

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received AUG 19 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic

and/or common North Broadway/Short Street Historic District

2. Location

street & number (see number 10) *n. Broadway and W. Short St.* not for publication

city, town Lexington n/a vicinity of ~~Congressional District~~

state Kentucky code 021 county Fayette code 067

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> In process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name See continuation sheets.

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Fayette County Courthouse

street & number 215 West Main Street

city, town Lexington state Kentucky

6. Representation in Existing Surveys

title Kentucky Historic Resources Inventory has this property been determined eligible? yes no

date June 1979 - March 1980 federal state county local

depository for survey records Kentucky Heritage Council

city, town Frankfort state Kentucky

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance The North Broadway/Short Street Historic District is an area on the Northwest edge of the commercial business district in downtown Lexington, Kentucky. The district is comprised of ten buildings, two (Opera House/Yates Book Store and the Clark Hardware Building) are already listed on the National Register. The buildings within this district date from as early as the 1840s up to a Georgian Revival building started in the 1930's. A majority of the buildings are either from the 1870's and 1880's--commercial Italianate style or from the period dating from the early 20th century. The mixture of these architectural styles creates a harmonious and human scale rapidly disappearing from Lexington's landscape.

This district includes the buildings on the east side of the block of North Broadway between Short and Church streets (Photo 1) as well as those contiguous buildings on the North side of West Short (Photo 2). It also includes the west side of North Broadway from Short Street north to the middle of the block (Photo 3).

144-46 North Broadway (Photo 4) - The unaltered three-story modified Beaux-Arts style building was constructed in 1915 for Lexington Lodge No. 1 of the Masonic Order. This lodge was chartered in 1788 and was the first Masonic Lodge west of the Allegheny Mountains. The three-story, five bay brick facade store fronts flank the recessed entrance to the lodge rooms upstairs. The entrance is marked by handsome terra-cotta Tuscan Doric columns and a small pediment aligned with the full-width entablature over the first story.

148 North Broadway (Photo 5) - This two-story, three-bay brick building of the Neo-Classical design was built circa 1906. Originally the parapet had an open diminutive arcade although it retains the swan's-neck pediment over the central bay which creates an interesting skyline on this rather handsome facade. The first floor interior has its pressed metal ceiling.

141-145 North Broadway (Photo 6) - These two buildings, the Yates Book Shop Building and the Opera House, were placed jointly on the National Register, June 11, 1975. The Opera House was designed by Oscar Cöbb, a noted theatrical architect from Chicago, and was officially opened on August 19, 1887. The Yates Book Shop which shares a common wall with the Opera House is of the Italianate style being built circa 1875. The first floor shop-front has been altered. Both buildings have been completely renovated.

147-155 North Broadway - is a parking lot and is one of the two intrusions within the district.

157 North Broadway (Photo 7) - Constructed circa 1916, this Neo-Classical style building is two-storied. This World War I-era storefront with residence or offices above is remarkable because of its virtually intact facade including its "Luxfer" prismatic transoms.

159-65 North Broadway (Photo 8) - This handsome Georgian Revival building incorporated several other earlier buildings when it was constructed in the late 1930's as the offices of the second oldest business in Lexington.

The following are the adjacent buildings on Short Street, east of Broadway.

367-69 West Short Street (Photo 9) - Known as the Clark Hardware Building Company, this building which is listed on the National Register (July 16, 1979) has been completely renovated into the law firm of Brown, Sledd and McCann. The tall three-story brick building was erected circa 1870 in the Italianate style. The first and third floors are virtually intact, although at sometime in the second quarter of the 20th century, the second floor was converted into residential or office space and the fenestration completely altered. Nevertheless, the grand proportions, the cornice, and the tall round-arched windows of the third story are impressive on this conspicuous corner site.

(continued)

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

Statement of Significance (in one paragraph) The North Broadway/Short Street Historic District is important visually and, at one time, was commercially important in downtown Lexington. This district includes buildings on both sides of North Broadway from Short Street north to about Church Street, as well as several contiguous buildings on Short Street. On the south, it is partially bounded by the Victorian Commercial Block which leads into the Western Suburb Historic District, both listed on the National Register. Already listed individually on the National Register are the Clark Hardware Building, and the Opera House/Yates Book Store buildings. The district includes the 1838 William Hearne House; post-Civil War Italianate buildings include the Yates Book Store on North Broadway and the Clark Hardware Building on the corner of Short. Late Victorian and turn-of-the-century buildings include the Opera House and the Haydon Hardware Building at 349-51 West Short Street. The major twentieth century structure in this district is the Masonic Temple at 144-46 North Broadway, built in 1913-15. It was designed by lodge member Frank L. Smith who was an architect and chief partner of the important firm of Smith Brothers. Lexington Masonic Lodge, which was chartered in 1788 as Lexington (Virginia) Lodge No. 22 and which was the first Masonic Lodge west of the Allegheny Mountains, still meets here. It is occupied by offices and businesses on the first floor, as was intended.

The intersection of Short Street and Broadway (originally called Main Cross Street) is one block north of what was the original town center, with the block house on the east end of the block, the first stockade laid on a diagonal crossing Main and the first courthouse and jail near this intersection. Main and Main Cross (Broadway) were both five poles (82½ feet) wide, the widest streets in town. The latter was the principal north-south axis bisecting the original eighteen blocks of inlots when Lexington was laid-out in the late eighteenth century.

The east end of the block of Broadway between Main and Short streets has been demolished recently. The nominated district acts as a buffer between the new downtown developments, such as the Vine Street Center, the Lexington Center, the Kincaid Tower and Triangle Park; and the Northside Historic Residential District which is a National Register District including approximately 1,200 buildings. The only intrusion within the district is one parking lot which faces North Broadway. The District, besides its notable individual buildings, has a flavor of old Lexington which is rapidly vanishing from the cityscape.

9. Major Bibliographical References

See Continuation Sheet.

10. Geographical Data

Acreeage of nominated property 2.44

Quadrangle name Lexington East, Kentucky

Quadrangle scale 1:24,000

UMT References

A

1	6	7	1	9	4	6	0	4	2	1	4	1	0	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

See Continuation Sheet.

List all states and counties for properties overlapping state or county boundaries

state na code na county na code na

state na code na county na code na

11. Form Prepared By

name/title Walter E. Langsam, Architectural Historian
Richard S. DeCamp, Executive Director

organization Lexington-Fayette County Historic Commission date April 1983

street & number Lexington telephone Kentucky 40508

city or town state

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Mary Curran Appel

title State Historic Preservation Officer date August 9, 1983

For NPS use only

I hereby certify that this property is included in the National Register

[Signature] Entered in the National Register date 9/15/83

Keeper of the National Register

Attest: _____ date _____

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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Continuation sheet North Broadway/Short Street
Historic District

Item number 7

Page 2

361-363 West Short Street (Photo 10) - This 1890-95, Neo-Classical two-story brick building is unchanged except for the shopfront of aluminum and glass. The second story windows are segmental-arched with higher round-arched windows under square center parapet forming a pseudo-Palladian feature.

357 West Short Street (Photo 11) - The modest two-story brick building, squeezed in between larger neighbors, has a recently altered facade but basically is essentially the structure erected either about 1838 or 1856, during the Greek Revival period.

349-51 West Short Street (Photo 12) - This severe but handsome structure was built in the early 1890's in the late Victorian motif. It is $3\frac{1}{2}$ stories, three bay, with hard surfaced brick with flush stone bands. Existing is the original store front with the recessed entrance to the upper stories and which has steel pilasters and wooden frames. Second story windows with their one-over-one sashes are original as are the third story ones which have transoms.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

North Broadway/Short Street

Continuation sheet Historic District

Item number 9

Page 1

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received

date entered

Coleman, J. Winston, Jr. The Squire's Sketches of Lexington. Lexington: The Henry Clay Press, 1972.

Fayette County Deed and Will Books

Lancaster, Clay. Vestiges of the Venerable City. Lexington: Lexington-Fayette County Historic Commission, 1978.

Leavy, William A. "A Memoir of Lexington and Its Vicinity." 1873. Published in Register, Kentucky State Historical Society, Vol. 40, 41 and 42.

Lexington City Directories, Lexington Public Library

Lexington Maps and Views, Lexington-Fayette County Historic Commission

Lexington Newspapers, Lexington Public Library

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

CONTINUATION SHEET North Broadway/Short Street
Historic District ITEM NUMBER 10 PAGE 2

Verbal boundary description and justification:

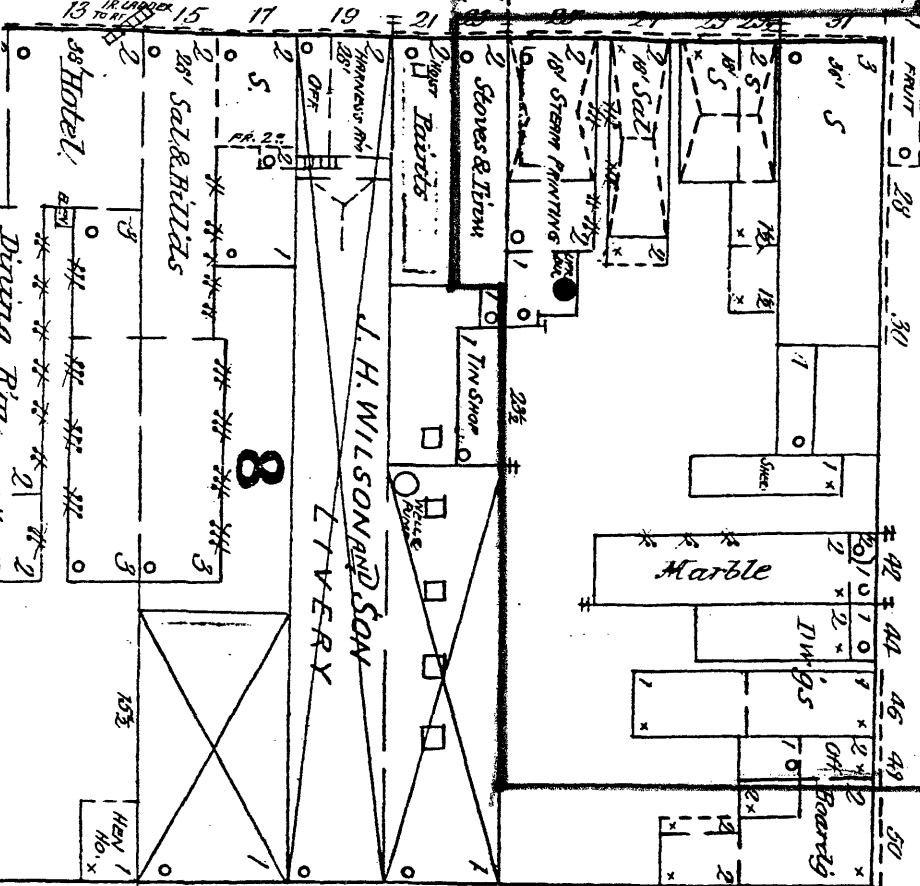
The boundary begins at a point (1 , that is approximately 125 feet southeast of the southeast corner of North Broadway and Church Streets) and proceeds southwest along a line 200 feet to West Short Street (point 2), thence northwest along a line following Short Street 375 feet to Saunier Avenue (point 3), thence northeast along a line with Saunier Avenue 350 feet to a point (4), thence southeast along a line 200 feet to a point (5), thence southwest along a line with North Broadway 145 feet to a point (6), thence southeast along a line 175 feet to the point of origin, thereby incorporating the ten nominated buildings.



