences of a decline in the timber industry, high unemployment and low wages in the coal-mining industry, and a loss of subsistence agriculture as a reliable option.⁸³ However, the region subsequently benefitted from a range of New Deal programs that brought improvements to roadway and electricity infrastructures, employment and education opportunities, and health care access. Beginning in the early 1930s, there were multiple improvement projects in downtown Manchester, primarily related to roadways, the persistent poor condition of which had been a contributing factor to the county's growth patterns for decades. Several such projects were conducted under the aegis of the Civil Works Administration (CWA), a child agency of the Federal Emergency Relief Administration (FERA) and the precursor of the WPA, and Manchester functioned as the county's CWA headquarters. The CWA program concluded in mid-1934. Post-CWA and into the early 1940s, there were also WPA projects in the Manchester area, including roadway construction and the building of a waterworks, as well as CCC reforestation projects. Another project that can likely be attributed to the CWA or WPA is a large underground-creek tunnel/storm-water tunnel, partially lined with sandstone masonry, that runs beneath downtown Manchester from Town Branch Road

⁷⁸ Logsdon, *Final Survey*, 13.

⁷⁹ Billings and Blee, *Road to Poverty*, 151.

⁸⁰ Billings and Blee, *Road to Poverty*, 151.

⁸¹ United States Geological Survey (USGS), Manchester, Kentucky, 7.5-minute Topographic Quadrangle (Washington, D.C.: United States Geological Survey, 1952); USGS, Manchester, Kentucky, 7.5-minute Topographic Quadrangle (Washington, D.C.: United States Geological Survey, 1979).

⁸² Kentucky Energy and Environment Cabinet, "Kentucky Coal Facts, 14th Edition" (Kentucky Energy and Environment Cabinet, Department for Energy Development and Independence, and Kentucky Coal Association, July 8, 2014), 72; Lee, "Clay County," 204; Logsdon, *Final Survey*, 12.

⁸³ Thomas, Jerry Bruce, "Appalachia, Impact of the Great Depression On," encyclopedia.com/economics/encyclopedias-almanacs-transcripts-and-maps/appalachia-impact-great-depression, accessed December 6, 2022.

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to Bridge Street, to channel water into Goose Creek. By 1933, Clay County could also report one of the highest levels of federal/state employment relief in Kentucky.⁸⁴

In the mid-1930s, a federal highway, US 421, was extended from Bristol, Tennessee, into Kentucky. Near Manchester, the highway utilized a long-standing north-south route between Manchester and Richmond, Kentucky, today known as Richmond Road, as well as two state highways, KY 80 and KY 11. After World War II, federal aid continued to facilitate the construction of better highways and eventually federal, state, and county roads extended throughout Clay County. Archival photographs of downtown Manchester from the mid-twentieth century show neat asphalt-paved streets in place of the muddy, graveled streets evident in photographs from earlier in the century. In the 1970s, a new highway, known as the Daniel Boone Parkway, was constructed which connected Manchester to London and I-75 in the west and Hazard to the east.⁸⁵

During cyclical growth periods of local industries such as timber and coal, Manchester's commercial district gradually improved and expanded. Despite the impacts to the economy of the Depression years, several buildings were added to the town in the 1930s, predominantly built by wealthy local businessmen who often also held political offices. During the 1940s, multiple additional buildings were constructed. Several buildings faced the small "square" where two roadways intersected, now known as Richmond Road/US 421 and Town Square, while others lined portions of Richmond Road, Town Square, Bridge Street, Main Street, and Short (Anderson) Street (Figures 10 and 11). In addition to coal mining, lumber activities, and railroad work, the 1940 census lists a plethora of jobs and their associated businesses in Manchester, including a barbershop, dance hall, dry cleaner, grocery stores, dry goods stores, photography studio, gas stations, beauty shop, restaurants, furniture store, and telephone company.



Figure 10. Town square of Manchester, Kentucky, looking west, 1935 (courtesy: Clay County Genealogical and Historical Society). At upper right is the Langdon Building; just above center frame is the Webb Hotel.

