

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

1. Name of Property

historic name Hammond-Queen House

other names/site number LW-V-94

2. Location

street & number 156 Second Street

N/A

not for publication

city or town Vanceburg

N/A

vicinity

state Kentucky code KY county Lewis code 135 zip code 41179

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

5-30-14

Signature of certifying official/Title Craig Potts/SHPO

Date

Kentucky Heritage Council/State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

6-27-2014

Signature of the Keeper

Date of Action

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5. Classification

Ownership of Property
 (Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property
 (Check only one box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	-	buildings
-	-	district
-	-	site
-	-	structure
-	-	object
1	-	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

Domestic – Single Dwelling

Domestic – Hotel

Current Functions
 (Enter categories from instructions.)

Work in Progress

Domestic – Hotel

7. Description

Architectural Classification
 (Enter categories from instructions.)

Late Victorian Eclectic

Materials
 (Enter categories from instructions.)

foundation: Stone

walls: Weatherboard

roof: Asphalt

other: Chimneys – brick Porch floor - Concrete

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Narrative Description

Summary Paragraph

The Hammond-Queen House (LW-V-94) is located at 156 Second Street, Vanceburg, the seat of Lewis County. Vanceburg is located along the Ohio River in northeastern Kentucky. Lewis County is located in the Outer Bluegrass and Eastern coal Field geographic regions of the state. The western half of the county is on the edge of the Bluegrass Region known as the Knobs. The eastern half of the county is located on the edge of the Eastern Coal Field region and the edge of the Appalachian Mountains. The County is varied from the flat to slight slopes in the west, to the very steep rock hills in the east. For purposes of this nomination, the property sits in the Eastern Kentucky Coal Field Cultural Region. The nominated property consists of one contributing house sitting on .37 acres.

Character of the lot and history of ownership

The Hammond-Queen House is situated on the front of its lot, facing northeast to Second Street, which runs northwest to southeast. The street runs from Kentucky 8 on the east, through the downtown business district, until it dead-ends at the old community school, approximately 1 mile to the northwest. The house sits among other housing built from the mid-19th century to the mid-20th century, which now have mixed use—business and residential (Figures 1-3).

The lot is bordered in the front by Second Street, on the back by the CSX Railroad, on the southeast by a single family residence and on the northwest by a business building. Plantings on the property include a large deciduous tree in the back next to the railroad, a large holly tree on the west between the insurance office and the house, and a dogwood tree on the east between the subject property and the residence next door. Plantings of roses, hostas, peonies, rhubarb, and an asparagus bed are also located around the property. It is also likely that volunteer tomato plants will appear on the property for years to come. No other structures besides the main house are located on the property.

The C.W. Hammond family initiated construction of the house in 1908. The Hammonds had two older sons, and constructed this house for their daughter, Virginia. The third floor was being planned as a music room/play house for Virginia but was never finished, as work on the residence halted when Virginia died at age 10. The Hammonds never occupied the residence that was so close to being completed. The house was eventually sold to Mr. & Mrs. Russell Queen, who had watched the house being built from their residence next door. They moved into the house with their young son, George and were the home's only residents, other than the boarders who rented rooms when Mrs. Queen opened the residence as a boarding house.

The 1916 Sanborn map shows the site with two very small sheds, in the property's back yard. They stand along the unnamed alley running beside the property, unidentified by function—perhaps one is a garage, but more likely both are storage buildings, or even privies. The house had a square-planned wood frame garage until the fall of 2013; it has been demolished. It stood near the center of the back yard.

The Queen Family maintained ownership of the house until 2012, when then, 92-year-old Dr. G.R. Queen, who had lived there since he was a toddler, sold it to The Center for Appalachian Philanthropy. The current owners intend to rehabilitate the structure and convert it from a single-family residence to a Bed and Breakfast.

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Exterior of the House

The Hammond-Queen House's style is a mix of Victorian impulses, in its asymmetrical façade, bay window, and cornice brackets, contrasted with a façade that contains the beginnings of the more simplified treatments that became popular in small town Kentucky after the turn of the 20th century. The house sits on its lot facing northeast.

The house has a symmetrical window placement, though the left side windows are bay windows on the 1st and 2nd floors, with a centrally located entrance on the 1st floor under double windows on the second. The third floor has symmetrically-placed dormer windows on the front side of the house and a single center dormer on the rear (Figures 5 and 6). The roof structure takes two forms; in the front half of the house it is a side gable with pediment, whose ridge runs parallel to the house's front; a truncated hipped roof covers the rear of the house. A deep full-width one-story porch, with wide central steps, runs across the front of the house. Four brick chimneys rise above the roofline; none is operable.

The foundation is native hand-worked cut stone, as are the porch walls and front steps (Fig. 7). The Ionic capitals on the fluted porch columns are fashioned of ceramic material rather than from wood (Fig. 8). The entire house retains its original weatherboard siding and the pediment enclosures of both the east and west sided gables have fish-scale shingles (Fig. 9).

The back of the house has one-story additions on both sides of the original centered back entrance area. (Fig. 10) Constructed in the mid part of the 20th century, the southeast side addition is a full bathroom and the northwest side addition includes a boiler room used when the house was converted to steam heat, and a laundry area with egress to the back yard.

A number of the windows have been replaced with same size double hung units. Most of the original windows that were removed are stored on the third floor. The dormers, both front and back, retain their original leaded-glass windows. (Fig. 11)

Interior

The house has a central hall plan and double pile profile. Both the first and second floors of the Hammond-Queen house each have approximately 2000 square feet of living space. The first floor has four main rooms plus a spacious entry/stair hall, a small room at the back of the entry hall, a full bathroom, a boiler room and laundry area.

The main entrance from the front porch opens to a stair hall. To the right of the central hall is the dining room. Its entrance is open to the central hall, spanning approximately six feet and flanked on both sides by carved ionic fluted columns set on 12" x 12" pedestals, all made of oak coated with dark stain and varnish (Fig. 12-14). The floor is narrow oak strips set in a central slat style with a patterned border made of the same material (Fig. 15). An oak carved shelf mantel with a mirror surrounds a hearth of green and white glass tile (Fig. 16 & 17). An original cast iron insert covers the firebox of the fireplace.

The kitchen sits behind the dining room. The 15' x 16' kitchen has an original built-in painted wood cabinet/storage unit running along the east wall. A door on the back kitchen wall opens into the laundry area that has the only door to the outside on the back of the house. The boiler room is also accessed from this area. The kitchen floor is covered with linoleum. On the wall at the right end of the built-in cabinet is a doorway leading into the original back entry/mud room/pass through area. Doors from this room lead into the added bathroom, the back of the entry/stair hall, and the back parlor.

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To the left of the front of the entry hall, the front parlor has a columned oak carved mantle with original glass mirror on the east wall and a half-hexagon bay window on the room's front (Fig. 18). Carved oak pocket doors open into a back parlor on the rear side of the room (Fig. 19). The 5-panel oak doors on the front parlor display ornate cast metal hinge plates with matching screws (Fig. 20).

The elongated back parlor's outside wall is built out into a windowed bay that has a wood beam across the ceiling delineating the space and along with the wooden bench above the old steam heating units that run the entire length of that wall, which give it the appearance of a stage area (Fig. 21). The fireplace has an oak mantle with egg and dart moulding and applied carved leaf decorative motifs, above a stone hearth (Fig. 22-24). The fireplace is flanked on both sides by 5 panel oak doors, one opening into the stair hall and the other into the back pass through area (Fig. 25).