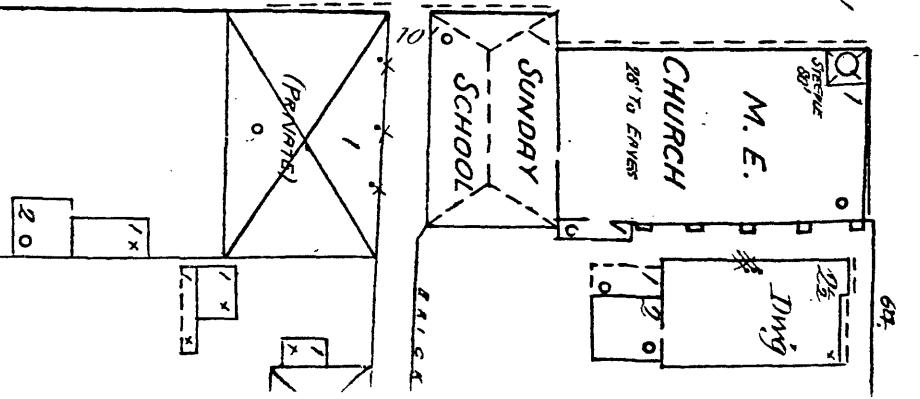
North Broadway/Short Street Historic District
Fayette County, Kentucky
Planning Commission Map
Current
Scale: 1" = 200 feet
Map 2 of 4

PORT

LAND HO.

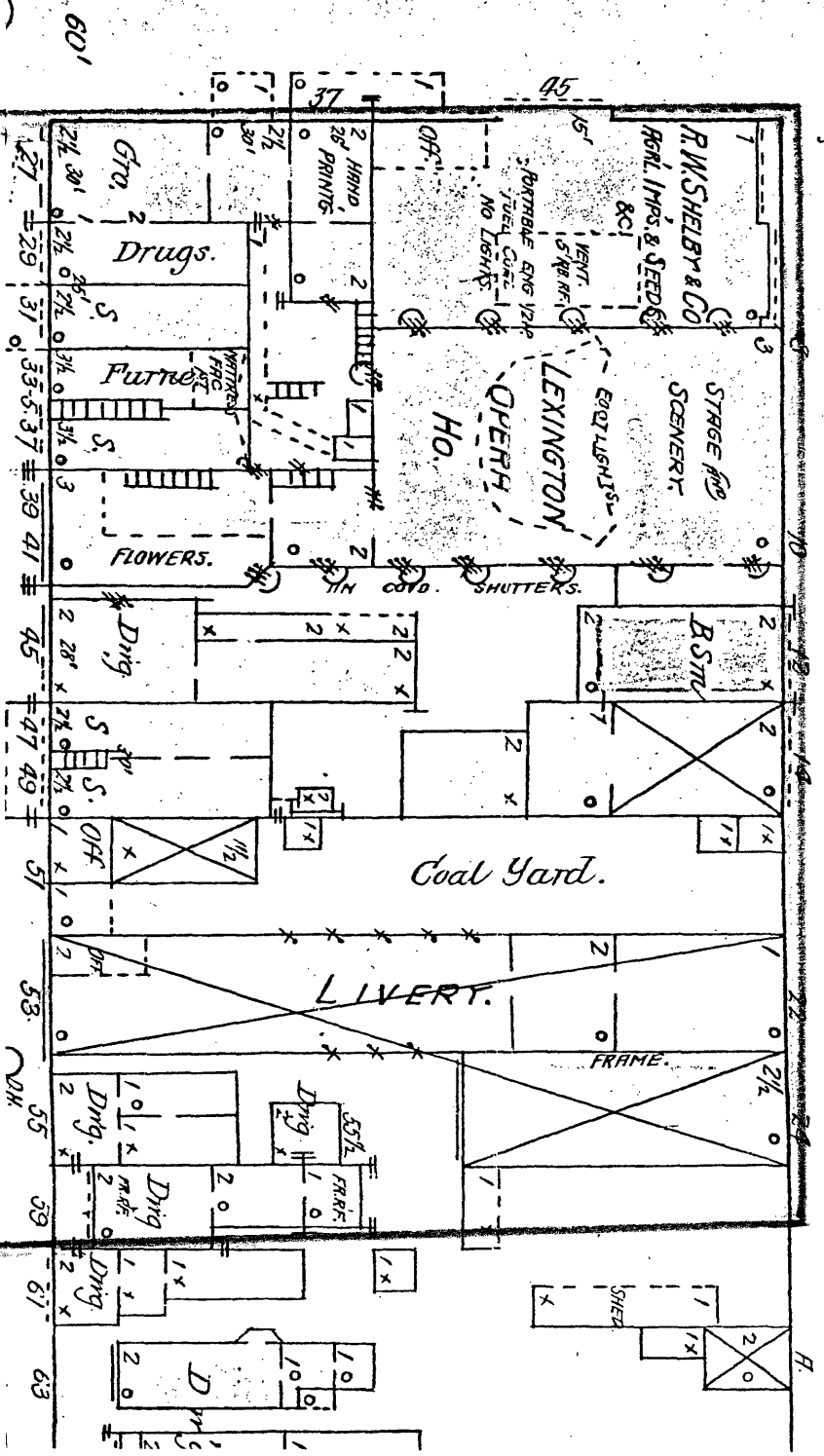


ARCH



YAWWAY IN

SEE



30'

17

63

63

61

60

61

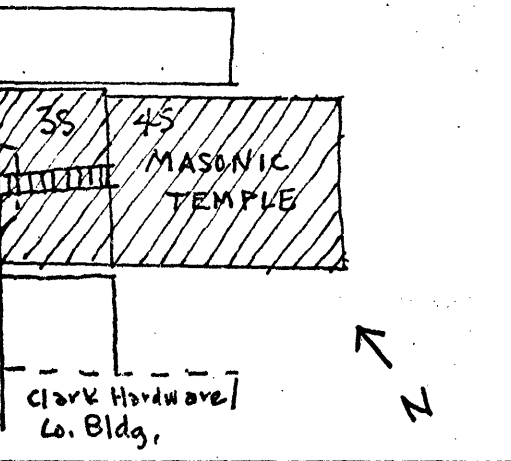
North Broadway/Short Street Historic District
Fayette County, Kentucky
Sanborn Map
1890 Scale 1"=50 feet
Map 3 of 4



North Broadway/Short Street Historic District
Fayette County, Kentucky
Bird's-Eye View of City of Lexington
1871
Scale: Unknown
Map 4 of 4