⁸⁴ Pryor, Viola Miller, "Three Years of Emergency Relief in Kentucky, 1932–1935," diss. (Louisville: University of Louisville, 1938), 50.

⁸⁵ Karpynec, "Architectural and Historical Assessment," 8.

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Figure 11. Looking east on Town Square/Bridge Street in Manchester, Kentucky, late 1940s (courtesy: Clay County Genealogical and Historical Society).

While the majority of Manchester's downtown buildings that were constructed in the 1930s and 1940s are faced in brick, several of note are faced in coursed or un-coursed sandstone. Stone buildings dating to the 1930s include a commercial building (CYM 10) with four storefronts fronting Main Street, and the Clay County Health Department (CYM 6) on Bridge Street, both of coursed sandstone. Constructed in the 1940s are the Manchester Maternity Hospital (CYM 23) and the Royal Building (CYM 4) on Main Street, both of un-coursed sandstone. These four buildings are included in the Manchester Historic District. Although not included in the historic district due to location and/or alterations, other stone-faced buildings from the same time period include the Manchester Theater (CYM 7) on Anderson Street, the Black Brothers Bus Station on Main Street, and a commercial building (CYM 43) on Town Branch. In addition, sandstone stonework can be found on a number of dwellings as foundation material, such as the Feltner/Asher House (CYM 95), as well as in a network of retaining walls throughout town that date to different time periods, and a portion of a creek tunnel/storm-water tunnel that runs beneath the downtown area. The sandstone for these projects is typical of a geologic formation called the Breathitt Formation, which also contains the majority of coal resources in the region, and could be obtained locally from several known sandstone quarries located north of town.⁸⁶

During the 1950s and 1960s, as with many places in the U.S., the town of Manchester experienced post-war prosperity, as seen in numerous store advertisements appearing in the local newspaper promoting luxury goods such as radio-phonographs, refrigerators, fashion clothing, and jewelry. Archival photographs from the period indicate that at the mid-twentieth century, Manchester was a thriving small downtown with numerous and varied stores, including drugstores, restaurants, clothing stores, hardware stores, appliance stores, gas stations, and groceries. In addition to the businesses and facilities noted in the 1940 census, the 1950 census also includes a movie theater, bus station, car dealership, and maternity

⁸⁶ Tommy L. Finnell, *Geology of the Manchester Quadrangle, Kentucky* [map], Map No. GQ-318, 1:24,000 (Lexington, Kentucky: University of Kentucky, 1964); James C. Cobb, *Illinois Basin Studies 1: Geology of the Lower Pennsylvanian in Kentucky, Indiana, and Illinois* (Illinois Basin Consortium, 1989), 3.

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hospital. During this period, the town added a number of buildings to the landscape, such as a substantial multi-purpose commercial building on Bridge Street with a large dry goods store (CYM 24), law offices near the courthouse (CYM 16, CYM 104), and on Main Street a new post office (CYM 17) and buildings for telephone (CYM 102) and utilities (CYM 106) companies. Though there are no Sanborn Fire Insurance maps for Manchester, a fire insurance map produced by the Kentucky Inspection Bureau in 1962 notes the locations of commercial, office, and governmental buildings (although not residential buildings), showing commercial buildings still concentrated at the base of the hill, with very few non-residential buildings in the mid-zone and on the hill's crest (Figure 12).⁸⁷ This pattern is also apparent on a 1969 aerial photograph of Manchester.⁸⁸ As Richmond Road/US 421 came to dominate local traffic patterns, the old town square disappeared and the majority of the commercial district stretched beyond that original small core to line Richmond Road/US 421, Town Branch Road, and Main, Bridge, and Anderson Streets.



Figure 12. Fire insurance map of Manchester, Kentucky, 1962 (courtesy: University of Kentucky, Lexington). At the top of the map (to the left of the numeral “3”) is the courthouse and at the bottom is the commercial district.

⁸⁷ Kentucky Inspection Bureau, *Insurance Map of Manchester, Kentucky, Clay County*, surveyed November 1962 (Louisville: Kentucky Inspection Bureau, 1962).

⁸⁸ USGS, Clay County, Kentucky, aerial photograph, image no. BUD-2KK-30 (Washington, DC: United States Geological Survey, 1969).