A 4'x 8' landing at the stair turn has a window wall that looks out into the back yard of the property (Fig. 26). All of the rooms on the 2nd floor open off of an 8'x 8' central landing. There are two large bedrooms, approximately 15'x 15' on the east half of the house, an 8'x 10' room in the center of the front of the house, and 2 bedrooms and a bathroom on the west side. The stairs to the third floor/attic rise from the central landing, just to west of the second floor stairs (Fig. 27).

The three large rooms on the second floor have fireplaces. The forward of these two rooms have identical pillared dark-oak mantels with applied carved moldings above stone hearths (Fig. 28 & 29). The rear room with a chimney has a painted wood surround and mantel piece above a stone hearth (Fig. 30). The 2nd floor bathroom is original to the house and retains the original fixtures – including a cast iron sink and pedestal tub (Fig. 31). Doors on the second floor are six-panel doors made of pine, but the door frames and moldings, as well as the baseboards, are of oak, all stained to match (Fig. 32).

A leaded glass dormer window sits above the stair turn/landing that leads to the unfinished third floor that was to be Virginia Hammond's domain. A rough board floor currently covers an area approximately 40'x 12' of the third floor. Two leaded glass dormers on the front side offer views of the Ohio River. Exposed wood rafters and roof sheathing boards soar above the plank floor.

Changes to the house over time.

Very few changes have been made to the house since its construction in 1908. The steam heating system that was added in the 1950s; it is no longer functional. One-story additions were placed on either side of the back entrance. The original outside door was put to use as the entrance to the added-on bathroom. A new doorway was cut in the south wall of the kitchen for entry into the added-on laundry and boiler room area, which became the new exit route to outside for the back of the house.

Flooring in the back parlor was replaced at some point early-on, reportedly because of damage from an Ohio River flood, and is in the same style as the rest of the 1st floor oak slat flooring, but not of the same width or wood species.

The entire house retains its original hardware, woodwork, and doors. It is believed that other than the above mentioned back parlor, all the floors are original. The owners have not yet uncovered the kitchen floor to see what lies beneath the linoleum covering.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- 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

(Mark "x" in all the boxes that apply.)

Property is: N/A

- 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

(Enter categories from instructions.)

Architecture

Period of Significance

1908

Significant Dates

1908

Significant Person

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

Period of Significance: The Period of Significance is the single year, 1908, when the house was constructed. This is a convention of the National Register program for architecturally significant properties.

Criteria Considerations: NA

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Summary Paragraph

The Hammond-Queen House (LW-V-94) in Vanceburg, Kentucky meets the first term of National Register Criterion C: it embodies the distinctive characteristics of a period of construction. It is a hybrid of styles and design periods. It has details of Victorian-era design—bay windows, decorative fish scale shingle siding in the gable pediments, and complex roof shape; it also exhibits features that become more important during the 20th century. While asymmetrical in fact, the façade seems to lean toward symmetry and simplicity, and, inside, the house has a simple central passage plan. It stands as one of Vanceburg's most interesting buildings of the first quarter of the 20th century, but its architectural significance has less to do with matching a style shown in an architectural textbook and more about expressing social change. Its mix of design impulses shows that it arose during a pivotal time in the community's development. On a continuum of design evolution, the house exhibits the transition from the more complex and asymmetrical Victorian styles to the symmetrical façades of classical revival styles. The house straddles two eras of design and home building, retaining a Victorian sentiment while gesturing toward a 20th-century outlook. This was a pivotal time in the architectural development not just in Vanceburg, but in many areas of Kentucky. The Hammond-Queen House's dual design nature encourages us to look for analogues in Vanceburg's cultural landscape, ways in which the house is but one expression of a local society that might have been looking for safe paths to enter the modern era.

Historic Context: Early-20th -Century Architectural Design in Vanceburg, Kentucky

Lewis County Information

Lewis County was created in 1806 by an act of the Kentucky legislature, made official the following year. Previously the eastern part of Mason County, once created, Lewis County has not been reduced in size through further subdivision (familysearch.org). The county covers 496 square miles. Commissioners chose Salt Flat as the county seat in 1807, a locale whose primary distinction seems to have been its midway location on the road between Vanceburg on the Ohio River and Maysville, the seat of parent Mason County. The County shortly transferred the seat to Clarksburg in 1809, where it remained until 1863; Clarksburg also stood on the road from Vanceburg to Maysville. The seat moved once again, to Vanceburg, in where it has remained until the present (Bryan: 918).

The geology of the county varies, with the river bottoms and western part underlain by limestone, red rock under the valley of Quick's Run, and sandstone in the eastern part of the county. The author of the primary history of Lewis County observed that "The soil of the county consists of almost every variety known to the United States." Despite the variability of soil quality, farming has provided the greatest employment during the county's historic period (Ragan: 466).

Travel to and through Lewis County began almost simultaneously with the county's creation, as the steamboat *New Orleans* began its journey from Pittsburgh to its namesake city in 1811 (Kohn: 4). Vanceburg, created in 1797 (<http://lewiscounty.ky.gov/elected/vanceburg.htm>), could benefit as a port city along this emerging national travel corridor. On land, a system of more than a dozen macadamized toll roads throughout the county were chartered from 1867-1894 (Ragan: 371-372). The Maysville and Big Sandy rail route ran along the Ohio River, linking Ashland with Covington in 1888, and going through Vanceburg. Once the nominated residence was built, the railroad ran by at the edge of the property. The Maysville and Big Sandy line eventually was absorbed into the vast Chesapeake and Ohio Railway network (Kastner: 182). At least one other railroad, the Kinniconick-Gesling line, connected Lewis County to industrial activities in adjacent Carter County. The line

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ran 12 miles through Lewis County, connecting with the C & O at Garrison, and carrying both passengers and freight on its winding corridor from 1890-1941 (*Shakin' and Diggin'*, p. 10, December 1989).

With these expanded travel possibilities, Lewis County's population grew throughout the entire 19th century. That growth reached its zenith just as the Hammond-Queen House was constructed:

Census Year	Population	% Change
1810	2,357	---
1820	3,973	68.6%
1830	5,229	31.6%
1840	6,306	20.6%
1850	7,202	14.2%
1860	8,361	16.1%
1870	9,115	9.0%
1880	13,154	44.3%
1890	14,803	12.5%
1900	17,868	20.7%

Another technological innovation that we commonly associate with the modern era, electricity, also arrived in Vanceburg just a few years prior to the construction of the Hammond-Queen House. The 1897 Sanborn indicates that the major industrial places along Front Street illuminated their spaces with oil lamps and ran their motors with steam power. A vacant lot on Front Street, between Court and Howe Streets—a spot sitting one block straight out the Hammond-Queen House's front door—sits idle on the 1897 Sanborn map, yet in 1903, the Vanceburg Electric Light and Power Company occupies that site, sending electricity to the industries, to the grade school, and eventually, to houses, businesses, and other places in the town.