KENTUCKY HISTORIC RESOURCES INVENTORY

Site No. Fa-LDT-17

<p>1. Historic Name(s) <u>Masonic Temple (Lexington Lodge No. 1)</u></p> <p>Original Owner <u>Masonic Temple Association</u></p>			<p>22. ADD/County <u>BGADD/Fayette</u></p>													
<p>2. Present Name <u>Masonic Temple (Wilburn House)</u></p>			<p>23. Zoning Classification <u>B-2</u> Magisterial District</p>													
<p>3. Owner's Name <u>Masonic Temple Association</u></p>			<p>24. U.S.G. S. Quadrant (15°/75')</p>													
<p>4. Owner's Address <u>144 N. Broadway, Lexington, KY 40507</u></p>			<p>25. UTM Reference</p> <table border="1" style="width:100%; height: 20px;"> <tr> <td>Zone</td> <td>Easting</td> <td>Northing</td> </tr> </table>			Zone	Easting	Northing								
Zone	Easting	Northing														
<p>5. Location <u>144-46 N. Broadway</u></p>			<p>26. Prehistoric Site <u>Historic Site</u> Object <u>Structure</u></p>													
<p>6. Open to Public Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>		<p>7. Visible from road Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	<p>8. Ownership Private <input checked="" type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Federal <input type="checkbox"/></p>													
<p>9. Local Contact/Organization <u>Lexington-Fayette Co. Historic Commission</u></p>			<p>27. District Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Name: <u>North Broadway/Short Street Historic District</u></p>													
<p>10. Site Plan with North Arrow</p> 			<p>28. Significance Evaluation <u>National Register</u></p>													
<p>11. Architect <u>Frank L. Smith</u></p>			<p>29. Status</p> <table border="1" style="width:100%;"> <tr> <td>National Landmark</td> <td rowspan="5" style="width: 20px;"> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </td> <td>Date</td> </tr> <tr> <td>National Register</td> <td></td> </tr> <tr> <td>Landmark Certificate</td> <td></td> </tr> <tr> <td>Kentucky Survey</td> <td></td> </tr> <tr> <td>Local Landmark</td> <td></td> </tr> </table>			National Landmark	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Date	National Register		Landmark Certificate		Kentucky Survey		Local Landmark	
National Landmark	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Date														
National Register																
Landmark Certificate																
Kentucky Survey																
Local Landmark																
<p>12. Builder <u>J.T. Jackson Lumber Co.</u></p>			<p>30. Theme</p> <table border="1" style="width:100%;"> <tr> <td>Primary</td> <td><u>Social/Humanitarian</u></td> <td rowspan="3" style="width: 20px;"> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </td> </tr> <tr> <td>Secondary</td> <td><u>Architecture</u></td> </tr> <tr> <td>Other</td> <td><u>Commerce</u></td> </tr> </table>			Primary	<u>Social/Humanitarian</u>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Secondary	<u>Architecture</u>	Other	<u>Commerce</u>				
Primary	<u>Social/Humanitarian</u>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>														
Secondary	<u>Architecture</u>															
Other	<u>Commerce</u>															
<p>13. Date <u>1915</u></p>			<p>31. Endangered Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>													
<p>14. Style A. Modified Beaux-Arts <input type="checkbox"/> B. <input type="checkbox"/></p>			<p>32.</p> <p style="text-align: center; font-weight: bold;">ATTACH PHOTO</p>													
<p>15. Original Use <u>lodge and offices</u></p>			<p>Roll No. <u>DT-XI, 16, #</u></p>													
<p>16. Present Use <u>same</u></p>			<p>Picture No. _____</p>													
<p>17. Condition <u>good</u></p>			<p>Direction _____</p>													
<p>18. Description <u>3S, 5B wire-brick facade; store-fronts flank the recessed entrance to the lodge rooms upstairs. The entrance is marked by handsome (slightly cracked) terra-cotta Tuscan Doric columns and a small pediment aligned with the full-width entablature over the 1S. The end bays are articulated by projecting very slightly; the 5 center bays have 2S pilasters linking the 2S and 3S. Masonic emblems appear in small panels at the top of the end bays and there are (see back)</u></p>			<p>33. Tape No. _____ Negative No. _____</p>													
<p>19. History <u>The lots on which the temple was built, located between the main commercial and residential areas of the city, belonged in turn to members of several of Lexington's most prominent families in the 19C: Fishback, Ficklin, Scott Graves, Gay. In the late 19C, a 2S dwelling and the marble works of William Adams, important funeral-monument maker (see back)</u></p>			<p>34. Prepared by: <u>Walter E. Langsam</u></p>													
<p>20. Significance <u>Lexington (Ky.) Lodge No. 1, which still meets here regularly, was chartered in 1788 as Lexington (Virginia) Lodge No. 22, the first Masonic lodge west of the Allegheny Mountains. Until at least the Civil War (see back)</u></p>			<p>35. Organization <u>LFCHC</u></p>													
<p>21. Source of Information <u>Lexington-Fayette Co. deed and will books; city directories, and Sanborn Insurance maps; Chinn photo (ca. 1920), A-2; Concise History of Lexington Lodge No. 1, F. & A.M. (Lexington, 1913); J. Winston Coleman, Jr., Masonry</u></p>			<p>36. Date <u>April, 1979</u></p>													
<p>(see p. 3)</p>			<p>37. Revision Dates _____ 38. Staff Review _____</p> <p style="text-align: center;">March 1983</p>													

18(cont.)

decorative blue tiles elsewhere on the facade. The open vestibule connecting the main entrance and street-level office entrances has blue and white mosaic tile flooring with a Greek key border, and there are other restrained classical and symbolic details throughout.

Interestingly, architect Smith's earlier design, published in the 1913 Concise History of the Lodge, presented a much more closed facade to the street, with a rusticated stone wall rather than open shop-fronts at street level; the design as completed, however, retained the mixed use traditional for lodge buildings.

19. (cont.)

(see obituary, Herald, 12/9/1902), were located on the property, which the Masonic Temple Association bought from Adam's heir Ross in 1910. The lodge erected the present building in 1913-15, for \$40,000, according to Coleman (Squire's, p. 80), and continue to utilize the structure until this day. Among their early 1st-floor tenants were the Sperry & Hutchinson Company (S&H trading or "green stamps") and Kerr Brothers undertakers, as well as William H. Kerr & Son, horse dealers, in 1916-17. The former were replaced by McElhone & Molony, plumbers, by 1919. They remained until at least the 1950s, but the Kerrs were replaced by Remington Rand, Inc., in the mid-1930s; McElhone & Molony took over both spaces during World War II for a short span, but Remington Rand also remained until at least the 1950s. At some time during the 1940s and '50s, the Typographical Union Local, the American Federation of Musicians, and the United Commercial Travelers also evidently had offices in the building.

The Lexington Lodge No. 1, which still meets here along with several associated rites, was founded in 1788 as Lexington Lodge No. 25, a chapter of the Grand Lodge of Virginia (Kentucky did not become a state until 1792). It was the first lodge W of the Alleghenies, becoming Lexington Lodge No. 1 in 1800 when the Grand Lodge of Ky. was formed. The lodge had several historic meeting halls, some of them designed by the leading architects of their periods, including a magnificent Greek Revival structure located at the NE corner corner of Walnut and Short sts. (replaced about 1893 by the present Central Christian Church). During the late 18C and early 19C the masonic lodge included among its members many of the leading citizens of Lexington and Kentucky, including even such national figures as Henry Clay, who served as Grand Master of both the Lexington Lodge and the Grand Lodge of Ky. Set up largely by veterans of the American Revolution, the order gained added influence and membership after the War of 1812, when another Lexington lodge was founded; others were established later. After the Civil War during Reconstruction, however, the order had difficulty maintaining its ranks. Nevertheless, there is no question that the masons played an extensive role in the political and civic life of the city in the 19C, although little direct evidence survives.

The architect, Frank L. Smith, was chief partner of the important Lexington firm of Smith Bros. in the late 19C and early 20C. Little is known of the firm aside from their works, which include the superb Richardsonian Central Christian Church (see Survey and National Register nomination forms), several handsome downtown banks and commercial buildings, of which almost none are known to survive, and a few impressive residences, including two outstanding examples in Georgetown, Scott Co., Ky.; all these were in a more or less authentic version of the Richardsonian Romanesque. In his later years, after his brother Edwin W. Smith left the firm about 1905, Frank Smith became the chief architect for the Combs Lumber Co., one of the largest building-contracting firms in the city (see 1906 brochure). His last known work is the Howard A. Forman house, 1636 Richmond Road, Lexington (see Bettye Lee Mastin, Herald-Leader, 12/16/1978 C-3). This and the Masonic Temple are in a more restrained Beaux-Arts traditional manner, although the wire-brick treatment of the Temple has a somewhat Arts and Crafts quality as well.

(Cont.)

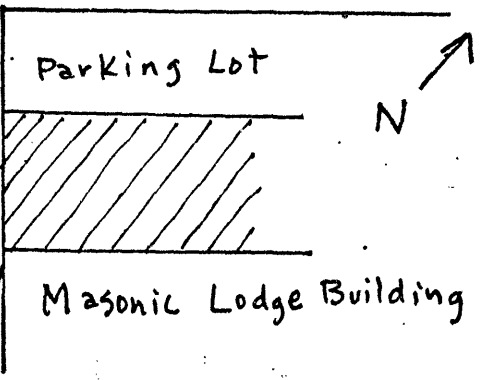
figures as Henry Clay and a number of officers of the American Revolution and War of 1812. The present structure was erected in 1913-15 to the design of Mason Frank L. Smith (earlier a member of the important turn-of-the-century firm known as Smith Brothers), and represents one of the last examples still in use of the once-popular mixed-use downtown lodge building. The facade features a handsome Tuscan Doric portal and various masonic emblems.

21. (Cont.)

in the Bluegrass (Lexington, 1933); Coleman, History of Lexington Lodge No. 1, F. & A.M. (Lexington, 1951); Coleman, Squire's Sketches (1976).