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Simultaneous to the town's economic successes in the twentieth century, a significant proportion of Clay County and Manchester's population continued to live in poverty due to a decline in local industries such as coal mining and timbering, and the loss of farming as a viable source of income. In addition, the county failed to make sufficient changes in policies and public services as called for in President Lyndon Johnson's War on Poverty initiative, introduced in 1964. Manchester was, in fact, the subject of an episode of the CBS documentary series "The Twentieth Century," entitled "Depressed Area, USA," airing in February 1964, that examined the dire situation of the area's poor residents.

The development of Manchester is also exhibited in its history as a center for medical care to meet the needs of the local community as well as nearby rural areas. The town succeeded in attracting a number of prominent physicians who addressed both common and critical health issues of their time, including problems that are generally associated with impoverishment, such as high infant and maternal mortality rates and potable water. Several of these physicians went beyond setting up small office practices and established larger medical facilities, which, like the majority of other businesses in Manchester, were generally concentrated in the commercial district at the base of the hill.

In 1925, Dr. Jarvis Anderson and Dr. Clarence Ricketts opened the Anderson and Ricketts Hospital on Short Street, now Anderson Street, near the home of Dr. Anderson. In the 1930s, the Keith & Foster Hospital was located in a brick storefront near the downtown square. In the late 1930s, prompted by the necessity to address such issues as children's health care, immunizations, tuberculosis testing, and improved drinking water, a stone building on Bridge Street was constructed by Dr. Lawrence Wagers to house the Clay County Health Department, which operated at the location until 1961 when it moved to a new building behind the courthouse (demolished in the early 2000s). In the early 1940s, a two-story stone-faced building was constructed on Main Street by Dr. Dillard Davis Turner to serve as the Manchester Maternity Hospital. Dr. Turner was focused on decreasing the high rates of infant and maternal mortality, which were widespread issues at the time. In 1950, the maternity hospital was acquired by Dr. William Edward Becknell who, with his brother, expanded the facility into a combined maternity hospital and general hospital known as the Becknell Medical Center, which continued at that location until 1987. Behind the hospital was the home of Dr. Becknell, built in the early 1950s, which also contained the office of his private practice.

Paralleling the decline of commercial enterprises in Manchester, by the late twentieth century these medical facilities had all closed or moved to larger, more modern buildings outside of the downtown area. However, several early and mid-twentieth-century buildings associated with Manchester and Clay County medical care are extant and included in the historic district, which are the Manchester Maternity Hospital/Becknell Medical Center (CYM 23), the Clay County Health Department (CYM 6), the Becknell home and office (CYM 94), and the Anderson home (CYM 21).

In 1969, construction began on a new highway south of Manchester, known as the Daniel Boone Parkway, that would operate as a toll road and connect the towns of London and Hazard. Initially the road was touted as a boon to Manchester and expected to boost business and tourism. When the first stretch of the highway was completed in October 1971, which ran from London to its intersection with US 421/KY 80, just south of downtown Manchester, the town celebrated. However, by the time the final section of the highway was completed in 1975, rather than encouraging traffic into Manchester, the parkway served as a bypass. In 2003, the toll was removed and the highway was renamed Hal Rogers Parkway for U.S Representative Hal Rogers who had facilitated a means of paying for the road without the toll income. In the wake of the highway's completion, during the late twentieth century and early twenty-first century, multiple buildings in downtown Manchester were shuttered, converted to other uses, or demolished.

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However, a notable portion of its historic core is extant, which continues to reflect the town's unique arrangement.

Evaluation of the Significance of the Manchester Historic District Within the Historic Context

The Manchester Historic District is significant for what it can tell us about the process of county seat development in southeastern Kentucky (see "County Seat Forms in Southeast Kentucky, 1800–1912" under the Historic Context section). From a wider perspective, Manchester is an example of a resource-based manufacturing site, centered, as were a number of other towns throughout the Ohio Valley, on early salt-works operations. The site continued to develop into a diversified community as the success of the industry attracted additional businesses and residents to the location. This concentration of economic activity, coupled with the substantial influence of the salt-works owners on local and state decision making, precipitated the choice of the community as the seat of Clay County. These "Salt Barons" were also instrumental in determining the initial layout of the town, which perpetuated.