Of course, electricity helped make Vanceburg's future look bright, but starting in 1910, the county's population fell each census year during the historic period except for 1940. Beyond the historic period, the county saw growth of 17.7% in 1980, possibly due to the growth in industry, specifically the shoe factories that had existed in the county in some form since the 1800's:

Census Year	Population	% Change
1910	16,887	-5.5%
1920	15,829	-6.3%
1930	14,315	-9.6%
1940	15,686	9.6%
1950	13,520	-13.8%
1960	13,115	-3.0%
1970	12,355	-5.8%
1980	14,545	17.7%
1990	13,029	-10.4%
2000	14,092	8.2%

Local histories give little comment on these population trends. The population loss may have seemed slight, and whatever accounted for it—out-migration, birth rate decline, death rate increase, or some combination of all 3—probably did not register as significant 20th-century trends. When local historians compared population change between the two centuries, the 20th-century's population must have seemed to have the quality of

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stability more than loss. Thus, a recent history of Lewis County by Talley and Franke (2005), made no mention of the loss in population. Certainly the huge increases in the 19th-century population were perceivable and indicative of the general health of the county, but perhaps the relatively modest losses during the 20th century did not signal any problem.

Reverend O.G. Ragan wrote the county's first formal history in 1912. Ragan at that time had no idea that the county would begin a steady population decrease. As far as he could tell, the local arena would continue to advance, to change. In a short span of years, he had witnessed the rise of many signs of a new era: the railroad, electric lights, and soon the automobile would make its way to Vanceburg. It might have felt like the right time to chronicle the local past, to grapple not with a declining population, but with another loss—the sense that an earlier era was passing as a new one was coming into view. Transitions from the horse, to the iron horse, to the automobile, were all seen through the windows of the Hammond-Queen House.

Architectural Landscape in Lewis County and Vanceburg

The authors consulted three sources for information from which to assemble the local architectural context: the Kentucky Heritage Council's (SHPO's) survey database, also known as the Historic Structures Inventory; a pictorial history by Talley and Franke titled *Images of America: Lewis County*; and the "Vanceburg, Kentucky Downtown Development Report," prepared by Karen Esham of the Buffalo Trace Area Development District.

First, the authors searched the SHPO's survey database for all Lewis County properties constructed from 1900-1924, the narrowest time span available for gathering properties to which to compare the Hammond-Queen House. Through comparisons, the value of the Hammond-Queen House's design might be more clearly recognized. That search netted 30 properties, all outside of Vanceburg, and very few in areas that could be generously regarded as urban, such as Tollesboro:

SITE_NUMBER	HISTORIC_NAME
LW 03	RALPH STONE FARM
LW 16	OHIO RIVER LOCK & DAM #31
LW 17	JOSHUA STAMPER HOUSE
LW 21	MOTT-VIRGIN HOUSE
LW 28	JAMES W BRADNER CAMP
LW 29	GARRISON UNITED METHODIST CHURCH
LW 31	GRASSY CREEK SCHOOL
LW 43	RALPH STONE HOUSE (GROUP LW 03)
LW 51	OHIO RIVER LOCK AND DAM NO. 32 COMPLEX
LW 53	HOUSE
LW 54	HOUSE
LW 55	HOUSE
LW 58	HOUSE
LW 59	HOUSE
LW 68	HOUSE

SITE_NUMBER	HISTORIC_NAME
LW 69	HOUSE
LW 70	HOUSE
LW 71	HOUSE
LW 76	HOUSE
LW 79	HOUSE
LW 82	HOUSE
LW 88	HOUSE
LW 95	HOUSE
LW 96	HOUSE
LW 97	BUCKLEY HOUSE
LW 98	HOUSE
LW 101	HOUSE
LW 102	HOUSE
LW 103	HOUSE
LW 111	HOUSE

Over all of the past, only 135 properties have been surveyed in Lewis County, ranking it among the Commonwealth's least documented counties. By comparison, Bourbon County is much smaller than Lewis County (291 vs. 495 square miles respectively) though somewhat more populous (19,985 people in Bourbon vs. 13,870 people in Lewis [2010 census]), yet Bourbon has 2752 entries, or 20 times the number of entries that Lewis has in the survey database. Many of those properties surveyed in Lewis County were recorded due to a nearby federal project, and not selected for documentation because they present one of the county's highest architectural achievements. Still, the 30 recorded properties in Lewis County, built at the same time as the

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Hammond-Queen House, provides a manageable study group that at least provides a basis for some inferences about what might be normal within the county during the first quarter of the 20th century.

What is noticeable on about half of these early-20th-century houses is the maintenance of traditional housing design. This includes the absence of any applied ornament that suggests a national style, and the persistence of house forms that were popular in the latter half of the 19th century, including several T-plans (LW-53, -54, -55, -58, -95, -96, -97), and an L-plan (LW-68). One early form, a Cumberland House, is in this group (LW-101). The James Bradner Camp (LW-28) shows that box framing persisted into the 20th century in Lewis, even though it had fallen out of use in other parts of Kentucky by that time. The houses that display the most simple form, a central passage plan (e.g., LW-59) or I-house form (e.g., LW-98), seem throwbacks from an earlier era of design rather than of harbingers of classical revival styling.

Nearly the other half of this group of comparison properties seem to have come from kit house sources, so include bungalow forms (LW-82, LW-88) or have gambrel roofs pointing to Dutch Colonial Revival style (LW-71, LW-102). Two properties with unusual fineness, Lock and Dam 31 Complex (LW-16; National Register listed, 1987) and Lock and Dam 32 (LW-51), contain finer versions of bungalows with Craftsman or Mission references. The quality of design at these two sites stamped the power of the federal government on the local landscape.

Talley and Franke's pictorial history shows three rural camp buildings in photos taken about 1910, though these buildings' ages at that time are not given. Each shows some traditional form or building technique. Local businessmen retreated to the log building dubbed Camp Whiskers, 7 miles west of Vanceburg (p. 57). The box-framed Teutonia Fishing Club was housed in a box-framed structure covered in board-and-batten (p. 56). And ladies retreated to Camp Catalpa, in a very simple clapboard cottage, where music was among the entertainments (p.59). These three buildings identify Lewis County's rural setting with conservative building practices.

Only 15 properties in Vanceburg, the county seat, have been surveyed—none of them built at the time of the Hammond-Queen House. What those surveyed properties reveal is a town which did not depart strongly from the conservative design impulses that we see in the rural parts of the county. We might expect that river traffic would have introduced design ideas from highly urban areas, making the Vanceburg townscape more cosmopolitan. The ideas were available, because we can see residences, business places, churches and schools draped in high-style design, but few places adopted its style early. The oldest houses recorded—the Lucy Himes House (LW-V-1), Commercial Hotel (LW-V-2), the Halbert House (LW-V-7), and the Branham House (LW-V-4)—built 1850-1874, all have Greek revival influence; when they were built, architectural tastemakers had begun to turn to more complex Victorian-era aesthetics. Owners often updated their balanced 3-bay or 5-bay Greek revival façade later, nailing on features drawn from one or another eclectic style. So, for instance, the Halbert House was updated in the late-1870s or early-1880s with cornice brackets and a stickwork porch.

The pictorial history by Talley and Franke reveals the commercial flowering of Vanceburg during the final quarter of the 19th century. These pictorial histories can provide valuable overviews of a town or county. The relatively high cost of photography made these pictures precious documents the minute they were taken. The very act of photographing served as a statement by long-ago residents that the photo's subject was a part of their world worth seeing. These collections become invaluable because they often capture what can no longer be seen: townspeople who have passed, buildings lost to fire, to neglect, or to major improvements. Pictorial histories help document great constructions that surveys of extant resources cannot record.