KENTUCKY HISTORIC RESOURCES INVENTORY

Site No. Fa-LDT - 18

<p>1. Historic Name(s) Original Owner <u>Payne Family</u></p>		<p>22. ADD/County <u>BGADD/Fayette</u></p>	
<p>2. Present Name</p>		<p>23. Zoning Classification <u>B-2</u> • Magisterial District</p>	
<p>3. Owner's Name <u>Sally Headley</u></p>		<p>24. U.S.G. S. Quadrant (15'/75')</p>	
<p>4. Owner's Address <u>148 North Broadway Lexington, KY 40508</u></p>		<p>25. UTM Reference Zone Easting Northing</p>	
<p>5. Location <u>148 & 148 1/2 North Broadway</u></p>		<p>26. Prehistoric Site Object Historic Site Structure <u>Building X</u></p>	
<p>6. Open to Public Yes ___ No <u>X</u></p>	<p>7. Visible from road Yes <u>X</u> No ___</p>	<p>8. Ownership Private <u>X</u> Local ___ State ___ Federal ___</p>	<p>27. District Yes <u>X</u> No ___ Name: <u>Broadway/Short Street Historic District</u></p>
<p>9. Local Contact/Organization <u>Lexington-Fayette Co. Historic Comm.</u></p>		<p>28. Significance Evaluation <u>Survey</u></p>	
<p>10. Site Plan with North Arrow <u>Church St.</u></p> 		<p>11. Architect</p> <p>12. Builder</p> <p>13. Date <u>1901-1906 (Sanborn maps)</u></p> <p>14. Style A. <u>Neo-Classical</u> B. ___</p> <p>15. Original Use <u>Hardware Store (?)</u></p> <p>16. Present Use <u>Office & Residence</u></p> <p>17. Condition <u>Good</u></p> <p>No. Stories <u>2</u></p> <p>Single Pile ___ NA ___</p> <p>Double Pile ___</p> <p>Floor Plan ___</p> <p>Structural Fabric <u>brich</u></p> <p>Decorative Fabric A. ___ B. ___</p> <p>Roof Form</p>	
<p>18. Description <u>2s, 3B, brick; store-front on 1S, with entrance to 2S at N. end. 2S center bay wider; surface articulated by pilaster strips with recessed panels and other brick detail at attic level. Parapet had open diminutive arcade; retains swan's-neck pediment over central bay; has ball on top (see Chinn photo ca. 1920, A-2). Facade now painted ochre with dark brown trim. In spite of some modernization, interior retains delicate "pressed tin" ceiling with (see back)</u></p>		<p>29. Status National Landmark ___ National Register ___ Landmark Certificate ___ Kentucky Survey ___ Local Landmark ___ HABS/HAER ___</p> <p>30. Theme Primary <u>Architecture</u> Secondary <u>Commerce</u> Other ___</p>	
<p>19. History <u>Like the site of the Masonic Temple to the S, this property belonged to Mrs. Catherine (Kate) Gay and her family at the turn of the century. The present building was probably erected for Josephine Payne or other members of her family shortly after she acquired the property in 1902; the Paynes retained it until 1945, when it was purchased (see back)</u></p>		<p>31. Endangered Yes ___ No ___</p> <p>32. <u>ATTACH PHOTO</u></p> <p>Roll No. <u>XI, 9, #</u> Picture No. ___ Direction ___</p>	
<p>20. Significance <u>This building is the last commercial structure S of the Northside Residential District on Broadway. The swan's-neck pediment of its rather handsome facade creates an interesting skyline; the pressed-metal interior (see back)</u></p>		<p>33. Tape No. ___ Negative No. ___</p> <p>34. Prepared by: <u>Walter E. Langsam</u> Update: <u>R.S. DeCamp</u></p>	
<p>21. Source of Information <u>Lexington-Fayette Co. deed books, city directories, Sanborn Insurance maps and Chinn photo A-2; for Allen Electric Co., see also Illustrated Lexington, Ky. (Lexington, 1919), p. 75.</u></p>		<p>35. Organization <u>LFCHC</u></p> <p>36. Date <u>Feb, 1979; March 1983</u></p> <p>37. Revision Dates ___ 38. Staff Review ___</p>	

18. (cont.)

raised chandelier medallions, a covered frieze, and curved corners.

19. (cont.)

by Lenox M. and Henrietta H. Tucker. The earlier building had a tailor and a broom-maker in the late 1880s, but more interestingly housed four occupants simultaneously in the mid-1890s: The Illustrated Kentuckian; The Confederate War Journal (edited by Ben La Bree); A.J. Fain, real estate; and T.H. Merritt, pension agent. At the turn of the century, however, there was only a confectioner's shop and candy maker listed on the premises. In 1902, probably in the new building, was located the hardware and tinware shop of George F. Payne, who became one of the owners in 1904. From about 1906 to 1916 (when they moved into the new Masonic Temple Building next door) Kerr Brothers, funeral directors and embalmers, were located at #148; their advertisement in 1906 featured "Invalid Carriage Service." The Allen Electric Co. is listed at 148 N. Broadway in 1916-19, although a different location is illustrated in their ad in the 1919 brochure. A Kroger market was located here from about 1925 until just before World War II. They had been preceded by George Montgomery's Broadway Meat Market (see also Chinn photo A-2). A variety of decorating and appliance firms occupied the first floor later, often with a residence listed above.

20. (cont.)

is also particularly attractive and refined. It has generally been occupied by undertaking and appliance firms, as well as markets, like most of the buildings on both sides of this block of Broadway (in contrast to the bars and restaurants prevalent in the block to the south).

1. Historic Name(s)
Original Owner George M. Cox

2. Present Name
L.M. Tucker Co., Paint, Wallpaper

3. Owner's Name
Lenox M. and Henrietta H. Tucker

4. Owner's Address
157 N. Broadway, Lexington, KY

5. Location
157 N. Broadway (formerly 51)

6. Open to Public Yes No 7. Visible from road Yes No 8. Ownership Private Local State Federal

9. Local Contact/Organization
Lexington-Fayette Co. Historic Commission

22. ADD/County BGADD/Fayette

23. Zoning Classification B-2
Magisterial District

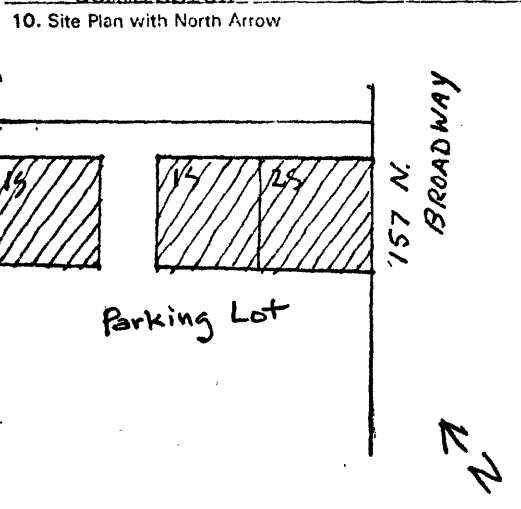
24. U.S.G. S. Quadrant (15'/75')

25. UTM Reference

26. Prehistoric Site Object
Historic Site Structure
Building

27. District Yes No
Name: North Broadway/Short Street Historic District

28. Significance Evaluation Survey



10. Site Plan with North Arrow

11. Architect

12. Builder

13. Date ca. 1916

14. Style
A. Neo-Classical
B.

15. Original Use
Bicycle Shop

16. Present Use Decorating supplies office

17. Condition good

29. Status
National Landmark Date _____
National Register
Landmark Certificate
Kentucky Survey
Local Landmark
HABS/HAER

30. Theme
Primary Architecture
Secondary Commerce
Other

31. Endangered for possible development of whole block Yes No

18. Description 2S, 3B unpainted pressed brick facade with fine cream-colored sandstone trim, including blocks at upper corners of 2S windows and 4 attic vents; also, handsome piers on 1S ends and dividing entrance to upper story at S end from shopfront; alternate stones of piers are raised. Piers support dentillated entablature all across front. Only slightly altered show windows and entrances, with a white mosaic tile vestibule floor with black (see back)

No. Stories 2

Single Pile NA Double Pile

Floor Plan

Structural Fabric

Decorative Fabric

B.

Roof Form

32. ATTACH PHOTO

Downtown V-5, looking W;
V-6, detail of transom;

19. History The property was long associated in the late 19th century with the coal company of Shelby Kinkead, and remained in the Kinkead family until 1916. A photograph in the J. Winston Coleman Collection at Transylvania University, dated ca. 1912, shows a small 1S frame office building on the S side of the Broadway front, with an opening to the rear on the N side under a large sign, "Yellow Jacket Coal." in 1916 the property (p.2.)

20. Significance This World War I-era storefront with residence or offices above is remarkable because of its virtually intact facade, including prismatic transoms labeled "Luxfer" - the Chicago firm for whom the great American architect (p.2.)

Roll No. XI-8, W

Picture No. _____

Direction _____

33. Tape No. _____ Negative No. _____

34. Prepared by: Walter E. Langsam

35. Organization LFCHC

36. Date February 1979

37. Revision Dates _____ 38. Staff Review _____

21. Source of Information Lexington-Fayette Co. deed books, city directories, Sanborn Insurance maps and Chinn photo C-4, ca. 1920; also, interview with Burton Milward, January 1979.

18. meander border. Special feature of facade is intact prismatic transoms with an inner border of tiny raised geometric patterns; in corners of transoms are labels, "Luxfer Patented." A brick parapet at the top of the facade has an implied central pediment. There is a 1S brick wing at the rear of the Broadway block, as well as a 1S brick residence (perhaps older) at the rear facing onto Saunier Alley.
19. was acquired
by G.M. Cox, who presumably had the building erected at that time, as it appears quite new in the Chinn photograph ca. 1920 (A-4). Cox owned the property until he sold it to the present owners in 1947. He sold and repaired bicycles and their supplies, as well as other sporting goods, and was himself prominent in turn-of-the-century bicycle clubs, according to Burton Milward. In the 1940s Walter W. Cox is also listed as a musical instrument representative; perhaps it was he who earlier sold the hand-cranked phonographs that Milward recalls. Since 1947, L.M. Tucker has operated his paint and decorating firm out of the 1st-story shop. Around 1950 there were also several amusement companies upstairs, perhaps related to the nearby (recently restored) Lexington Opera House, then a movie theatre.
20. Frank Lloyd Wright designed an early "curtainwall" high-rise office building displaying their product, which was intended to spread light deep into commercial and office spaces behind urban facades. Some of the "prisms" on 157 N. B'way feature diminutive geometric patterns that suggest Wright's decorative school. The condition of the building may well result from there having been only two owner-occupants since it was built 60 years ago; until 1947, G.M. Cox sold and repaired bicycle and related athletic (and also musical) equipment; since then, L.M. Tucker has had his paint-decoration service there. The building also has an urbanistic role, maintaining the street-front between the large Lexington Opera House complex to the S and the Georgian Revival Milward Funeral Home to the N, with their attendant parking lots.

1. Historic Name(s) W.R. Milward Funeral Directors

Original Owner _____

2. Present Name Same

3. Owner's Name Robert Milward

4. Owner's Address 165 N. Broadway, Lexington, KY 40507

5. Location 159-65 N. Broadway (53 before 1902)

6. Open to Public Yes No _____

7. Visible from road Yes No _____

8. Ownership Private Local _____ State _____ Federal _____

9. Local Contact/Organization Lexington-Fayette County Historic Commission

22. ADD/County BGADD/Fayette

23. Zoning Classification B-2
Magisterial District

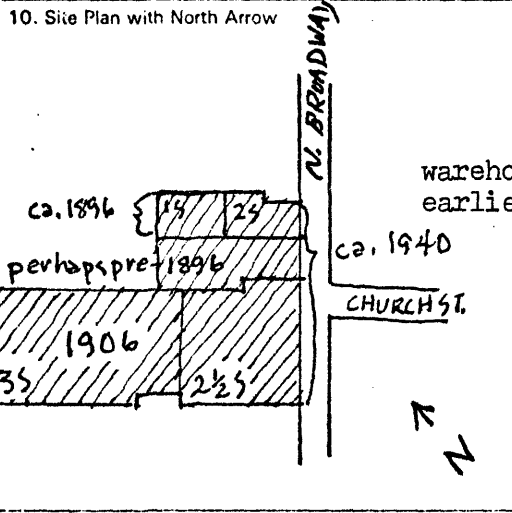
24. U.S.G. S. Quadrant (15'/75') Lexington East, Ky.