Regionally, Manchester's town form is anomalous when compared to other county seats. Rather than centering the courthouse within the town center and along the primary roadway, which is the conventional town square arrangement, Manchester's earliest town planners isolated the courthouse at the crest of a hill. Although this placed the courthouse in the most prominent spot as far as topography, and the courthouse was situated within its own dedicated block as was common in other towns, the result was a distinct separation between the courthouse and the commercial center and the main travel route through town. A mostly residential zone separated the commercial area at the bottom of the hill from the courthouse at the top, which, historically, was populated primarily by wealthy, prominent citizens. Similar to Manchester in topography and history, the county seats of adjacent counties, including Perry, Laurel, Breathitt, Owsley, Jackson, and Leslie, which were formed as Clay County was subdivided during the nineteenth century, as well as nearby Knox County, all evolved more typical town arrangements, with the courthouse and seat of law prominently situated within the economic quarter.

Although Manchester's enduring physical arrangement is most likely a product of a lack of city planning rather than the result of a unified and collective vision for the town, there could also be underlying explanations at play. The separation between the courthouse and the commercial district creates a visual tension between the seat of law and the center of economic and civic life. The town's unusual form could thus give evidence of one key function of the town, economic or judicial, being favored over the other by the town's decision makers. The attention granted to the commercial sector and seeming marginalization of the judicial could indicate the rule of economic power holding sway over the rule of law, since the courthouse was never re-positioned into a more prominent spot in the town's commercial and civic heart. Wealthy industrialists in Clay County, who prospered primarily from extractive enterprises and whose personal economic interests often outweighed larger social interests, exerted considerable political force beginning early in the county's history. Such is the account of many eastern Kentucky decisions, which enriched the few at the expense of many, and has been common since at least the 1963 publication of Caudill's *Night Comes to the Cumberland*s. Alternatively, a desire to communicate the power of law in a part of the country widely considered the eastern version of the "Wild West" could have resulted in a continued preference for the courthouse to occupy a lofty position well above the hubbub and traffic of the marketplace. The same families, indeed sometimes the same individuals, who were engaged in the town's and the county's economic ventures, also played prominent roles in judicial and political activities, and would have recognized that a reputation for lawlessness was not good for business.

There were several other key factors that likely contributed to the town's unusual form. One obvious factor would be the challenges of natural topography, since the hill presented a steep climb for

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commercial traffic, and streets were rough and unpaved until at least the 1930s or 1940s. The primary travel route through town at the hill's base also continued to grow and become more established, which encouraged additional expansion of the adjacent commercial district. The courthouse, as well as the commercial district, occupying the same locations year after year would have created an inertia. Further, there seems to have been a want of intentional initiative to reconfigure the town even as opportunities to do so potentially presented themselves, such as the loss of several courthouses, and severe flooding events in the commercial district. Though flooding at the base of the hill would discourage repositioning the courthouse to lower ground, it also did not prompt a relocation of commercial buildings to higher ground.

The period of significance begins with the town's reincorporation in 1930, which prompted a revitalization of the town as a commercial and social hub for the county and region, and ends in 1972 as the area's major source of employment, the coal industry, waned, and Manchester's commercial activities declined due to the construction of a new highway, the Daniel Boone Parkway, which bypassed the town.

The Manchester Historic District is eligible in the area of Community Planning and Development as an example of a town that developed in response to conditions typical for southeastern Kentucky (mountainous topography and sharp divisions between social and economic classes based on local industries such as timber and coal) but in an atypical way.

Evaluation of the Integrity Between the Significance of the Manchester Historic District and Its Physical Form

The integrity between what is significant about the Manchester Historic District, and what physically on the landscape corresponds with that significance, was carefully evaluated according to the terms of Criterion A. Using Criterion A to express the eligibility of the district calls us to recognize which physical features of the district support our association between the district landscape and what we consider to be its significance. To be eligible for National Register listing, the district must have an integrity of location, setting, materials, and design. If the district retains those four integrity factors sufficiently, it can be said to retain integrity of association, which is the basis for the Criterion A claim.