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These include the Clark Drugstore (p. 24) and the Voiers' Shoe Store (p. 35), typical examples of 19th-century commercial places in Vanceburg—brick construction, two-story height, symmetrical facades, and little in the way of applied stylistic ornament. Two Vanceburg properties in the SHPO's survey database were also built during the final quarter of the 19th century—W.B. Stricklett House (LW-V-6) and the C & O Depot (LW-V-9)—and both of these might be said to be muted stylistically, as well. The Stricklett House has only some decorative fretwork in the bargeboards in its gables; the Depot has a subdued Stick style.

Esham's development report intended to work as a Multiple Property Submission to the National Register, but the copy reviewed for this nomination is not a part of the SHPO's collection. It appears to be a project that was confined to Vanceburg planners and the Development District office staff in Maysville, Kentucky. It includes most buildings that subsequent survey work or Talley and Franke cover, with one exception: the W.T. Clark residence at 512 Second Street. Esham believed this to be a late-19th-century house, and it has the very same frontal form as the Hammond-Queen House: two stories, a central passage plan, and 3-bay front with a bay window projecting in the left bay. Its truncated hipped roof gives it the form of an American Foursquare, which could mean it dates even closer to the Hammond-Queen House's 1908 construction.

Talley and Franke show two buildings that surely were a source of pride for people in Vanceburg: the new Carter House Hotel (1894), and the Judge George Morgan Thomas House, a Queen Anne residence converted into the Commercial Hotel (p. 27). These properties announced that Vanceburg had aspirations of growing beyond a small port on the Ohio. Surely these two edifices came about shortly after 1888, when the Maysville and Big Sandy Railroad linked the town with interstate rail travel, and drummers needed rooms on their travels.

Rev. O.G. Ragan includes a few illustrations of buildings in his 1912 history of the county. These include line drawings of the Riverside Seminary (p. 119), a blocky wood-frame and clapboard Italianate structure with cornice brackets and a gangly cupola, and the expressive Gothic style of the Christian Church (p. 115). He includes photos of two other Gothic-styled churches, less ornate than the Christian Church—the Presbyterian (p. 109) and Methodist Episcopal (p. 103).

The SHPO's survey database gives a view of rural Lewis County as a place of conservative design impulses. Talley and Franke's collection of early images, as well as a few illustrations in Ragan's history, show that the county did have buildings displaying designs drawn from national styles. As we might expect, those structures are largely in Vanceburg. The majority of the high style buildings are commercial and institutional; few are residential.

History of the Hammond-Queen House

The lot where the Hammond-Queen House sits was once occupied by a 2-story frame dwelling that was the home to the Hayward family. The Haywards erected a pillared stone portal with the name Hayward carved across the top-piece of the structure as the gateway to the property. The property sold and in 1897 was the home of the Thomas Carter family, but the name of Hayward still welcomed visitors that passed under the stone portal. The home changed ownership again, this time to the Charles Hammond family. The Hammonds razed the existing structure and in 1908 began building the nominated property. Mr. Hammond, a local merchant, had the lettering on the stone portal above the entrance re-cut to read C.W. Hammond.

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Construction on the residence was nearly complete when tragedy struck the Hammond family: the death of their young daughter, Virginia. After Virginia died, all work on the new residence stopped, and the Hammonds eventually sold the property to Mr. and Mrs. Russell Queen, who had watched the house being built from their residence next door. The Queen family retained ownership of the house until 2012, when then 92 year-old, Dr. G.R. Queen who had lived there since he was a toddler, sold the property to the Center for Appalachian Philanthropy.

While Mr. Russell Queen earned his living as a salesman with Kitchen-Whitt and Company, wholesale grocers based in Ashland, Kentucky, Mrs. Gladys Queen contributed to the family's economy in the mid-1930s by running a rooming house in the nominated residence. It was in this same time period, during the disastrous Ohio River flood of 1937, that the stone archway was toppled by a building taken off its foundation as it rushed along with the flood waters. Dr. G.R. Queen had the stone archway re-erected over the front gate sometime in the past twenty years. The contractor doing the job set the top piece on the new supports backwards, so that the re-worked lettering of C.W. Hammond bids farewell to those leaving the house rather than welcoming them from the street.

The 1950s brought change to the house, with 2 side-by-side additions to the first floor's rear side. A full bath was added on the east side and a boiler/laundry room addition was added to the west side. A steam heating system was also installed at that time. After the addition of the steam heating system, the coal grate fireplaces were no longer used, and decorative cast iron inserts were placed in all the fireboxes.

Evaluation of the Hammond-Queen House within its architectural context

The Hammond-Queen House is being interpreted through the first term of National Register Criterion C, which says the "Property embodies the distinctive characteristics of a...period...of construction." The period being considered is the first quarter of the 20th century in Vanceburg, Kentucky. The house is an important construction in Vanceburg from this period—no others have been recorded on survey forms. Construction occurred within Lewis County during this period, as approximately ¼ of the county's 135 recorded properties were built from 1900-1924. In comparison with the recorded properties of a comparable age throughout the county, the Hammond-Queen House stands out as much more highly designed.

The nomination's interpretation of the Hammond-Queen House design is considered more through the lens of social change than through the lens of architectural aesthetics. It appears that the completion of the Maysville and Big Sandy Railroad, which linked Vanceburg with the nation in 1888, began an era of prosperity that had not resulted from sitting alongside another national transportation corridor, the Ohio River, during decades of steamboat travel. A number of technological and social changes in the United States found their way to Vanceburg during this era, including a local electric grid. Each census from 1880-1900 documented an explosive growth in the community. People accustomed to change would view each of these developments as something to welcome. However, Lewis County's strongly conservative built landscape suggests a folk who did not rush headlong into the new. It's conceivable that the 20 years between the railroad's completion and the construction of the Hammond-Queen House were two decades where the local population swelled and commerce flowered. However, in all that activity, fatigue might have caused some to long for a retreat from the modern. The Hammond-Queen House's design satisfied both desires. It looks forward to the simplifying effect of classical revival styles that was gaining popularity all over Kentucky toward the end of the first decade of the 20th century. And its details—the bay window, brackets, complex roofline—align with the complexity of Victorian-era design, an aesthetic born during an era which itself witnessed great technological and social

Hammond-Queen House

Name of Property

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upheaval. The house has a foot in each design era, which might have been where a person in 1908 Vanceburg would feel comfortable standing.

This interpretation is offered provisionally. The authors have not searched early-20th-century Vanceburg for analogues to the Hammond-Queen House. The significance of the house could be that it gives us a well-focused instance, one architectural example, of how design might be chosen for how it satisfies longings that people hold on a deep level. It gives us a clear idea of similar things to look for, elsewhere in Vanceburg, in the years leading up to World War I.

Evaluation of the Integrity between the Hammond-Queen House's significance and its physical condition

If the Hammond-Queen House proves useful in examining the link between design and social views during a particular period of time in Vanceburg, then it must retain certain integrity factors which reinforce the essential aspect: integrity of feeling. A property said to be architecturally significant and which meets Criterion C must retain an integrity of feeling. This house can be said to possess this quality—integrity of feeling—if it retains two other fundamental integrity factors: integrity of materials and integrity of design (see below). If the Hammond-Queen House retains integrity of materials, design, and feeling, then it will be eligible for National Register listing. All seven integrity factors of the Hammond-Queen House are discussed here.