25. UTM Reference

26. Prehistoric Site _____ Object _____
Historic Site _____ Structure _____
Building

27. District Yes No _____
Name: North Broadway/Short Street Historic District

28. Significance Evaluation is; National Register



11. Architect Frankel & Curtis
rebuilt by N. Warfield

12. Builder Gratz

13. Date ca. 1906; ca. 1937-42
warehouse ca. 1906; parts earlier

14. Style A. Georgian Revival B. _____

15. Original Use funeral home

16. Present Use same

17. Condition good

29. Status _____ Date _____
National Landmark _____
National Register _____
Landmark Certificate _____
Kentucky Survey _____
Local Landmark _____
HABS/HAER _____

30. Theme Architecture
Primary Commerce
Secondary _____
Other _____

31. Endangered Yes _____ No _____

32. _____

18. Description Complex consists of several inter-related structures between Broadway and Saunier Alley on the W; the present main block facing Broadway, which incorporates at least part of a t-o-c Richardsonian 2 1/2 S brick residence at its NW corner (itself perhaps partly earlier); and a tall 3S brick warehouse structure along the S side of the property extending W to Saunier.

By 1896 (see Sanborn map) W.R. Milward, undertaker, had a 1S or 1 1/2 S brick stable or other facility on Saunier (then Sycamore (p.2))

19. History As long ago as 1922, Kerr recognized (III,178) that the W.R. Milward Funeral home "is one of the oldest undertaking establishments in the Middle West, since the business has been continuous in one family through e generations, nearly a century"--now over a century and a half, and 5 generations. According to Coleman (p. 101), it was in 1972 the 2nd (p.2.)

20. Significance This handsome Georgian Revival building incorporated several earlier structures on this site forming the offices of the second oldest business in Lexington. Included in this complex is the old Milward livery (p. 3)

21. Source of Information City directories & Sanborn Insurance maps; Kerr, Hist. (1922); Coleman, Squire's Sketches (1972); Henry Loomis, ed., "Lexington Legacies Since 1825" (1975).

33. Tape No. _____ Negative No. _____

34. Prepared by: Walter E. Langsam

35. Organization LFCHC

36. Date December 1979

37. Revision Dates 3-83

38. Staff Review _____

ATTACH PHOTO

DT-V, 4, SW

18. (Cont.)

St.) at the rear of 59 (now 165) N. Broadway; a narrow 2S brick building (no doubt originally a residence) on the front of the lot faced Broadway. It seems likely that the 2½S brick building shown on the 1901 Sanborn maps is the earlier house enlarged, with a broad bay-window at the back of the N side of the front block. Behind it was the Milward stable. On both maps the A.T. Thompson Livery Stable, a 1S or 2S structure, extends the full length of #53 (now 159) N. Broadway to Saunier, with a shorter structure at the alley between #s 53 and 59. The Herald announced (9/23/1903, 2-3) that Stanley Milward had bought Thompson's Livery Stable for \$10,510; and in 1905 that the W.R. Milward Co. had started construction of its new quarters on N. Broadway (Her., 6/25/1905, 5-4). This was the handsome 3S pale-brick building shown in the 1919 brochure (p. 78, with its office interior on p. 79). According to his son James S. Frankel, Leon K. Frankel and his partner John J. Curtis (or perhaps an earlier partner) were the designers of this refined Neo-Classical structure, which had 2S oriels with art-glass transoms (at least two of which survive on the 2S S side) over the pedestrian and vehicular entrances on Broadway; other architectural features were both elegant and restrained. The 1907 Sanborn map shows this building, as well as the 3S brick warehouse structure, extending the full width of both lots (#s 159-63) to Saunier.

In 1934, according to the Herald (5/27/1934, Sec. 2, p. 9), a modern building was being erected at 165 N. Broadway. According to Loomis (p. 60), however, the comprehensive expansion and rehabilitation of the mortuary was not completed until 1942. This apparently included the remodelling of the former dwelling as a chapel, and the refronting of the entire 3-lot Broadway front to its present form; according to his associate John V. Moore, this was done by architect N. Warfield Gratz. Before 1956 the old Milward stable at the back of #165 was removed.

The present front block is a 2½S brick structure with stone trim; 9B with an emphasized central 3B unit under a pediment. The heavily modillioned cornice also forms pediments at the ends. There are regular stone quoins, and a handsome Baroque central 1S entrance with broken segmental pediment. Most of the windows have 12/12-pane sash, with a roundel in the front pediment. At the NW corner of the main block the stair-bay of the t-o-c house is still visible, although the rear wing has been built up to 2S; a short wing at the rear of the main block may survive from the pre-1896 house on the site. Along the S side of the property to Saunier the brick functional structure is still largely in use, with a garage in the partially above-ground basement.

19. (Cont.) oldest business firm in Lexington. Joseph Milward was a Lexington undertaker as early as 1825, as well as a cabinetmaker--a typical extension of the skills required of a casketmaker. There have been several prominent strands of the family in Lexington since then--often rather difficult to unravel, although most of them have been involved with the furniture, household goods and services, and undertaking businesses, with insurance as well in the 20C. The history of the family and undertaking firm were compiled by Henry Loomis in 1975, their 150th anniversary. The biographical sketches in Kerr (III, 178) include a description of the firm's earlier buildings on W. Main and E. Short Sts., as well as of the earlier building at the present location, part of which may remain within the present complex: "since 1906 the business has been conducted in the 3S building at 159-163 N. Broadway, in a building especially erected and equipped for the purpose. The 1st floor, 66x200 feet, contains

19. (Cont.)

the offices and automobile depository, the 2S contains the showroom and chapel, and the entire building is devoted to the needs of the business." (Originally, however, horse-drawn vehicles were still being used!) Although a t-o-c 2½S brick residence now used as a chapel was incorporated in the front block when the entire facade (now 159-65) was remodelled, much of this description still applies.

Many of the members of the Milward family have been (and still are) very active and prominent in local business, civic, and cultural affairs (see LFCHC biographical index and LPL newspaper index for many references in Perrin, Ranck, et al.), and the funeral home remains one of the most respected institutions in Lexington. Moreover, its handsome Georgian Revival building provides an effective transition between the downtown commercial area to the S and the largely residential Northside Historic District to the N.

20. (cont.)

stable and Richardsonian style dwelling now fronted by the section design by prominent Lexington architect Warfield Gratz and begun in 1934. The Milwards began in the undertaking business as early as 1825 and it is one of the most respected institutions in Lexington.

KENTUCKY HISTORIC RESOURCES INVENTORY

Site No. Fa-LDT-181

<p>1. Historic Name(s)</p> <p>Original Owner <u>Lucy W. Scott and Margaret Skillman</u></p>			<p>22. ADD/County <u>BGADD/Fayette</u></p>														
<p>2. Present Name <u>Trades Realty Inc.</u></p>			<p>23. Zoning Classification <u>B-2</u> Magisterial District</p>														
<p>3. Owner's Name <u>c/o Julius Rosenberg</u></p>			<p>24. U.S.G. S. Quadrant (15'/75')</p>														
<p>4. Owner's Address <u>126 S. Upper St., Lexington, KY 40507</u></p>			<p>25. UTM Reference</p> <table style="width:100%; border: none;"> <tr> <td style="border: none;">Zone</td> <td style="border: none;">Easting</td> <td style="border: none;">Northing</td> </tr> <tr> <td style="border: none;"> </td> <td style="border: none;"> </td> <td style="border: none;"> </td> </tr> </table>			Zone	Easting	Northing									
Zone	Easting	Northing															
<p>5. Location <u>349-51 W. Short St. (formerly 25)</u></p>			<p>26. Prehistoric Site Object Historic Site Structure Building <u>X</u></p>														
<p>6. Open to Public Yes <u>X</u> No</p>	<p>7. Visible from road Yes <u>X</u> No</p>	<p>8. Ownership Private <u>X</u> Local State Federal</p>	<p>27. District Yes <u>X</u> No Name: <u>North Broadway/Short Street Historic District</u></p>														
<p>9. Local Contact/Organization <u>Lexington-Fayette Co. Historic Comm.</u></p>			<p>28. Significance Evaluation <u>National Register</u></p>														
<p>10. Site Plan with North Arrow</p>			<p>29. Status</p> <table style="width:100%; border: none;"> <tr> <td style="border: none;">National Landmark</td> <td style="border: none;">Date</td> </tr> <tr> <td style="border: none;">National Register</td> <td style="border: none;">_____</td> </tr> <tr> <td style="border: none;">Landmark Certificate</td> <td style="border: none;">_____</td> </tr> <tr> <td style="border: none;">Kentucky Survey</td> <td style="border: none;">_____</td> </tr> <tr> <td style="border: none;">Local Landmark</td> <td style="border: none;">_____</td> </tr> <tr> <td style="border: none;">HABS/HAER</td> <td style="border: none;">_____</td> </tr> </table>			National Landmark	Date	National Register	_____	Landmark Certificate	_____	Kentucky Survey	_____	Local Landmark	_____	HABS/HAER	_____
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HABS/HAER	_____																
<p>11. Architect</p>			<p>30. Theme</p> <table style="width:100%; border: none;"> <tr> <td style="border: none;">Primary</td> <td style="border: none;"><u>Architecture</u></td> <td style="border: none;"> </td> </tr> <tr> <td style="border: none;">Secondary</td> <td style="border: none;"><u>Commerce</u></td> <td style="border: none;"> </td> </tr> <tr> <td style="border: none;">Other</td> <td style="border: none;"><u>Black History</u></td> <td style="border: none;"> </td> </tr> </table>			Primary	<u>Architecture</u>		Secondary	<u>Commerce</u>		Other	<u>Black History</u>				
Primary	<u>Architecture</u>																
Secondary	<u>Commerce</u>																
Other	<u>Black History</u>																
<p>12. Builder</p>			<p>31. Endangered Yes _____ No _____</p>														
<p>13. Date <u>1890-95 (Sanborn)</u></p>			<p>32.</p>														
<p>14. Style A. <u>late Victorian</u> B. <u>Neo-Classical</u></p>			<p>ATTACH PHOTO</p>														
<p>15. Original Use <u>Store, office, & meeting hall</u></p>			<p>33. Tape No. _____ Negative No. _____</p>														
<p>16. Present Use <u>Hardware store (upper floors vacant)</u></p>			<p>34. Prepared by: <u>Walter E. Langsam</u> <u>O. Walter Place</u></p>														
<p>17. Condition <u>fair</u></p>			<p>35. Organization <u>LFCHC</u></p>														
<p>18. Description <u>3 1/2 S, 3B, hard-surfaced brick with flush stone bands. Original store-front with recessed entrance to upper stories (including former lodge hall on 3rd floor) has plain incised iron or steel pilasters and wooden frames; the panels under the display windows have chamfered edges. The 2S has 3 plain 1/1 sash windows between continuous bands of stone; the 3S windows are taller, with transoms, except for the small center window over recessed brick (see back)</u></p>			<p>36. Date <u>March 1979</u></p>														
<p>19. History <u>According to Dunn citing the 1838 directory of Lexington, Dr. Richard M.(H.) Chinn, a prominent early physician who owned several lots in this block (later subdivided), had a house on this site. The deeds show a Robert Holmes earlier, probably the chairmaker mentioned by William A. Leavy as located here ca. 1800-10 (p. 330). Chinn bought the property in 1828 and sold it for \$2500 to George W. & Laura Sutton (see back)</u></p>			<p>37. Revision Dates <u>3-83</u></p>														
<p>20. Significance <u>This severe but handsome structure was built in the early 1890s. The previous building had been occupied by prominent grocery stores and, in the last few years, by the Lexington Morning Transcript, a significant newspaper.</u></p>			<p>38. Staff Review</p>														
<p>21. Source of Information <u>Lexington-Fayette Co. deed and will books, city directories, and Sanborn Insurance maps; Chinn photograph B-14 (ca. 1920); C. Frank Dunn, "Old Houses of Lexington" typescript, ca. 1940; W.H. Perrin, ed., History of Fayette (p. 3)</u></p>																	