The historic district retains integrity of **location** as it occupies the same location since the development of the downtown in the early to mid-1900s. The location is important for maintaining the significant associations of the district because much of the district's story arises from its location within the seat of government in Clay County. The district's place within the town, relative to the courthouse, is a key feature of its significance.

The district retains integrity of **setting**. The dense commercial and residential setting within the district, and the less dense non-historic setting of properties outside the district, mark a clear division between the properties that comprise the district and the portion of Manchester which shares less of that historic identity. That clarity, supported by the setting, differentiating what is within the district and what is outside the district, will help planners to make clearer decisions that give respect to the features which make up the historic value of the district.

The judgment of what constitutes integrity of **materials** and **design** of individual features within the district were used to make decisions between what contributes and does not contribute. Those material and design features on any single property that remained sufficiently intact to support the overall district identity, as an urban area which developed from 1930–1972, led to that feature being given Contributing status. Some of these features include the property's ability to reveal circulation patterns during the early and mid-twentieth century, such as their orientations toward Richmond Road/US 421, Town Square, Main Street, and Bridge Street. Conversely, the loss of four buildings within the historic district and the

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relocation of a fifth, has resulted in vacant lots and parking lots, which negatively impacted the historic district's sense of time and place. There is greater explanation for Contributing or Non-contributing evaluations within each property's inventory description, above. These individual property descriptions indicate the property's historic identity and function, and weigh whether the physical condition of the building today enables us to recognize that identify and function sufficiently, despite the change to the property since the close of the historic period in 1972. The historic district retains integrity of materials and workmanship through the extant historic materials of the buildings, such as stone and brick siding, wood- and metal-frame windows, and entries. Most of the buildings exhibit a percentage of modern replacement materials, such as windows, doors, and roof extensions. The overlay or replacement materials detract from the buildings' forms, footprints, and spatial organizations somewhat, calling the nomination author to consider whether the basic individual building identity remained, and whether the individual building could be supportably said to Contribute to the district's identity.

Because the Manchester Historic District retains integrity of materials, design, location, and setting, it can be said to have an overall integrity of **association** with its significance. It remains visibly an early to mid-twentieth-century downtown through its mixture of residential, commercial, and office buildings; the shallow setbacks of the commercial and office buildings; and the partially gridded arrangement of its streets, lined with sidewalks and stone retaining walls.

With it retaining an overall integrity of association, the historic district then qualifies for the National Register.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University

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Other

Name of repository: Clay County Genealogical and Historical Society, Manchester, KY

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreeage of Property 7.83 acres

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: 37.156204 | Longitude: -83.761414 |
| 2. Latitude: 37.153312 | Longitude: -83.761642 |
| 3. Latitude: 37.153149 | Longitude: -83.761422 |
| 4. Latitude: 37.153078 | Longitude: -83.759180 |
| 5. Latitude: 37.153212 | Longitude: -83.759087 |
| 6. Latitude: 37.156175 | Longitude: -83.760020 |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