The Hammond-Queen House retains a high level of integrity of *location*. The dwelling has not been moved. It maintains its original relationship to the two sites which ushered in the modern era in Vanceburg. The railroad still runs adjacent to the site, in the property's rear. Directly out the front door, one block away, stood the electric power plant in 1908. That plant continued to function until after WWII (conversation with Stone). The successor operation, the Electric Plant Board of Vanceburg, remains on the site today.

The Hammond-Queen House retains a medium-to-low level of integrity of *setting*. The 1916 Sanborn map shows the interior site setting with two very small sheds, in the property's back yard. They stand along the alley, unidentified by function—perhaps one is a garage, but more likely both are storage buildings, or even privies. This part of town had a mix of uses during the years around the house's construction, which serve as the setting exterior to the site. For instance, next door to the Hammond-Queen House, the 1916 Sanborn map shows a small tobacco warehouse, placed close to the railroad tracks. Across the street is an unidentified office, and other buildings which may have had non-residential use in 1916. Over time, zoning has brought greater uniformity of use to properties, so the wide diversity of exterior site-setting that existed in 1908 has been homogenized. The setting within the site has changed—the two small sheds are no longer standing, nor is a modern garage that once stood in a different place within the back yard. If our view is that people in late-19th- and early-20th-century Vanceburg had to wrestle with a certain discomfort over changing conditions, the diversity of the property's setting would be one landscape aspect that allows us to see a chaotic social order in physical form. The fact that Vanceburg has homogenized the uses of properties in proximity to the Hammond-Queen House does reduce some of the ability of the property, and surrounding properties, to tell the story which has been this nomination's focus. Other integrity factors will be depended on to carry that story.

The Hammond-Queen House retains its integrity of *design, materials, and workmanship*. The house has had relatively little change in its 100+ years of use. The house's interior retains its extensive woodwork, flooring, doors, fireplaces and windows. The high retention of historic materials allows the house to announce itself as a product of its era of construction. While the kitchen area has seen the greatest amount of change, the bathroom seems to date from the early-20th century.

Hammond-Queen House
Name of Property

Lewis County, Kentucky
County and State

Because the Hammond-Queen House retains high levels of integrity of location, materials, workmanship and design, it retain integrity of *feeling* and *association*. The integrity of design, materials and workmanship, as discussed above, provide the feeling of the focal period, the first decade of the 20th century, as owned by a well-to-family. This very intact house is a statement about what was considered to be a fashionable and well-executed in a small county seat town, along national travel corridors, in this part of Kentucky. Thus, the Hammond-Queen House and its boundary are proposed as eligible for listing in the National Register of Historic Places.

9. Major Bibliographical References

Print Sources:

Anonymous

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Kohn, Rita, editor

- 2011 *Full Steam Ahead: Reflections on the Impact of the First Steamboat on the Ohio River*. Indianapolis: Indiana Historical Society Press.

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Stone, Bill Tom

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Talley, William and Paula Franke

- 2005 *Images of America: Lewis County*. Charleston SC: Arcadia Publishing.

Hammond-Queen House
Name of Property

Lewis County, Kentucky
County and State

Internet Sources:

FamilySearch article on Lewis County, Kentucky:

https://familysearch.org/learn/wiki/en/Lewis_County,_Kentucky. Accessed on April 5, 2014.

Secretary of State (Kentucky) information on Lewis County: <http://lewiscounty.ky.gov/elected/vanceburg.htm>. Accessed on April 5, 2014.

Sanborn Fire Insurance Maps, Kentucky Virtual Library: http://kdl.kyvl.org/catalog/xt7ghx15mx4m_2?. Accessed on April 5, 2014.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): LW-V-94

10. Geographical Data

Acreeage of Property .37 acres

UTM References

Vanceburg KY quad

Coordinates calculated via ArcGIS Explorer

Coordinates expressed according to NAD 83: Zone 16; Easting 820 854.75; Northing 4278 855.68

Coordinates expressed according to NAD 27:

1	<u>17</u>	<u>820 862.90</u>	<u>4278 648.77</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description

The property is an irregularly-shaped area, more or less a rectangle, defined within the Lewis County Kentucky Property Valuation Administrator's office under the account number 089-20-03-002.00/9999185004.

Boundary Justification

The boundary is the area that was associated with the property during the Period of Significance and has sufficient integrity of setting to be listed at that size it has had historically. The lot is an important area for displaying the valuable architecture. Small losses of the property's size, however, might occur without jeopardizing continued listing status. The impact of the loss of the property should be discussed with the SHPO before that loss occurs.

Hammond-Queen House
Name of Property

Lewis County, Kentucky
County and State

11. Form Prepared By

name/title Fonda Warnock and Mandilyn Hart, Executive Director/
L. Martin Perry, National Register Coordinator

organization Center for Appalachian Philanthropy/

date April 4, 2014

Kentucky Heritage Council

date

street & number 513 Second Street/
300 Washington Street

telephone 740-876-4262

city or town Portsmouth/
Frankfort

state OH/
KY zip code 45662/
40601

e-mail fondawarnock@appaphil.com; mandyhart@appaphil.com;

Photographs:

Same Information for all photographs:

Name of Property:	Hammond-Queen House
City or Vicinity:	Vanceburg
County:	Lewis
State:	Kentucky
Photographer:	Fonda Warnock
Date Photographed:	2014

Description of Photograph(s) and number:

- 1 of 32: Placement of Hammond-Queen House in neighborhood, camera facing southeast.
- 2 of 32: Placement of Hammond-Queen House in neighborhood, camera facing southeast.
- 3 of 32: Placement of Hammond-Queen House in neighborhood, camera facing northeast.
- 4 of 32: Façade of Hammond-Queen House, camera facing south.
- 5 of 32: North Elevation of Hammond-Queen House, showing front dormer positions, camera facing south.
- 6 of 32: South Elevation of Hammond-Queen House, showing rear dormer position, camera facing northwest
- 7 of 32: Detail of Hand-worked stone comprising porch wall of Hammond-Queen House, camera facing southeast.
- 8 of 32: Detail of ceramic Ionic capital of front porch column, Hammond-Queen House.
- 9 of 32: Pediment of east gable structure with fish-scale shingle siding, Hammond-Queen House, camera facing southwest.
- 10 of 32: South Elevation of Hammond-Queen House, showing structural additions to back of 1st floor, camera facing northwest.
- 11-a of 32: South Elevation of Hammond-Queen House, showing leaded glass in dormer window, camera facing northwest.
- 11-b of 32 North Elevation of Hammond-Queen House, showing leaded glass in dormer windows, camera facing southwest.
- 12 of 32: Opening off entry hall into dining room, Hammond-Queen House, camera facing southwest.
- 13 of 32: Detail of Ionic capital of columns flanking the dining room entrance, Hammond-Queen House.
- 14 of 32: Detail of column pedestal flanking dining room entrance, camera facing south.
- 15 of 32: Detail of oak flooring pattern in dining room, Hammond-Queen House.
- 16 of 32: Fireplace in dining room, Hammond-Queen House, camera facing west.
- 17 of 32: Detail of glass tile hearth on dining room fireplace, Hammond-Queen House.
- 18 of 32: Detail of columned oak mantle in front parlor, Hammond-Queen House, camera facing southeast.
- 19 of 32: Pocket doors leading from front parlor into back parlor, Hammond-Queen House, camera facing south.
- 20 of 32: Detail of cast metal hinge plate on door into front parlor from entrance hall, Hammond-Queen House.