18. (Cont.)

panels (presumably behind the dais of the lodge master); the attic windows have single panes. Pilaster strips define the edges of the facade, terminated by large acroteria over the ends of the bold cornice, which has grooved modillions. The entire facade is large-scale. The interior of the 1S, which is a hardware store, has been stripped of original details but retains an old-fashioned functional quality.

19. (Cont.)

in 1842; G.W. Sutton is shown as *a hemp manufacturer, George Washington Sutton* the owner on the 1855 map of Lexington (he also owned a large unimproved tract of land on the W side of N. Broadway between 5th and 6th Sts., later the site of Fayette Park). Isaac W. Scott bought the property in installments for \$5,736 in 1866. This rise in price suggests that the earlier structure may have been replaced by this time; both the 1855 and the 1871 views show a row house with rear ell here. Lucy W. Scott and Margaret Skillman acquired the property in 1872 and had the present building erected about 20 years later, according to the Sanborn Insurance maps and the vacancy listed in the 1893 directory. Margaret Skillman left the building in 1901 to Henry M. Skillman, a noted physician who had a fine residence on Broadway nearby. Born in 1824, he had been a professor of anatomy at Transylvania Medical College and at one time president of the Ky. State Medical Association (see Perrin, pp. 719-20; Herald, 1/15/1900, p. 5; National Register nomination form for the Thomas Hart Block, now part of the Northside Historic Residential District). When the property was acquired by Fred Lazarus in 1913 it had apparently been in the hands of the Scott-Skillman family for almost 50 years.

Fred Lazarus was a successful Lexington drygoods merchant and conceivably one of the founders of the Shillito's chain of department stores (see Herald, 3/3/1900, p. 5). His wife, Pauline, however, inherited the property only a year later, retaining it until the present owner acquired it in 1946.

Martin Straus, a cigar manufacturer and dealer, was located in the previous building in the mid-1870s. Dewitt Clinton Stapp, a grocer, was located here from 1877 to about 1882 (see Perrin, p. 723). James W. Hart, who also had a livery stable on E. Short St., dispensed both staple and fancy groceries on W. Short in 1883-84 (see Perrin, pp. 629-30). H. A. White advertised tinware and other hardware at this address in the special issue of the 1885 Transcript. From 1887 to about 1890 this "daily and weekly Democratic newspaper" was published by David E. Caldwell, editor and proprietor, in this same building. It was clearly an important commercial location.

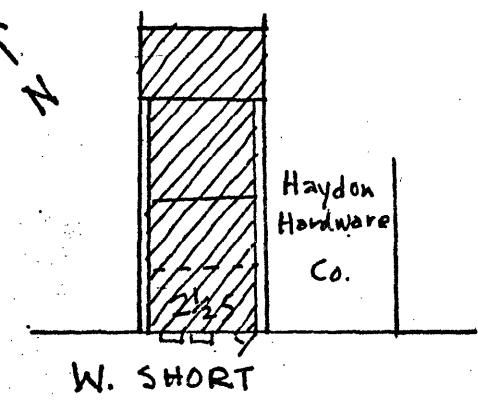
The new building was first occupied in 1895 by the Walker, Gay, and Adams store, which sold seeds and agricultural implements; the Sun Life Insurance Company; and, presumably on the 3rd floor, the Masonic Hall. The Knights of Pythias, another fraternal order, rented the hall from about 1902 through 1919. In 1902 the 1S was occupied by M.T. Lyle & Co., agricultural implements and buggies (there was a livery stable next door to the E--now a parking lot--during most of the 19th and early 20th centuries); upstairs were Thomas T. Wendell, M.D.; Walter L. Broadus, agent for the American Mutual Aid Association; Andrew J. Fain, a real estate agent; and Mrs. Mary E. Fain, tailoress. Wendell and Broadus were prominent members of the black community. Dr. Wendell (1877-1953) was a pioneer in the care of Kentucky's mentally ill persons. As staff physician at Eastern State Hospital nearby in Lexington, he worked for 20 years to upgrade care of Negro patients. In practice as a physician for over 50 years, he also was a leader in promoting black education in Lexington ("A Gallery of Great Black Kentuckians," 1).

About 1906-1908 the Hinde Haverly Co., wallpaper, was downstairs; 1912-28, Charles D. Cunningham, house painter and dealer in related items. From about 1935-49 the appropriate named New Deal Furniture Store was there; in 1950 the Ideal Furniture Store; and from 1952 the Hi Lo Furniture Co. Since 1967 the Haydon Hardware store has occupied the 1S. According to Mr. Haydon, the "Junior Order" and later a bricklayer's union utilized the 3S hall (now vacant) for meetings.

20. (Cont.) The present building has had relatively few occupants in the 1S store, mainly dealers in agricultural implements, furniture, and since 1967, hardware, like several other old firms in nearby buildings. Perhaps this stability is responsible for the intact original shop-front. At the turn of the century the 2S provided office space for a black physician and the agent for the important black institution, the American Mutual Aid Association. The 3rd-floor hall was originally used by the Masons (who erected their Grand Lodge around the corner on Broadway about 1914) and then for almost two decades by the Knights of Pythias. The building forms the eastern terminus of the surviving intact commercial block at the NE corner of Broadway and Short Sts.

21. (Cont.)

Co., Kentucky (Chicago, 1882); "A Gallery of Great Black Kentuckians" (Ky. Comm. on Human Rights, n.d.), 1; *on G.W. Sutton, see Edna Talbot (Mrs. Wade Hampton) Whitley, Ky. Portraits.*

1. Historic Name(s) <u>William Hearne House</u>		22. ADD/County <u>BGADD/Fayette</u>	
Original Owner <u>William Hearne (?)</u>		23. Zoning Classification <u>B-2</u> Magisterial District	
2. Present Name <u>Bradcliff's Decorating Center</u>		24. U.S.G. S. Quadrant (15'/75')	
3. Owner's Name <u>Mr. Cliff Forbush</u>		25. UTM Reference	
4. Owner's Address <u>357 W. Short St., Lexington, KY 40507</u>		Zone Easting Northing	
5. Location <u>357 W. Short St.</u>		26. Prehistoric Site Object Historic Site Structure Building <input checked="" type="checkbox"/>	
6. Open to Public Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	7. Visible from road Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	8. Ownership Private <input checked="" type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Federal <input type="checkbox"/>	
9. Local Contact/Organization <u>Lexington-Fayette Co. Historic Commission</u>		27. District Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Name: <u>North Broadway/Short Street Historic District</u>	
10. Site Plan with North Arrow		28. Significance Evaluation <u>Survey</u>	
		11. Architect	
		12. Builder	
		13. Date <u>ca. 1838 (Dunn)</u> <u>or ca. 1856</u>	
		14. Style A. Plain <input type="checkbox"/> B. Greek Revival <input type="checkbox"/>	
		15. Original Use <u>store</u>	
		16. Present Use <u>shop</u>	
		17. Condition <u>fair (altered)</u>	
		18. Description <u>2S, 3B, with remnants of unbonded brick; 1S shopfront filled in recently with fake old brick and "colonial" windows and door; plain Greek Revival window frames on the 2S; plain dentil cornice with remains of later ornamented consoles at ends; high roof with lateral gables; int. altered. A series of 2S rowhouses of this type appears on the 1855 and 1871 views of Lexington at this end of the block.</u>	
		19. History <u>According to C. Frank Dunn, this small 2S brick building was erected by William Hearne of nearby Bourbon Co., shortly after he acquired the lot in 1838, replacing the structure "known as Hearne's frame store house," as described in the 1837 deed. N.B. Webb had bought what must have been a larger lot from Dr. Richard H. Chinn for \$5,000 in 1833, (see back)</u>	
		20. Significance <u>This modest 2S brick building, squeezed in between larger neighbors, has a recently altered facade, but probably is essentially the structure erected either about 1838 or 1856, during the Greek Revival period. Little is known (see back)</u>	
21. Source of Information <u>Lexington-Fayette Co. deed books, city directories, Sanborn Insurance maps, and Chinn photograph ca. 1920 (B-14); C. Frank Dunn, "Old Homes of Lexington" (typescript, ca. 1940), p. 290; Clay Lancaster, Vestiges of the Venerable City (Lexington, 1978), p. 244.</u>		30. Theme Primary <u>Commerce</u> Secondary _____ Other _____	
31. Endangered Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		32. <u>ATTACH PHOTO</u>	
33. Tape No. _____ Negative No. _____		Roll No. <u>DT-XII, 9, N (E)</u>	
34. Prepared by: <u>Walter E. Langsam</u> <u>O. Walter Place</u>		Picture No. _____ Direction _____	
35. Organization <u>LFCHC</u>		36. Date <u>March 1979</u>	
37. Revision Dates <u>3-83</u>		38. Staff Review	

William Hearne House
357 N. Short St.
Lexington, Fayette Co., Ky.