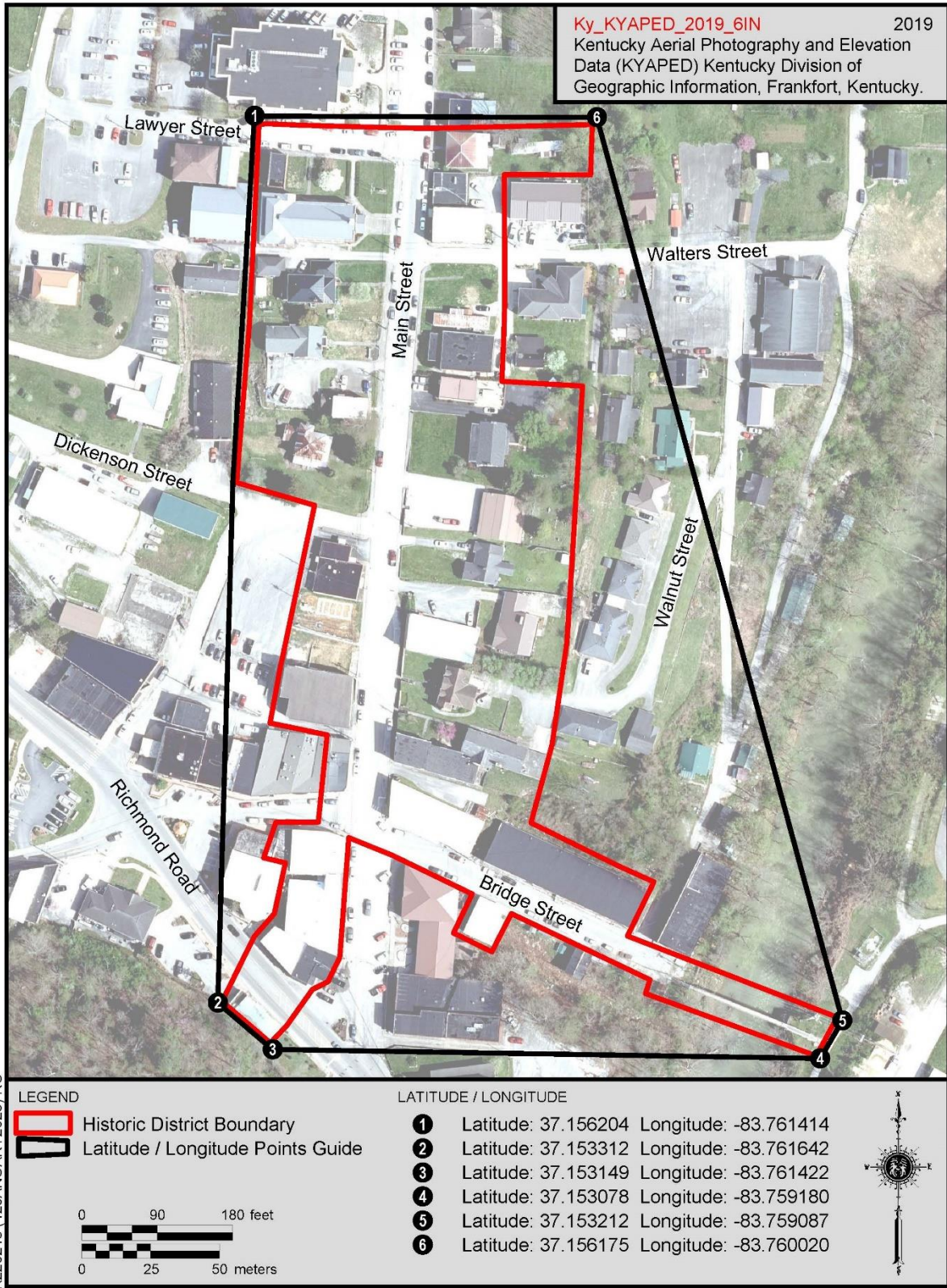
- | | | |
|----------|----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

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

See map below:

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K220218 (12JANUARY2023) RC

Aerial map showing Manchester Historic District boundary and latitude-longitude coordinates.

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Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the primary collection of buildings associated with the historic development of Manchester in the early to mid-twentieth century that retain sufficient integrity to reflect their historical associations.

11. Form Prepared By

name/title: Jenny Andrews, Architectural Historian
organization: Cultural Resource Analysts, Inc.
street & number: 119 West Summit Hill Drive, 2nd Floor
city or town: Knoxville state: TN zip code: 37902
e-mail jfandrews@crai-ky.com
telephone: 865-202-2683
date: 1/24/2023

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Photo Log

Name of Property: Manchester Historic District

City or Vicinity: Manchester

County: Clay State: KY

Photographer: Jenny Andrews

Dates Photographed: June and September 2022

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

1 of 39. Overview of Town Square Road, looking west.

2 of 39. Overview of Bridge Street, looking east.

3 of 39. Overview of Main Street, looking south.

4 of 39. Façade and northwest elevations of commercial building (CYM 32 and CYM 40) at 220 and 222 Richmond Road/US 421/White Street, looking south.