Hammond-Queen House
Name of Property

Lewis County, Kentucky
County and State

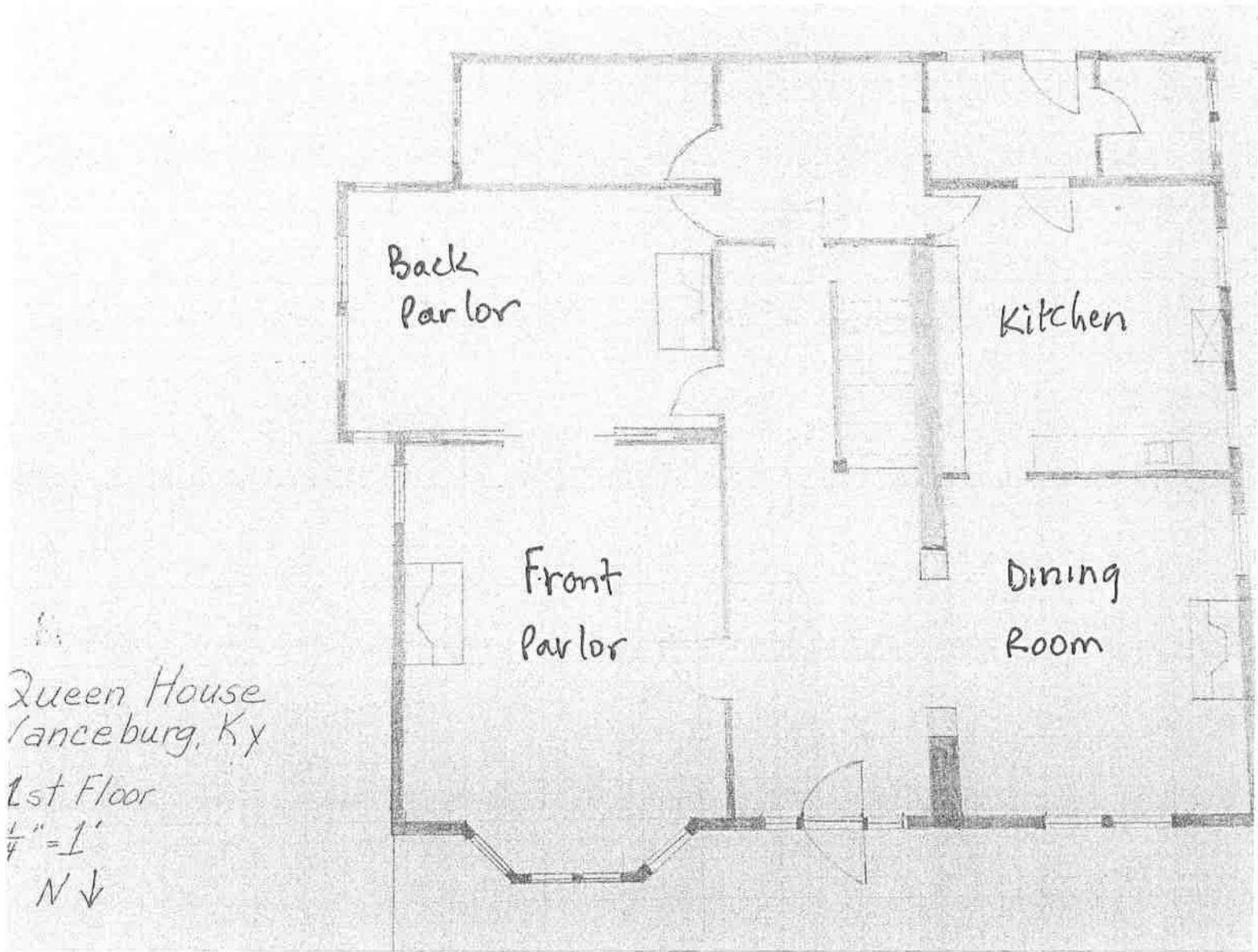
- 21 of 32: Built-out bay area of back parlor, Hammond-Queen House, camera facing east.
- 22 of 32: Detail of egg & dart moulding on back parlor fireplace, Hammond-Queen House, camera facing west.
- 23 of 32: Detail of applied decorative motif on back parlor fireplace, Hammond-Queen House.
- 24 of 32: Detail of applied decorative motif on back parlor fireplace, Hammond-Queen House.
- 25 of 32: First floor, 5-panel interior door, Hammond-Queen House, camera facing south.
- 26 of 32: Stair-turn landing between 1st and 2nd floors, Hammond-Queen House, camera facing south.
- 27 of 32: Detail of bottom step of stairs leading to 3rd floor, Hammond-Queen House, camera facing southeast.
- 28 of 32: Fireplace in northwest bedroom, 2nd floor, Hammond-Queen House, camera facing southwest.
- 29 of 32: Fireplace in northeast bedroom, 2nd floor, Hammond-Queen House, camera facing east.
- 30 of 32: Fireplace in southeast bedroom, 2nd floor, Hammond-Queen House, camera facing west.
- 31 of 32: 2nd floor bathroom, Hammond-Queen House, camera facing west.
- 32 of 32: Second floor, 6-panel interior door, Hammond Queen House, camera facing south.

1

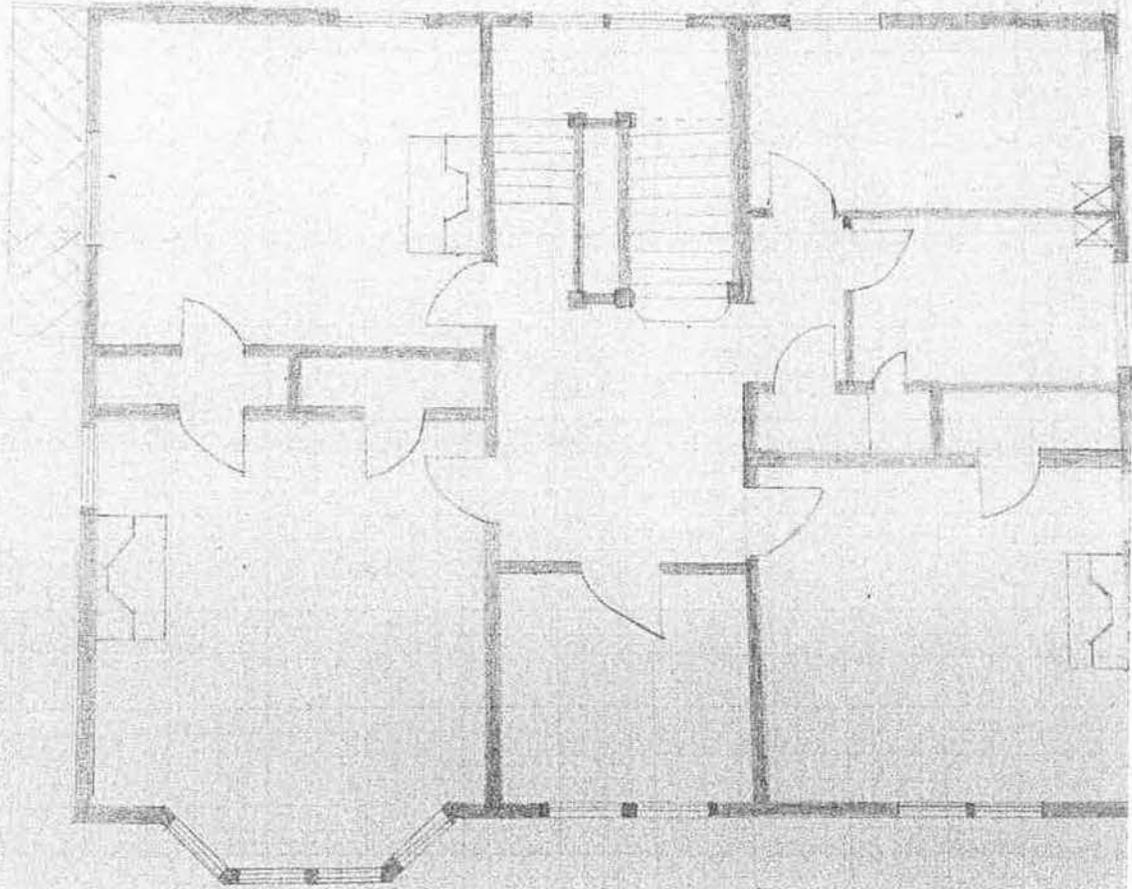
Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Center For Appalachian Philanthropy, Inc
street & number P O Box 690 telephone 606-796-9957
city or town Vanceburg state KY zip code 41179