19. (Cont.)
selling it to Minos Hearne for slightly less, 3 years later, Wm. Hearne bought the property from the executors for the estate of Minos Hearne, presumably a relative, for only \$1400. William M. Williams bought it from his heirs in turn in 1854; and sold it in 1856 to William and Leonard Taylor. They sold it to Rudolph De Roode in 1866 for \$3,700--\$2,300 more than the previous sale for the same size lot, suggesting that possibly the present building was erected after 1856, an equally plausible date for the plain Grecian woodwork. Frederika Beck acquired the lot in 1873 and evidently held it until her death in about 1945--3/4 of a century later! It has changed hands several times since then.

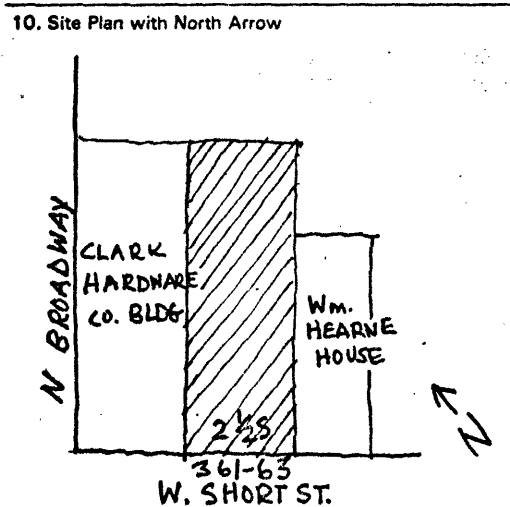
The first directory listing found reveals that an A.M. Beck, perhaps Frederika's husband, kept a saloon here from about 1873 to 1884. A series of saloons gave way to the A.J. Conroy & Co. furniture store at the turn of the century. Several other furniture stores were followed by hardware stores in the 1920s. In the 1930s, a grocery store, bicycle shop, and furniture company were listed, with a seed store in the 1950s after several years of vacancies, and a rapid series of restaurants and lounges in the 1960s and '70s. The facade was remodelled for the last of these since 1975.

20. (Cont.)
of its early use,
but it housed saloons in the later 19th C, furniture, hardware (like several of its neighbors), seed, and bicycle stores in the first half of the 20th century, and again restaurant/bars in the last decade. Now vacant, it deserves restoration, not only for its suggestive ante-bellum small scale, but also as an integral part of the corner block that links the downtown commercial area with the Western Suburb and Northside Historic Residential Districts.

KENTUCKY HISTORIC RESOURCES INVENTORY

Site No. Fa-LDT-183

1. Historic Name(s) Original Owner <u>Avery S. Winston</u>		22. ADD/County <u>BGADD/Fayette</u>
2. Present Name <u>Young Printing Co.</u>		23. Zoning Classification <u>B-2</u> Magisterial District
3. Owner's Name <u>James K. and Ann C. Piper, Edwin U. and Anne H. Piper</u>		24. U.S.G. S. Quadrant (15'/75')
4. Owner's Address <u>3274 Pepper Hill Drive, Lexington, KY 40502</u>		25. UTM Reference
5. Location <u>361-63 W. Short Street (formerly 29-29 1/2)</u>		Zone Easting Northing
6. Open to Public Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	7. Visible from road Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	26. Prehistoric Site Historic Site Building <input checked="" type="checkbox"/>
9. Local Contact/Organization <u>Lexington-Fayette Co. Historic Comm.</u>		27. District Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Name: <u>North Broadway/Short Street Historic District</u>
8. Ownership Private <input checked="" type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Federal <input type="checkbox"/>		28. Significance Evaluation Survey <input type="checkbox"/>



11. Architect
12. Builder
13. Date <u>1890-95 (Sanborn)</u>
14. Style A. <u>Neo-Classical</u> B. <input type="checkbox"/>
15. Original Use <u>Clothing Store</u>
16. Present Use
17. Condition (1S altered) <u>Good</u>

29. Status	Date
National Landmark <input type="checkbox"/>	
National Register <input type="checkbox"/>	
Landmark Certificate <input type="checkbox"/>	
Kentucky Survey <input type="checkbox"/>	
Local Landmark <input type="checkbox"/>	
HABS/HAER <input type="checkbox"/>	
30. Theme	
Primary <u>Architecture</u>	
Secondary <u>Commerce</u>	
Other	
31. Endangered	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

18. Description 2S plus attic, 4B brick with altered 1S shopfront of aluminum and glass. 2S windows segmental-arched higher round-arched window under square center parapet forming pseudo-Palladian feature. At ends of the parapet are handsome consoles; the cornice is dentillated and the parapet also panelled. The upper stories have been unaltered since the Chinn photo ca. 1920 (B-14), except for (see back)

No. Stories	<u>2</u>
Single Pile <input type="checkbox"/> NA <input type="checkbox"/>	
Double Pile <input type="checkbox"/>	
Floor Plan	<input type="checkbox"/>
Structural Fabric	<u>brick</u>
Decorative Fabric	A. <input type="checkbox"/> B. <input type="checkbox"/>
Roof Form	

32.

ATTACH PHOTO

19. History In the early 19C, the lot belonged to William Hearne who, according to Dunn, also built the small structure next door to the east. John J. Ford et al. acquired it in 1847. Angela and E.R. Spencer in 1861, when it was described as "a third of a lot." William D. Bryant, of Bryant, Hardesty & Co. grocers, who probably were located in both this and the corner building to the W at the time, bought the property in 1874. (see back)

20. Significance This plain but handsome brick building, with a pseudo-Palladian window tucked into the attic parapet, has housed only a few major companies, mostly dry goods, clothing, and carpet stores, since it was created in the (P. 2)

21. Source of Information Lexington-Fayette Co. deed books, city directories, Sanborn Insurance maps, Chinn photo ca. 1920, B-14; W.H. Perrin, ed., History of Fayette Co., Ky. (Chicago, 1882); G.W. Ranck, Guide to Lexington (Lexington, 1884); on David Ades, Charles Kerr, ed., History of Kentucky, 5 vols. (Chicago: American Historical

Roll No.	<u>DT-XI, 18, N</u>
Picture No.	
Direction	
33. Tape No.	Negative No.
34. Prepared by: <u>Walter E. Langsam</u> <u>see O. Walter Place</u>	
35. Organization <u>LFCHC</u>	
36. Date <u>March 1979</u>	
37. Revision Dates <u>3-83</u>	38. Staff Review

18. (Cont.)

flattening of the easternmost window top. The 1S interior has been completely modernized and linked with the former Clark Hardware Building to the W, but the 2S retains the original frames with concentric corner blocks, as well as a skylight over the stairhall.

19. (Cont.)

Avery S. Winston, a very prominent and prosperous hemp manufacturer, with a factory and elegant residence at 255 N. Broadway two blocks to the N, bought the property in 1881 and apparently retained it until his death, in about 1908 (will probated). He had also been president of the 1st National Bank. No doubt the present structure was erected for Winston as an investment property. Since Winston's death, the property has changed hands every few years.

As mentioned above, Bryant, Hardesty & Co., grocers, occupied both this ^{site} and the corner building in the early 1870s, although there is some confusion over the sequence (see Perrin, p. 623, and the Survey form for the Clark Hardware Co. Building, 367-69 W. Short). A building of residential scale appears on both the 1855 and 1871 views of Lexington next to the corner. From 1873 to about 1890 the earlier building was occupied by Levi Royalty, a lawyer, magistrate, justice of the peace, who also had a dry goods, variety and clothing store (see Perrin, p. 693). In the 1880s, Thomas M. Dowling (and later his brother Bernard) had a book and stationery store and news-dealership, and apparently the Post Office as well in 1890 (see Ranck, p. 94). After the vacancy in 1893, while the present building was presumably under construction, it was occupied by Hancock & Gillespie, clothiers, with Will-Ev ^{sic} Spencer, a fire insurance agent, upstairs. Robert R. Maltby, dealer in dry goods, clothing, boots, and shoes, replaced Hancock & Gillespie at the end of the decade, although Gillespie returned by 1902 and occupied both floors, as store and residence, from 1902 until about 1925, having owned the property since 1916. Then David Ades, who later had a fine department store on E. Main St., took over for a year, with a barber shop also on the premises. After several years of vacancy, The Cyclone Store, dry goods, and the John F. Class Health System appeared in 1931. The former remained through the war years; May Mayo's Beauty Shop was located there from 1945 to about ten years later. Kor Garages, Inc., garage builders, had an office in 1958, but the record for longevity continued with the Custom Carpet Company from about 1960-1973.

20. (Cont.) in the mid-1890s as an investment property by the prominent hemp manufacturer Avery S. Winston. Although the 1S has been altered, the upper story is virtually intact. This building is an integral part of the corner group which makes a transition between the downtown commercial area and the Northside Residential District (where Winston had his mansion and factory only a couple of blocks away).