5 of 39. Façade elevation of commercial building (CYM 30) at 213 and 215 Richmond Road/US 421/White Street, looking north.

6 of 39. South (Richmond Road) elevation of L-shaped commercial building (Feltner Building) (CYM 28) at 214 and 219 Richmond Road/US 421/White Street and 104 Main Street, looking north.

7 of 39. Façade elevation of commercial building (CYM 10) at 106, 108, and 110 Main Street, looking northwest.

8 of 39. East (Main Street) and façade elevations of commercial building (CYM 26) at 214 Bridge Street, looking southwest.

9 of 39. Façade elevation of 208 Bridge Street (CYM 44), looking south.

10 of 39. Façade elevation of 206 Bridge Street (CYM 45), looking southwest.

11 of 39. Façade and northwest elevations of 304 Bridge Street (Clay County Health Department) (CYM 6), looking southeast.

12 of 39. Swinging footbridge (CYM 93) over Goose Creek, and stone pier of original roadway bridge, looking east.

13 of 39. Northwest and façade elevations of 303, 305, 307, 309, and 311 Bridge Street (Keith Building) (CYM 24), looking east.

14 of 39. Façade and south elevations of 201 and 95 Main Street (Turner Building/Royal Building) (CYM 4), looking east.

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15 of 39. South and façade elevations of 204 Main Street (Hen's Corner Café/Clay Dress Shoppe) (CYM 25), looking northwest.

16 of 39. Façade and south elevations of 203 Main Street (Manchester Maternity Hospital) (CYM 23), looking east.

17 of 39. Façade elevation of 113 Walnut Street/205 Main Street (Becknell House) (CYM 94), looking north.

18 of 39. Façade elevation of 207 Main Street (Feltner/Asher House) (CYM 95), looking east.

19 of 39. Façade elevation of 209½ Main Street (Bowling House) (CYM 97), looking east.

20 of 39. Façade and south elevations of 211 Main Street (McDaniel House) (CYM 98), looking east.

21 of 39. Façade and north elevations of 214 Main Street (Kentucky Utilities Building) (CYM 106), looking southwest.

22 of 39. South and façade elevations of 302 Main Street (Sandlin/Anderson House) (CYM 21), looking northwest.

23 of 39. Façade and north elevations of 304 Main Street (First National Bank of Manchester) (CYM 13), looking southwest.

24 of 39. North and façade elevations of 217 Main Street (Judge Bishop House) (CYM 100), looking southeast.

25 of 39. Façade and south elevations of 219 Main Street (Manning & Lyttle Law Office) (CYM 101), looking northeast.

26 of 39. West and façade elevations of 221 Main Street (Telephone Building) (CYM 102), looking northeast.

27 of 39. Façade and north elevations of 306 Main Street (Baker House) (CYM 20), looking southwest.

28 of 39. Façade and north elevations of 308 Main Street (Tigue House) (CYM 19) on Main Street, looking southwest.

29 of 39. Façade elevation of 310 Main Street (Manchester Baptist Church) (CYM 105), looking southwest.

30 of 39. Façade and north elevations of 110 Lawyer Street (Smith Law Office) (CYM 104), looking southeast.

31 of 39. Façade and south elevations of 301 Main Street (Post Office) (CYM 17), looking northeast.

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32 of 39. North and façade elevations of 303 Main Street (Burns/White Law Office) (CYM 16), looking southeast.

33 of 39. Façade elevation of 305 Main Street (Joseph Lewis House/Potter House) (CYM 3), looking east.

34 of 39. Stone retaining walls on the corner of Dickens Street and Main Street, looking northwest.

35 of 39. Façade and south elevations of non-contributing building (CYM 99) at 213 Main Street, looking northeast.

36 of 39. North and façade elevations of the non-contributing R.D. Bowling & Son Furniture Store (CYM 96) at 209 Main Street, looking southeast.