Hammord - Queen House
Lewis Co., Ky

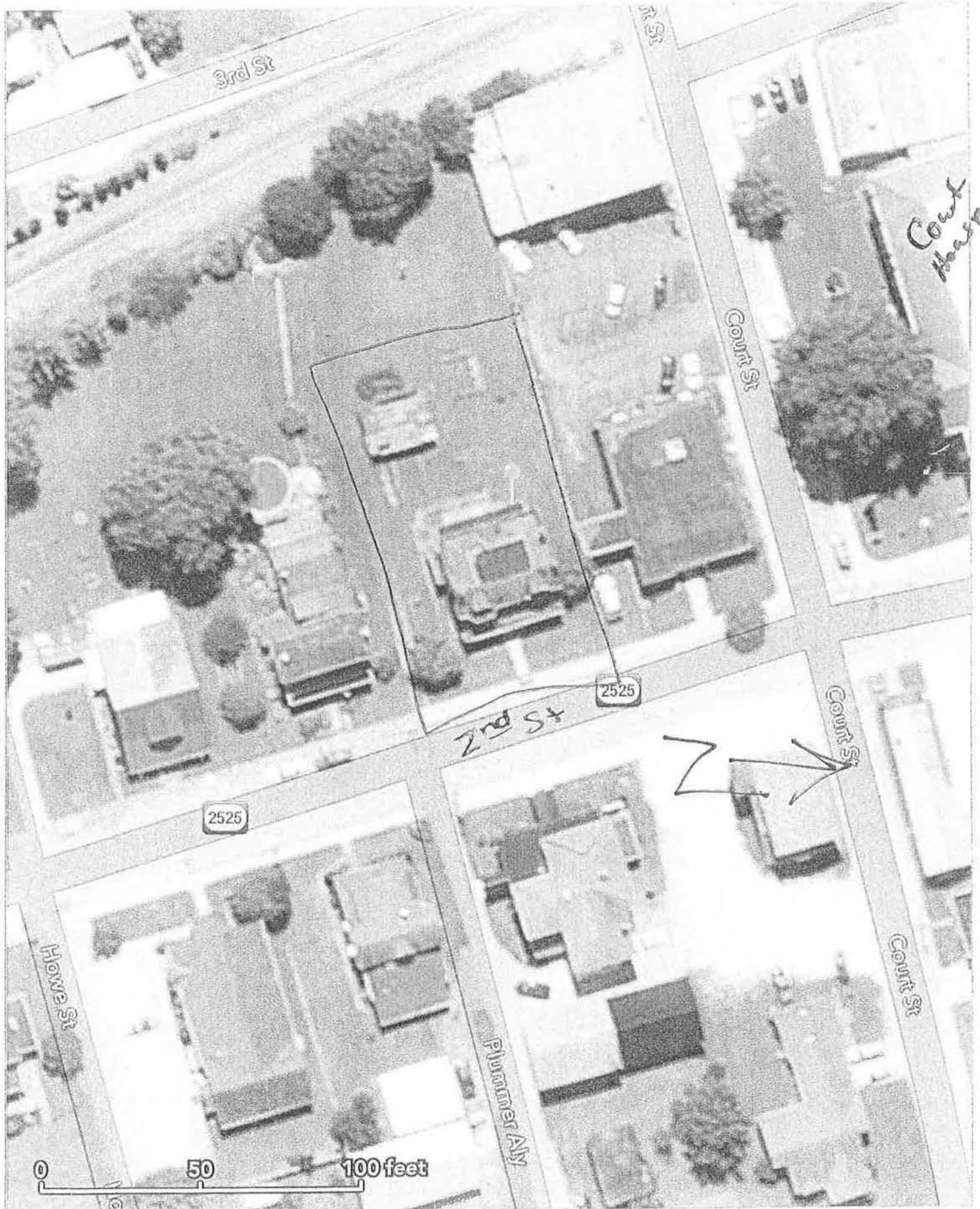


Queen House
Vanceburg, Ky

2nd Floor
 $\frac{1}{4}'' = 1'$

N ↓

Hammond - Queen House
Lewis Co., KY

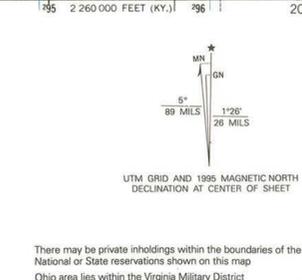


Hammond - Queen House
Lewis Co., KY

Hammond-Queen House
Lewis Co, Ky Vanceburg quad
All coordinates zone 17
Coordinates in NAD 27: 820 862.0 / 4278 648.77
Coordinates in NAD 83: 820 854.75 / 4278 855.68



Produced by the United States Geological Survey in cooperation with State of Ohio and Kentucky agencies
Control by USGS and NOS/NOAA
Compiled from aerial photographs taken 1947. Revisions shown in purple and woodland compiled from aerial photographs taken 1991 and 1992 and other sources
Map edited 1995. Conflicts may exist between some updated features and previously mapped contours
North American Datum of 1927 (NAD 27). Projection: Kentucky Coordinate System, north zone (Lambert Conformal Conic) 10 000-foot ticks; Kentucky Coordinate System, north zone and Ohio Coordinate System, south zone
Blue 1000-meter Universal Transverse Mercator ticks, zone 17
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software
The state boundary shown represents the approximate position of the low waterline as determined from U.S. Corps of Engineers Ohio River Charts, surveyed 1913, and supplementary information
There may be private inholdings within the boundaries of the National or State reservations shown on this map
Ohio area lies within the Virginia Military District



SCALE 1:24 000
CONTOUR INTERVAL 20 FEET
DOTTED LINES REPRESENT 10-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
KENTUCKY GEOLOGICAL SURVEY, LEXINGTON, KENTUCKY 40506
AND KENTUCKY DEPARTMENT OF COMMERCE, FRANKFORT, KENTUCKY 40601
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

VANCEBURG, KY-OH
38083-E3-TF-024
1949
REVISED 1995
DMA 4361 III SE-SERIES 1853





FARMERS CO-OP
INSURANCE CO.