1. Historic Name(s) Clark Hardware Co. Building
 Original Owner George A. Sheeley (or Shely)

2. Present Name
Brown, Sledd & McCann

3. Owner's Name
Brown, Sledd & McCann, Attorneys

4. Owner's Address
300 W. Short Street, Lexington, KY 40508

5. Location
367-69 W. Short St. (NE corner Broadway) (Formerly 31)

6. Open to Public Yes No 7. Visible from road Yes No 8. Ownership Private Local State Federal

9. Local Contact/Organization
Lexington-Fayette Co. Historic Comm.

22. ADD/County
BGADD/Fayette

23. Zoning Classification B-2
 Magisterial District

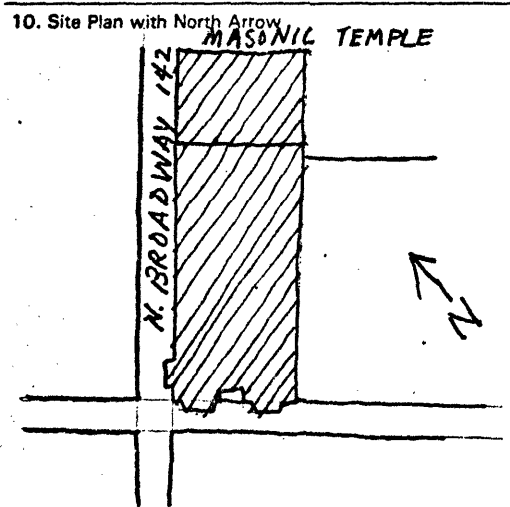
24. U.S.G. S. Quadrant (15/75')

25. UTM Reference
 Zone Easting Northing

26. Prehistoric Site Object
 Historic Site Structure
 Building

27. District Yes No
 Name: North Broadway/Short Street Historic District

28. Significance Evaluation
National Register



11. Architect

12. Builder

13. Date
ca. 1860-70

14. Style
 A. Italianate
 B.

15. Original Use
Grocery Store

16. Present Use
Offices

17. Condition
excellent

29. Status
 National Landmark Date
 National Register
 Landmark Certificate
 Kentucky Survey
 Local Landmark
 HABS/HAER

30. Theme
 Primary Architecture
 Secondary Commerce
 Other

31. Endangered Yes No

18. Description A very tall 3S building the former Clark Hardware store has a prominent site opposite the restored Lexington Opera House at the western edge of the downtown area. The building is distinguished by its higher third story, which seems never to have been finished inside, having always served for storage. Its round-arched 3S windows have rather plain purpose-made brick hoodmolds on upside-down ogee corbels. The 2S windows, which were (see back)

No. Stories 3

Single Pile NA
 Double Pile

Floor Plan

Structural Fabric
 Decorative Fabric
 A.
 B.

Roof Form

32. **ATTACH PHOTO**

19. History In the 1st half of the 190 this important corner lot passed through a number of hands. A portion of the original Town Lot E, it was deeded in 1790 to Thomas Kennedy, assignee of David Mitchell, deceased. "This Lot /was/ afterwards sold by Kennedy to Nathaniel Wilson and Dr. Frederick Ridgely, and then to others" (Leavy, "Memoirs," p. 368). The title has been traced back to Dr. B. Pinkard, who sold it in 1855 to (see back)

20. Significance This tall 3S brick building has a prominent site at the western edge of the downtown Lexington commercial area, near the recently restored Lexington Opera House, and at the approximate intersection of the Western Suburb and (p. 3)

Roll No. XI-6, NE; 7, NE; 11, SE

Picture No. _____
 Direction _____

33. Tape No. _____ Negative No. _____

34. Prepared by: Walter E. Langsam

35. Organization LFCHC

36. Date Feb. 1979

21. Source of Information Lexington-Fayette Co. deed books, directories, Sanborn Insurance maps, and other historic maps and views; W.H. Perrin, ed., History of Fayette Co., Ky. (Chicago, 1882); William A. Leavy, "Memoirs of Lexington" (1873; published in the Register of the Kentucky Historical Society

37. Revision Dates 3-83

38. Staff Review

18. similar but had segmental arches, have been altered. They were reduced to standard residential size during the second quarter of the 20th century, and multiplied: 10 irregularly spaced windows replaced the original five aligned with those above on the W side (see Chinn photographs A-2 and B-14). The wide Short St. shopfront, with its chamfered-edged panelled double doors and large expanses of glass, is original. There are also two display windows framed by Italianate bracketed pilasters and lintels on the W side. The main cornice is simple but well-proportioned and effective from a distance. The elongated brackets are widely spaced and there are stacked-brick dentils over bare panels between the brackets. The section facing Broadway (142 N. B'way.) at the north end of the main building has a plain brick facade with standard windows; it was probably added after 1920 to provide access to the second floor, which had been converted for office or residential use. The whole 1S is a single large space. The plain pressed-metal ceiling has a Greek key or meander pattern under the cross-beams at the rear. The 2S is divided into pleasant living rooms whose windows have 6/1 sash. The 3S has innumerable shelves on two levels, with the remains of two workshops in the front, but the walls, floor, and roof have not been finished or covered. The windows are the original 2/2 sash. *The exterior walls have been painted over, some time ago.*
19. Mary E. and William Self. The earlier building is shown on the 1855 map of Lexington as part of a row of 2S houses along Short St., opposite the large and famous Broadway Hotel building on the NW corner of Broadway and Short. Magdalena Sheeley (or Shely) acquired the property in 1868 and sold to George A. Sheeley in 1860 for \$2,600, a figure comparable to that of 1835. Sheeley sold it in 1884 for \$11,625, reflecting no doubt the increase in value of the improvements. The 1871 Bird's Eye View of Lexington shows the present structure from the northwest, apparently including even the three display windows on the Broadway side. Joe C. Clark, a prosperous wholesale grocer who lived in the famous January-Gibson House on W. 2nd St. in the 1890s, bought the property in 1884; it passed to Clifford F. Clark in 1907; to R.T. Anderson in 1915; to John W. Clark (probably no relation of the previous Clarks) in 1920; since his death, the property has been held in trust by the First National Bank and Trust Co. until its recent acquisition by Brown-Sledd-McCann.

Probably the first occupant of the building was the Bryant, Hardesty & Co. grocery store, listed there in the 1873-74 directory (no occupant has been found in the earlier directories, which were not organized by location).* The 1875-76 directory lists Foushee, Cassell & Co., grocers; Hughes & Cassell, 1877-84; James R. Hughes alone, 1887-98; Frank Maer, dry goods, about 1902; the Home Furniture Co., about 1906-21; and the Clark Hardware Co., with which the building has long been identified by Lexingtonians, from about 1923 (shortly after the proprietor, John or Jack W. Clark, acquired the property) until 1967. After about a year's vacancy, the present printing firm moved in. It is expected that the structure will be occupied and restored or renovated in the near future by a prominent Lexington law firm as their offices.

*Henry Hardesty (born in 1817 near Bryan Station, Fayette Co., son of a pioneer settler in the area) was the father-in-law of W.D. Bryant, who married his daughter Magdalena. Since Hardesty had married a daughter of John A. Shely, and also had a son named George A. Hardesty, it seems likely there was a family connection with the then-owners of the building, Magdalena and George A. Sheeley (usually spelled Shely). The latter (born 1818 in Fayette Co.) was also the son of John A. Shely and, according to Perrin writing about 1882 (pp. 815-16), had been a candle and soap manufacturer, as well as farmer, for forty years. Henry Hardesty, the grocer, who alternated between farming and business throughout his career, had also been in the soap and candle business prior to 1865. According to Perrin (p. 623), after a three-year return to his farm, "In 1877, he purchased his son John's interest in a

367 W. Short Street

No. 19 (Cont.)

grocery in Lexington, and the same year took in partnership his son-in-law W.D. Bryant, the firm being now known as Bryant & Hardesty," the same name under which they had been listed in the 1873-74 directory at the corner of Short and Broadway.

No. 20 (Cont.) Northside Historic Residential Districts.

The first floor and third floor are virtually intact, although at sometime in the second quarter of the 20th century the second floor was converted into residential or office space and the fenestration completely altered. Nevertheless, the grand proportions, the cornice, and the tall round-arched windows of the (unused) third story are impressive on the conspicuous corner site.

Probably erected shortly after the Civil War, the building housed a series of well-known grocery stores from the 1870s until the turn of the century, then dry goods and furniture stores, before being occupied by the Clark Hardware Co. for over 40 years (1923-67).

During this span there were (as there still are) several other rival businesses at this intersection, familiar to all Lexingtonians. This landmark is slated for adaptive use and possible restoration by a distinguished local law firm.

John Clark home on the Tates Creek Pike - Clark-Ware House

NORTH BROADWAY/SHORT STREET HISTORIC DISTRICT

(Property Owners)

- 1) 349-51 W. Short Street
Trades Realty, Inc.
126 S. Upper Street
Lexington, KY 40507
- 2) 357 W. Short Street
Mr. Cliff Forbush
357 W. Short Street
Lexington, KY 40507
- 3) 361-63 W. Short Street
Mr. & Mrs. James Piper
Mr. & Mrs. Edwin Piper
327⁴ Pepper Hill Drive
Lexington, KY 40502
- 4) 367-69 W. Short Street
Brown, Sledd & McCann
367 W. Short Street
Lexington, KY 40508
- 5) 144-46 N. Broadway
Masonic Temple Association
144 N. Broadway
Lexington, KY 40507
- 6) 148 N. Broadway
Sally Headley, The Headley Co.
148 N. Broadway
Lexington, KY 40507
- 7) Yates Book Store/Opera House
Lexington Center Corporation
430 West Vine Street
Lexington, KY 40507
- 8) 157 N. Broadway
Mr. & Mrs. Lenox M. Tucker
157 N. Broadway
Lexington, KY 40507
- 9) 159-65 N. Broadway
Robert Milward
165 N. Broadway
Lexington, KY 40507