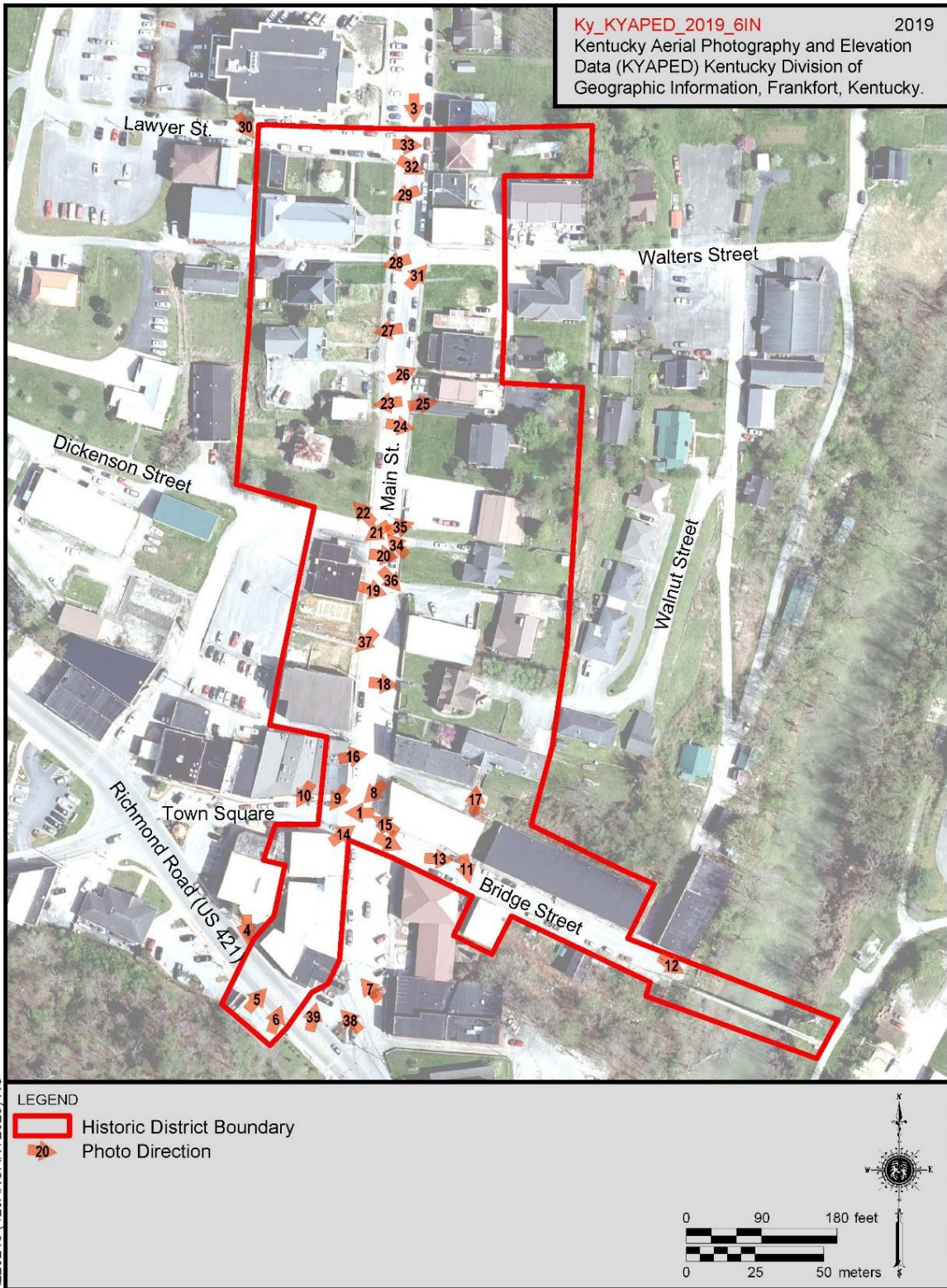
37 of 39. Façade and north elevations of non-contributing furniture store (CYM 107) at 206 Main Street, looking southwest.

38 of 39. South and façade elevations of non-contributing L-shaped commercial building (CYM 29) at the intersection of Main Street and Richmond Road/US 421, looking northwest.

39 of 39. South and façade elevations of non-contributing former gas station (CYM 29) at 102 Main Street, looking northeast.

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Map of Manchester Historic District corresponding to photo log.