GAYDOS











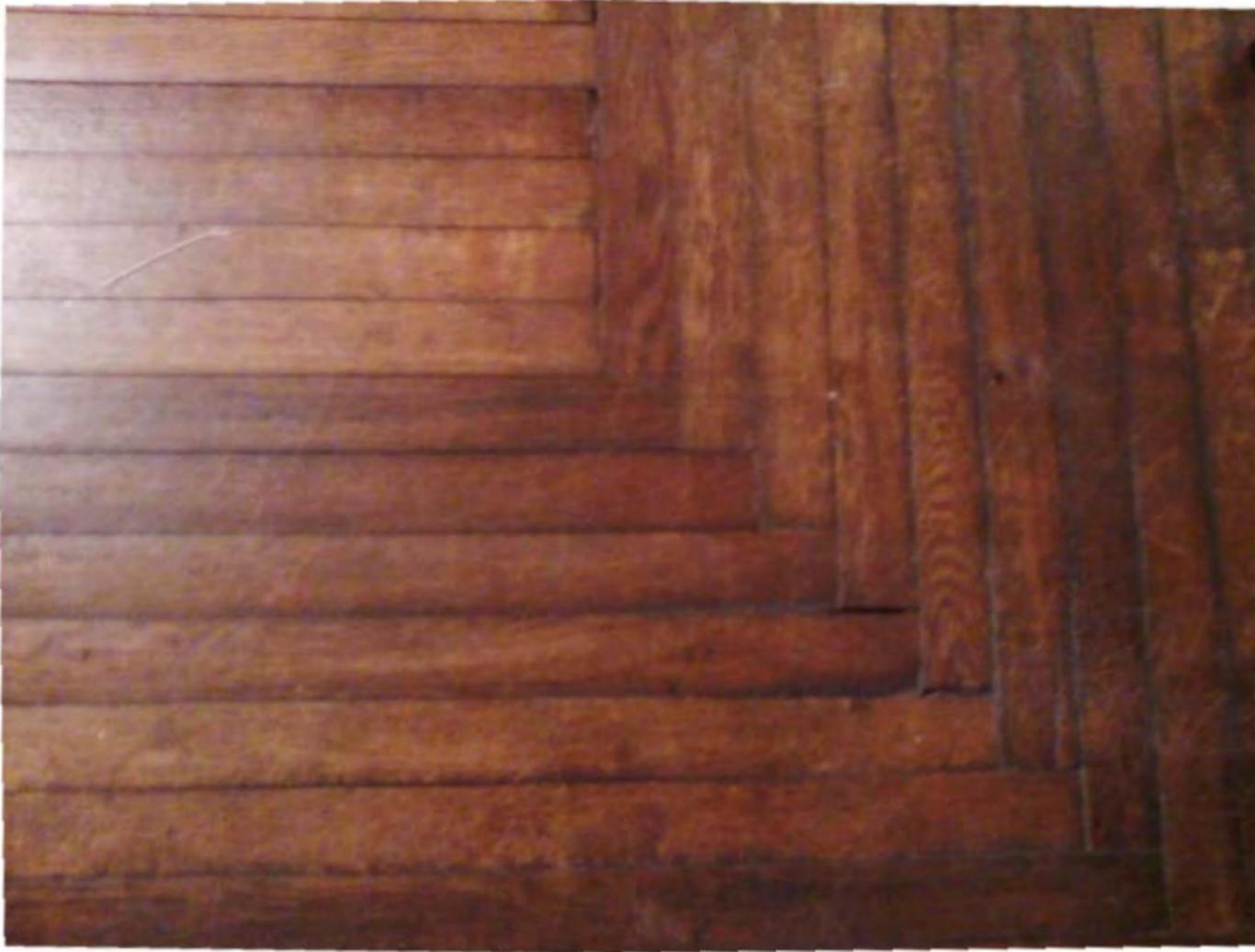














































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION Shortened Comment Period (3 days)

PROPERTY NAME: Hammond--Queen House

MULTIPLE NAME:

STATE & COUNTY: KENTUCKY, Lewis

DATE RECEIVED: 06/03/14 DATE OF PENDING LIST: 06/07/14
DATE OF 16TH DAY: DATE OF 45TH DAY: 07/18/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000424

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: Y PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6-27-2014 DATE

ABSTRACT/SUMMARY COMMENTS:

*Intensely marriage of Colonial Revival with select Q.A. sensibilities.
one of, if not the, most prominent houses in this River town.*

RECOM./CRITERIA Accept C

REVIEWER J. Lambert DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/ see attached SLR Y/



STEVEN L. BESHEAR
GOVERNOR

**TOURISM, ARTS AND HERITAGE CABINET
KENTUCKY HERITAGE COUNCIL**

BOB STEWART
SECRETARY

THE STATE HISTORIC PRESERVATION OFFICE
300 WASHINGTON STREET
FRANKFORT, KENTUCKY 40601
PHONE (502) 564-7005
FAX (502) 564-5820
www.heritage.ky.gov

CRAIG POTTS
EXECUTIVE DIRECTOR AND
STATE HISTORIC PRESERVATION OFFICER

June 2, 2014



Ms. Carol Shull, Keeper
National Register of Historic Places
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, NW 8th Floor
Washington DC 20005

Dear Ms. Shull:

Enclosed are 2 of the 6 nominations approved at the May 14, 2014 Review Board meeting. We are submitting them for listing in the National Register:

- ~~Nelson Distillery Warehouse~~, Jefferson County, Kentucky
- ~~Hammond-Queen House~~, Lewis County, Kentucky

We are requesting expedited review for these forms. We are hoping that their listing can occur by June 28, as that will enable their owners, who have applied for a state tax credit, to meet the tax credit's deadline for National Register listing.

We appreciate your consideration of these nominations.

Sincerely,

Craig A. Potts
Executive Director and
State Historic Preservation Officer

CITY OF VANCEBURG

189 2nd Street, Suite B
Vanceburg, Kentucky 41179

Chris McGlone R.Ph. MBA
Mayor

Phone (606) 796-3044
(606) 796-6003
Fax: (606) 796-6096

May 8, 2014

Mr. Craig Potts
SHPO
Kentucky Heritage Council
300 Washington Street
Frankfort, KY 40601

Dear Mr. Potts,

In regard to your April 9, 2014 letter, I would like to thank you for your consideration of the Hammond-Queen House in Vanceburg for nomination to the National Register of Historic Places. I was surprised that this property has not already been accepted. Although it has fallen into disrepair in the past few years it is arguably the most desirable house in our city. I have always admired the architectural details of the house, but it was not until recently I was able to tour the inside. I can only imagine how great it was when constructed years ago.

I support any action to approve this house. This will facilitate plans to restore it to a condition that will enable generations to come to enjoy this amazing house.

Once again, thank you very much for your consideration.

Sincerely,



Chris McGlone
Mayor

